



Precautionary Method of Working Strategy
Barns at 102 Main Street
Nailstone
Nuneaton
Leicestershire
NGR SK41525 07053

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	Reviewed by: KLB	Report Version: 1
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Non-Technical Summary

The barn situated at 102 Mail Street, Nailstone, Nuneaton, Leicestershire, centred at NGR SK41525 07053, has planning permission for conversion issued by Hinckley and Bosworth Borough Council (permission reference 23/00518/FUL dated 26th May 2023.)

This document has been prepared to provide the following information to discharge conditions 10, 11 and 12 of the permission and provide information on how the requirements of conditions 13 and 14 will also be completed. It is intended to start works on the conversion of the barn after 01 September 2025 and complete the structural works relating to the existing roof over the autumn / winter period. As the work has not commenced within 1 year of the permission being granted, as required by Condition 11, a new inspection and bat emergence survey has been completed.

The inspection, completed using torches, ladders and an endoscope where necessary was completed looking for any evidence of bat activity or nesting bird activity. ***No field signs such as droppings, urine spatter of feeding debris to indicate the presence of bats was found*** externally or internally within the building. However, since there are some external features present which could not be fully investigated due to height, and a full inspection of the internal loft structure was deemed unsafe, a precautionary dusk emergence survey was completed in compliance with the 2023 Bat Survey Guidelines.

The emergence survey recorded light foraging by individual Pipistrelle species, predominantly Common Pipistrelle. A total of 134 bat passes were recorded in the three positions over the course of the survey. No bats were seen to leave the building under observation during the course of the survey or show any significant interest in this structure.

Detectors confirmed presence of Common Pipistrelle, Soprano Pipistrelle, Noctule and Leislers foraging within the courtyard around the building under observation. Bat activity commenced with Noctule being picked up very shortly after the survey started. The first bat passes close to the building were of individual Common Pipistrelle from 21.39. Individual bats did fly repeatedly through the archway but none were identified as emerging from within the building structure.

No activity by other bat species such as Plecotus or Myotis species was recorded within range of the building during the survey.

The conversion of this building will require the existing roof structure to be removed and reconstructed. The damaged brickwork to the leaving gable ends will also need to be taken down and reconstructed before a new roof is put on using many of the original timbers and tiles. The precautionary working method proposed consists of the following:

- Works to be completed outside of the main bat activity season
- Inspection before works starts by a licensed person with a temporary roost box erected
- Supervision of ridge and roof edge tile removal by a licensed person
- Record of works prepared with photographs for submission to the LPA.
- Installation of three permanent integral roost boxes and two artificial swallow nest sites recorded by the licensed person.

In order to comply with condition 12 of the permission three permanent (integral) bat roost boxes will be fitted within the structure of the new building. Having considered the layout of the converted and extended building three purpose built permanent artificial roost boxes, either 'roost tubes' or 'bat brick' type will be employed that will be constructed integral to the wall.

Christopher Barker ACIEEM CEnv. Ecologist.
Licensed Bat Consultant 2015-10140-CLS-CLS

1 Introduction and Background

The barn situated at 102 Mail Street, Nailstone, Nuneaton, Leicestershire, centred at NGR SK41525 07053, has planning permission for conversion issued by Hinckley and Bosworth Borough Council (permission reference 23/00518/FUL dated 26th May 2023.) The location of the buildings is shown on the plan within **Figure 1** and an aerial photograph has been provided within **Figure 2** to place the site in context.



Figure 1: Site location.

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Within the planning approval issued, the following planning condition has been provided:

Condition 10: No works to, or development of the barn (labelled building B3 in the CBE Consulting reports) or demolition of the adjoining stable block (B2) shall take place until a Precautionary Method of Working Strategy for bats has been submitted to and approved in writing by the Local Planning Authority. This is to detail reasonable avoidance measures to prevent harm to bats, including but not limited to: the timing of works, specific works requiring ecological supervision, location of temporary bat box for any bats found, the company that will be undertaking the ecological supervision. All works are to proceed strictly in accordance with the approved strategy.

Condition 11: If works to the barn do not commence with one year of permission being granted an updated bat activity survey report, including a mitigation strategy if required, shall be submitted to the Local Planning Authority for approval.

Condition 12: Prior to the commencement of development, a bat enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. This is to detail the provision of three integrated bat roosts, including the type of boxes to be used and their locations. All works are to proceed strictly in accordance with the approved scheme, and thereafter be retained in perpetuity.

Condition 13: Prior to the first occupation of the development hereby approved, a 'statement of good practice' letter, signed by the licenced bat consultant who undertook the supervision of the demolition of the barn and stables shall be submitted to and approved in writing by the Local Planning Authority.

Condition 14: Prior to the first occupation of the development hereby approved, photographs of the integrated bat boxes in situ shall be submitted to and approved in writing by the Local Planning Authority and, thereafter, the boxes shall be retained in situ in perpetuity.



Figure 2: Site Contextual Aerial Photograph

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This document has been prepared to provide the following information to discharge conditions 10, 11 and 12 of the permission and provide information on how the requirements of conditions 13 and 14 will also be completed.

It is intended to start works on the conversion of the barn after 01 September 2025 and complete the structural works relating to the existing roof over the autumn / winter period. As the work has not commenced within 1 year of the permission being granted, as required by Condition 11, a new inspection and bat emergence survey has been completed and details of these are also provided within this report.

2. Survey Methodology and Findings

2.1 Inspection

To comply with and discharge Condition 11 of the permission, a new inspection of the building has been carried out by C Barker (License 2015: 10140: CLS: CLS).

Due to the structural deterioration of the roof it was considered unsafe to enter all parts of this structure to search for evidence of bats. A large part of the roof interior was inspected

but to provide a high level of confidence that bats are not present, an emergence survey was also completed.

The barn was reinspected on the early evening of Tuesday 20th May. Details of the emergence survey completed are provided in the survey record within **Appendix 1** and this appendix also contain photographs and plans showing the location of the survey points and the bat activity identified. The time and conditions of the inspection are summarised in the table below.

Date of Survey	Survey Time	Temperature and weather
Tuesday 20 May 2025	20.20 – 20.50	15°C at 8.20pm and clear. Humidity 50% at 1020mb. Breeze 11mph from the east.

The building re-inspected is a large two-storey barn divided into two sections with an arched entrance leading between the courtyard and driveway. The red brick structure is showing significant signs of structural failure with the roof structure leaning noticeably to the west as was the case when it was previously inspected in 2023. The brickwork to the walls is still in reasonable condition but some cracks are present on the exterior and these were re-inspected where possible. The pitched red tile roof is not lined underneath and the roof space is open and accessible via the entranceway in the centre of the building. Timber roof beams in good condition but starting to lean precariously and this impeded access to insect certain sections of the roof. The ground floor storage areas were also reinspected.

The inspection, completed using torches, ladders and an endoscope where necessary was completed looking for any evidence of bat activity or nesting bird activity. ***No field signs such as droppings, urine spatter or feeding debris to indicate the presence of bats was found*** externally or internally within the building. However, since there are some external features present which could not be fully investigated due to height, and a full inspection of the internal loft structure was deemed unsafe, a precautionary dusk emergence survey was completed in compliance with the 2023 Bat Survey Guidelines.

During the reinspect, ***two Swallow nests were identified within the roof structure*** of the overhanging arched entrance.





2.2 Emergence Survey

The survey rationale for the dusk survey was for three surveyors and two infra-red cameras to cover the barn as follows:

Surveyor 1 – (C Barker) positioned close to the arched entrance on the south side of the building to watch the open roof areas most likely to be used by any bats leaving the pitched roof structure and monitor activity within the courtyard.

Surveyor 2 – (A Holden) positioned on the north side of the archway to watch for activity along the northern side of the building and monitor flights through the archway.

Surveyor 3 – (L McDonald) positioned close to the east gable end to watch the roof edge and brickwork of this end of the building to watch for bats leaving the roof and wall structure.

During the emergence survey carried out each surveyor was equipped with an Echometer detector. In addition two, night vision cameras were set up to support the survey to watch key features after darkness had fallen (Nightfox Corsac 10 X HD binocular infra-red cameras). Plans showing the location of the individual surveyors are provided in Appendix 2.

The emergence survey recorded light foraging by individual Pipistrelle species, predominantly Common Pipistrelle. A total of 134 bat passes were recorded in the three positions over the course of the survey. No bats were seen to leave the building under observation during the course of the survey or show any significant interest in this structure.

Detectors confirmed presence of Common Pipistrelle, Soprano Pipistrelle, Noctule and Leislars foraging within the courtyard around the building under observation. Bat activity commenced with Noctule being picked up very shortly after the survey started. The first bat passes close to the building were of individual Common Pipistrelle from 21.39. Individual

bats did fly repeatedly through the archway but none were identified as emerging from within the building structure.

No activity by other bat species such as *Plecotus* or *Myotis* species was recorded within range of the building during the survey.

Species	Passes	First pass	Roosting
Common Pipistrelle	122	21.39	No
Soprano Pipistrelle	5	21.54	No
Noctule	5	20.59	No
Leislars	2	21.08	No
Total	146		

3. Precautionary Working Method

In order to comply with condition 10 of the permission, a precautionary working method must be employed during the works to covert this building. The conversion of this building will require the existing roof structure to be removed and reconstructed. The damaged brickwork to the leaving gable ends will also need to be taken down and reconstructed before a new roof is put on using many of the original timbers and tiles.

In order to ensure this work can be completed without any risk of a bat being harmed or disturbed the following methodology must be followed:

- Before any work commences a temporary bat roost box must be erected on the external wall of a suitable nearby building identified by the ecologist. This should be a south or west facing position, approximately 4m height above ground and in a location not impacted by artificial lighting. The position of the temporary roost box and date of erection must be recorded and photographs by the licensed ecologist.
- The work to remove the existing roof and broken brickwork to the gable ends ***must take place outside of the main bat activity period (i.e. NOT between 01 May and 31 August.)*** This is the period when bats are least likely to be present.
- Within 5 working days of the start of the work to remove the roof tiles the building must be reinspected by a licensed person to search for any evidence that bats are, or have recently been present. Only once it is confirmed by an inspection carried out by a suitably licensed person should works commence within the defined working period.
- If, prior to any approved works commencing following there is any indication that bats may be present in or around the building (e.g. droppings or staining is noted on the walls or significant bat activity is seen around the property in the evenings), work should not be undertaken until a further survey is carried out to determine the significance of this.
- The existing roof tiles will be removed by hand, using a cherry picker. The removal of the ridge tiles and roof edge tiles will be completed first and this element of the roof tile removal will be supervised by the licensed ecologist as a precaution. The tiles will be lifted to allow the underside of these to be inspected. The underside of the tiled roof is not lined so the timberwork and tops of the brickwork will be exposed as a result of this action.
- In the unlikely event that a bat is discovered during this initial tile removal the work should stop and the licensed person should assess and record the event. The licensed bat consultant will liaise directly with Natural England and the County Ecologist if any indication of bats or actual presence of bats is discovered. Actions will then be taken

following advice given. This may include removal of bats, but only where direct written or verbal permission is gained from the appropriate authorities.

- Should it transpire that the operation being carried out is of more risk to bats than was originally thought, then works will be stopped until they can be supervised by an appropriately licensed bat worker.
- Any injured bats should be gently placed in a secure ventilated box in a cool, quiet dark place (e.g. cardboard box with a sealed lid) by the contractor while wearing gloves for the bat's protection whilst awaiting the arrival of the licensed person.
- Only when the appropriate authority is satisfied that there is no further risk to bats will works recommence.
- Once all of the ridge and roof edge tiles have been removed and the remainder of the structure has been inspected to confirm there is no indication of any bat being present, the remainder of the roof tiles can be carefully lifted and removed by hand.
- Once the tiles have been removed the timber roof structure will be completely exposed. Prior to the roof timbers being removed, the brickwork and cracks within this at the gable ends should be inspected by the licensed person using a torch and endoscope to confirm that there are no bats hiding in these features. The timbers can then be lifted off and removed at which point it is highly likely the compromised brickwork at the gable end tops will fall.
- All of the work to remove the existing roof tiles, roof timbers and gable end upper brickwork must be completed outside of the bat activity season when bats are not present under the supervision of a suitably licensed ecologist who will record the inspections and works as they proceed and provide a written record of this for the planning authority.

4. Bat Enhancement Scheme

In order to comply with condition 12 of the permission three permanent (integral) bat roost boxes will be fitted within the structure of the new building. Having considered the layout of the converted and extended building three purpose built permanent artificial roost boxes, either 'roost tubes' or 'bat brick' type will be employed that will be constructed integral to the wall.

These will be positioned where indicated in the plan below at a minimum of 4magl just under the roof line. One will be placed on the west elevation, one of the south elevation and one on the east elevation in the locations shown. Roost bricks / tubes will be constructed integral to the walls. Bat bricks come in a range of styles to suit whichever type of stone / brick is present on the building to enable these to blend in as permanent features within the structure of the building. If a rendered exterior surface is proposed it is more common to use bat tubes with a rendered finish.

Examples of suitable roosts that may be used are provided below. Each bat brick should be installed close to the roof line which will place it sufficiently high to enable bats to access this easily. As noted, the entrance points should not be positioned directly above windows, doors or parked cars where droppings may become a problem in the future. The roosts should be installed as the building is being constructed and will be available for bats to use immediately, before the building becomes occupied.

In addition to the three artificial roosts, it is proposed that two artificial swallow nests are positioned under the roof edge gutter on the northern face of the building.



Figure 3: Artificial Roost and nest locations



Example of 'Ibstock' Bat Brick



Woodcrete roost tube



Schwegler swallow nest

The licensed person shall photograph and record the position of the artificial roosts and nests and provide a written record to confirm these have been installed for submission to the planning authority to discharge Condition 13 of the permission.

6. Statement of Good Practice

In order to discharge Condition 13, the licensed person will provide the written record of the works carried out and the mitigation measures provided which includes photographic evidence to the LPA in the form of a Statement of Good Practice. This will be done before the occupation of the converted building.

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Appendix 1 Bat Survey Record, Plan and Photographs

Date of Survey	Survey Time	Temperature and weather		Comments	
Tuesday 20 May 2025	20.50 – 22.30	15°C at 8.30pm and clear, falling to 14° C during the survey period. Humidity 50% at 1020mb. Breeze 11mph from the east.		Excellent surveying conditions suitable for bat foraging. Sunset 9.08pm.	
Flight / Forage activity: Detectors confirmed presence of Common Pipistrelle, Soprano Pipistrelle, Noctule and Leislars foraging within the courtyard around the building under observation. Bat activity commenced with Noctule being picked up very shortly after the survey started. The first bat passes close to the building were of individual Common Pipistrelle from 21.29. No bats were seen to leave the building under observation during the course of the survey.					
Species	S1 passes	S2 passes	S3 passes	Total by species	
Common Pipistrelle	35	44	43	122	
Soprano Pipistrelle	3	-	2	5	
Leislars	-	1	1	2	
Noctule	2	2	1	5	
Total by location	40	47	47	134	
No swarming activity or significant number / concentration of bats was seen in any location during the survey period.					
Surveyor S1 – positioned to the south side of the archway. Picked up Noctule from 20.59. The first bat pass seen was a Common Pipistrelle at 21.48 flying from the west into the courtyard and then through the archway heading north. Only individual flight by Pipistrelle bats were noted. The first Soprano Pipistrelle did not arrive on site until 21.54 in this location.					
Surveyor S2 – positioned to the north side of the archway. Picked up Noctule from 20.58. The first bat pass seen was a Common Pipistrelle at 21.39 flying from the west past the building heading east. Only individual flights by Pipistrelle bats were noted in this position but bats regularly passed through the archway. No Soprano Pipistrelles were recorded in this position.					
Surveyor S3 – Positioned to watch the damaged east gable. Noctule and Leislars passes were picked up early in the survey at 20.59 and 21.08. The first bat pass close to the building under observation was a Common Pipistrelle at 21.39 flying from the south coming over the roof of the stable building from the courtyard. The first Soprano Pipistrelle arrived at 21.54 coming from the west past the building.					



IR Position A



Surveyor position 1



Surveyor position 2



Surveyor position 3





Surveyor locations and bat flight plan

Key

S1 – Surveyor location

IR – infra-red camera

- Pipistrelle flight routes