

Working Method Statement - Bats

Glebe Farm
Newcastle Road
West Boldon
NE36 0BJ

Prepared for:

Cummings Architects Ltd

On behalf of:

Ian Wilson
28 Loughborough Avenue
Tunstall
Sunderland
SR2 9AT

Report Ref: Cummings_GlebeFarm_BMS1.1

Report prepared by	Position	Date
Barry Anderson MCIEEM MArborA	Director	16/09/2025
Report verified by	Position	Date
Barry Anderson MCIEEM MArborA	Director	16/09/2025

1.0 BACKGROUND

1.0.1 This method statement has been prepared to support a bat risk assessment for a proposed planning application at Glebe Farm, West Boldon. The risk assessment (ref: Cummings_GlebeFarm_Bat1.1 Dated 18/08/2025) concluded that the property was a low risk in terms of bat roosting potential. The risk assessment also concluded that a toolbox talk should be delivered to the contractors undertaking the work. Additionally, supervision measures have been requested by the local planning authority.

1.0.2 All UK species of bat are protected under The Conservation of Habitats and Species Regulations 2017. This law makes it illegal to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat^[*]
- Damage or destroy a bat roost or resting place

^[*]Disturbance of bats includes in particular any disturbance which is likely to:

- Impair their ability
 - to survive, to breed or reproduce, or to rear or nurture their young; or
 - to hibernate or migrate
- Affect significantly the local distribution or abundance of the species to which they belong.

2.0 METHOD STATEMENT

2.0.1 There are no restrictions relating to the timing of works with regards to bats.

2.0.2 Prior to commencement of works a toolbox talk will be delivered to the contractors undertaking the work. The toolbox talk will include all of the information below. The ecologist should be given sufficient notice (ideally two weeks) in order to arrange the site visit.

2.0.3 The ecologist will supervise the following works:

- Removal of the chimney
- Installation of the dormer window.

The ecologist will remain on site until satisfied that no bats are present and no harm to bats is considered likely.

2.0.4 If bats are found the ecologist will advise on how to proceed. This could involve one of the following depending on species/numbers found, and an assessment by the ecologist:

- The ecologist may allow the work to proceed under continued supervision.
- It may be necessary to halt the work and issue a Bat Disturbance Notification to Natural England.
- It may be necessary to halt the work and apply to Natural England for a European Protected Species Mitigation Licence or register the site on a Bat Mitigation Class Licence. Barry Anderson has experience in bat disturbance notifications, mitigation licencing and is a registered consultant for the mitigation class licence (RC004).

2.0.5 Bats are very small delicate creatures and can easily be overlooked. When the ecologist is not on site the contractors should be mindful of the potential presence of bats. Materials should be removed carefully and checked on all sides before being discarded. Exposed surfaces will be checked as the work progresses. Features of a building with the potential to support bats include (but are not limited to):

- Below roof/ridge tiles.
- Roof voids.
- Behind soffits and fascia boards.
- Gaps in masonry.
- Behind hanging tiles.
- Wall cavities.
- Around door and window frames.

2.0.6 In the event that bats are found when the ecologist is not on site the following will apply:

- All works will stop and the consultant will be contacted immediately – Barry Anderson 07900 894160, 0191 3719636.
- Uninjured bats should be allowed to fly away or crawl into a sheltered location.
- Injured bats, and bats which may be vulnerable to inclement weather and/or predation, should be collected using gloved hands and placed into a suitable container with breathing holes.

2.0.7 Suitable compensatory roosting features must be provided if bat roosts are directly affected by the proposed works. The ecologist will advise on such features if required.

3.0 BATS AND RABIES

3.0.1 A very small numbers of bats carry a rabies like virus called European Bat Lyssavirus (EBLV). The virus can be transmitted by bites or scratches, or from its saliva coming into contact with areas such as your eyes, nose and mouth. If transmitted, and symptoms appear, the disease is almost always fatal. Therefore, **anyone bitten or scratched by a bat should seek immediate medical attention.** Current government advice is as follows:

- You should contact your doctor straight away if you have been bitten or scratched by a bat. Bat bites are often felt and not seen, and may not bleed or leave an obvious mark on the skin.
- After contact with a bat, it is important to:
 - Wash the area of any bite or scratch with soap and water immediately.
 - Contact a health professional promptly so that they can assess the exposure and arrange post-exposure treatment. Even if you have had rabies vaccine before, it is still important to seek medical advice.