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Formby Business Centre, 42 Duke Street, Formby, Merseyside, L37 4AT

Tel: 01704 875781 Mobile: 07719 108429

Email address: stan@tyrer-ecologicalconsultants.co.uk
kylee@tyrer-ecologicalconsultants.co.uk

**Woodgate Lodge, Startifants Lane, Chipping, Lancashire, PR3 2NP
(National Grid Reference: SD 59572 43857)**

**Inspection & Assessment in Relation to Bats & Breeding Birds
Including Dusk Survey Results**

Prepared for:

Christopher Weetman
CW Planning Solutions
1 Reeveswood, Eccleston
Chorley
Lancashire
PR7 5 RS

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Summary

A planning application regarding a relatively large open-fronted garage at Woodgate Lodge, Chipping, proposes to deconstruct the garage followed by its reconstruction in a new location within the limits of the grounds surrounding Woodgate Lodge; its reconstruction will result in a change of use, i.e. residential. The Tyrer Partnership, therefore, undertook an assessment of the structure in relation to bats and breeding birds during April 2016.

The garage at Woodgate Lodge does not feature a loft space or upper floor, is subjected to frequent disturbance, and the interior sections are light filled. As such, the structure offers no potential for loft dwelling bats as it would not meet the niche requirements for a day and/or maternity roost; loft dwelling species such as the Brown long-eared (*Plecotus auritus*) favour environmentally stable, large, darkened, and unrestricted loft spaces/upper floors (e.g. within barns) that allow free flight. Moreover, no evidence indicating recent or historic use by this species was found.

Underfelt is present beneath the roof slates; the presence of underfelt or equivalent materials beneath a primary roof cover can provide opportunity for crevice dwelling species, whereby they often roost between the two materials, provided external access exists. Moreover, three droppings indicative of the Pipistrelle (*Pipistrellus*) bat were identified scattered across the garage interior; these droppings were considered to have been deposited within the last 12 months.

During the external inspection opportunities for bats were found to absent as the roof and roof verges were found to be tight fitting/well pointed, thus offering no viable points of ingress for bats – be that loft or crevice dwelling. During the internal assessment, however, opportunities for bats to seek find refuge were identified at wall plate; such gaps could provide crevice dwelling bats with access to further roost chambers such as the wall cavity. The status of the garage is concluded to be a site used by bats due to the presence of droppings, however, as the garage is open-fronted it cannot – without dusk/dawn surveys – be determined to what extent bats are using the building. Open-fronted structures, such as barns, are frequently used by bats for feeding and/or as feeding stations, and not necessarily as a roost site; the value of the garage building in relation to roosting bats is that of a moderate classification.

The report therefore recommends that two dusk/dusk surveys are undertaken to establish how bats are using the building. The surveys should be conducted and suitably spaced apart during the active season of bats, i.e. between May – August. It should be noted that where bat(s) or their roost/place of rest/shelter will be affected by the proposed works, then to allow work at the site to legally commence, an application for European Protected Species Mitigation Licence (EPSML) will be required.

There are no current implications in relation to barn owls that would prevent the demolition of the building taking place and the proposals would not result in the loss of a site that is used by barn owls for breeding or roosting purposes. The demolition of the structure would, however, result on the loss of a Swallow nesting site and recommendations therefore apply; see section 8.4 for full recommendations.

As per the recommendations contained within this document, two dusk emergence surveys were completed during May and June of 2016. The surveys confirmed the emergence of a single Common Pipistrelle bat from the structure during the dusk observations.



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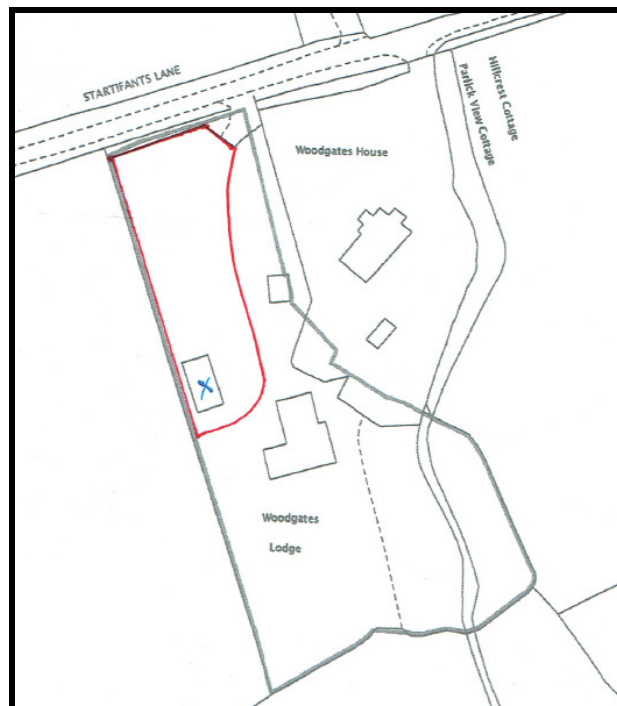
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APPENDIX I - Site Photographs



1.0 Introduction & Reason for Surveys

- 1.1 As part of a proposed Planning Application regarding a garage building at Woodgate Lodge, Startifants Lane, Chipping, a daytime inspection was undertaken in relation to bats & breeding birds. C W Planning Solutions on behalf of the site owner, commissioned the inspection and report. Proposed plans for site include the demolition of the garage followed by its reconstruction as a residential dwelling at a new location – albeit within the current grounds of Woodgate Lodge. As part of the Local Authority's Planning Policies ecological surveys are generally required, particularly where a specially protected species is or may be present and could be affected by the proposals for which the Application seeks consent.



Existing site plan – garage proposed for demolition marked with an X

- 1.2 The aim of the inspection was to initially ascertain if the building is of value to bats or breeding birds; if it was found to be suitable for bats, signs of use were located or the survey was inconclusive then more detailed surveys would be recommended i.e. dusk/dawn emergence/re-entry surveys during the main active season of bats which is May – August. If bat/s or their roost/place of rest/shelter is subsequently affected by the work, then a European Protected Species Mitigation Licence would be required to proceed with the development.
- 1.3 The optimum time to investigate buildings for evidence of a bat roost is May – August, however that is not to say they cannot be inspected and assessed outside of that time and frequently the results can be conclusive, which can save time and expense for Planning Applicants but it should be borne in mind that equally the inspection can be inconclusive.



2.0 Protected Species & Their Requirements

- 2.1 All British bats and their roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2010 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.
- 2.2 The National Planning Policy Framework (NPPF) has replaced the existing Planning Policy Guidelines. (PPG's) In relation to wildlife PPG 9 was one of the documents to which Planning Authorities referred to, particularly where a specially protected species is or may be present and will be affected by a development for which a Planning application seeks consent. The aims of the NPPF in relation to species and habitats are that it places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage on the consideration that should be given to Protected Species where they may be affected by development. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.

This is supported by a guide to good practice entitled 'Planning for Biodiversity and Geological Conservation: Building in Biodiversity' in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependant upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles.

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused

2.3 Use of Buildings by Bats

- a) Summer breeding roost.
- b) Hibernation.
- c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

** The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats & Species Regulations 2010 (Regulation 41) the term roost is not used but refers to "a breeding site or resting place of such an animal" which essentially is the same and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.



Birds

- 2.4 All wild birds (with only minor exceptions) and their nests whilst being built or containing eggs or dependant young are protected under the Wildlife & Countryside Act 1981 (as amended). Birds listed on Schedule 1 e.g. barn owls are afforded a greater level of protection. Where nesting birds are present then work should be timed outside of the nesting season (March – August) so as to avoid disturbance.
- 2.5 Barn owls (*Tyto alba*) are a specially protected as a Schedule 1 Part 1 species under the 1981 Wildlife & Countryside Act (as amended), which gives protection to barn owls at all times. The main points in relation to nest sites are: “It is offence to intentionally or recklessly disturb them at or near a nest containing eggs or young. Intentionally damage or destroy a barn owl nest whilst in use or being prepared for use. It is also an offence to intentionally or recklessly disturb dependant young of a wild barn owl.”
- 2.6 Within buildings adaption to artificial nest boxes occurs given that suitable habitat exists within feeding range and linear features such as hedgerow, ditches or watercourses are present as links to other areas, which allows the expansion of young barn owls looking for territories. The boxes can serve both as a breeding site and as a place for general roosting or shelter.
- 2.7 Barn owls are essentially a bird of the open countryside, particularly where rough grassland exists, which supports their main prey by way of small mammals and successful breeding is heavily dependant upon 1) a secluded nest site and 2) a plentiful supply of prey being available. It is possible that loss of an occupied nest site can have an adverse affect even if other alternative sites were made available.

Thus, where possible it is always preferable to retain an occupied site and not take the approach of providing an alternative in a different location.

3.0 Bat Species in Lancashire

- 3.1 Up to 10 bat species have been recorded in Lancashire most of which use built structures, notably occupied residential properties, for roosting. The most frequently encountered species is the Pipistrelle bat (*Pipistrellus*) and its abundant status in Lancashire is reflected throughout the UK.
- 3.2 Barn owls are regularly recorded within Lancashire where an agricultural matrix that includes suitable bank sides of drainage ditches or rough pasture that will provide habitat for their main prey i.e. small mammals; however, they are constantly under threat from loss of habitat and nest sites, which is a situation that is mirrored throughout most of the UK.



4.0 Survey Methodology

4.1 BCT Survey Good Practice Survey Guidelines state:

The guidance should be interpreted and adapted on a case-by-case basis, according to the expert judgement of those involved. There is no substitute for knowledge and experience in survey planning, methodology and interpretation of findings, and these guidelines are intended to support these. Where examples are given they are descriptive rather than prescriptive.

4.2 The daytime survey was conducted on 28th April 2016 when the garage to be demolished was inspected for potential places that may be of value to bats and if evidence of use was present. The structure takes the form of a typical – albeit large – garage structure and does not, therefore, feature a loft space. However, the internal sections were investigated for evidence of bats, which mainly includes droppings or prey items; the interior was also considered in terms of its suitability for roosting bats. Exterior elevations were investigated from ground floor level with the aid of close focussing binoculars for places that are frequently used by bats as roosts or as access into roost chambers.

4.3 The survey was conducted by Mr J I Thomson, who is an experienced bat surveyor who holds a Natural England Class 2 bat licence (CLS-14226); the inspection was undertaken at a time when bats will be within a transitional period before shortly entering their breeding season.

4.4 The results, conclusions and recommendations are based on a number of factors i.e.

Practical experience of surveyor
Knowledge of bat species relevant to the site location and geographical range
Nature of the immediate and surrounding habitat in relation to foraging opportunities
Condition of the building
Presence/absence of a loft space
Presence/absence of roost potential
Value of roost potential – if present

4.5 During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

4.6 The inspection for birds was conducted in tandem with the investigation for bats; external elevations and the interior of the stables were inspected for signs indicative of nesting birds such as recent/historic nests, or accumulations of nesting materials and droppings.

5.0 Constraints

5.1 The daytime survey was conducted just prior to the breeding season, when bats are within a transitional period returning to summer roost. This falls just before the ideal period to undertake such surveys; however, an appraisal of the garage was attainable without restriction and all areas/features assessed.

5.2 Taking into consideration the above it is deemed that there were no survey constraints that would prevent the gathering of information on which to base conclusions and recommendations.



6.0 Daytime Results

- 6.1 Woodgate Lodge is located just off Startifants Lane and reached via its own private access lane approximately 2.8 km north-west of Chipping village centre. The immediate and adjoining landscape comprises a semi-upland environment supporting a range of semi-natural features. Habitats include mature residential garden with associated tree/shrub, permanent grassland (rush pasture), hedgerow, linear tree, woodland, and freshwater streams/brooks with associated riparian habitats (e.g. tree and scrub).
- 6.2 Ecological connectivity generally exists between all of these landscape features; thus, the described locality most likely forms a valuable rural mosaic of habitats with connectivity for bats. Where such habitat is present and close to buildings then the probability of those buildings being used, by bats, increases providing roost opportunities are available. The breeding roosts of Pipistrelle bats are proportionally higher in occupied residential dwellings were the warm and dry conditions favour the requirements of a maternity colony, but other structures are also used, especially for hibernation or by male bats which do not need the same conditions as a maternity colony.
- 6.3 The local landscape will also provide a notable level of favourable feeding grounds for barn owls and other bird species associated with a rural matrix such as the Barn swallow (*Hirundo rustica*); where such landscape is present close to buildings, the percentage use of those buildings by such species, increases providing roosting/nesting opportunities are available and vice versa.



Site location and contiguous landscape



- 6.4 The surveyed building takes the form of a relatively large, open-fronted, garage structure, which would house approximately 4 cars; it is single storey, stone/block cavity construction with a slate covered pitched roof, amounting to approximate dimensions of 14m long x 7.5m wide. The garage is currently used for general storage and is therefore accessed on a regular basis by the current owners; the garage fronts a paved parking area alongside the main house, which will not be affected by the current planning application.
- 6.5 As established, the garage structure does not feature a loft space or upper floor, is subjected to frequent disturbance, and the interior sections are light filled. As such, the structure offers no potential for loft dwelling bats in terms of a maternity roost as it would not meet the niche requirements; loft dwelling species such as the Brown long-eared (*Plecotus auritus*) favour environmentally stable, large, darkened, and unrestricted loft spaces/upper floors (e.g. within barns) that allow free flight.
- 6.6 Underfelt is present beneath the roof tiles; the presence of underfelt or equivalent materials beneath a primary roof cover can provide opportunity for crevice dwelling species, whereby they often roost between the two materials, provided external access exists. Moreover, three droppings indicative of the Pipistrelle (*Pipistrellus*) bat were identified scattered across the garage interior; these droppings were considered to have been deposited within the last 12 months.
- 6.7 During the external inspection opportunities for bats were found to absent as the roof and roof verges were found to be tight fitting/well pointed, thus offering no viable points of ingress for bats – be that loft or crevice dwelling. During the internal assessment, however, opportunities for bats to seek find refuge were identified at wall plate; such gaps could provide crevice dwelling bats with access to further roost chambers such as the wall cavity. Other typical external facets often utilised by crevice dwelling bats would include hanging tiles, timber cladding and barge boards; however, such elements do not feature on the surveyed garage structure. The status of garage is concluded to be site used by bats due to the presence of droppings, although as the garage is open-fronted it cannot – without dusk/dawn surveys – be determined to what extent bats are using the building. Open-fronted structures, such as barns, are frequently used by bats for feeding and/or as feeding stations, and not necessarily as a roost site; the value of the garage building in relation to roosting bats is that of a moderate classification.

Daytime Results - Birds

- 6.8 Although the surrounding habitat is suitable for barn owls no recent or historic signs of use were observed in relation to breeding/roosting and the building is less than ideal as it frequently disturbed and there are no cavities or secluded places to nest. Signs of other nesting birds that rely upon built structures were, however, noted and past occupancy within the garage confirmed by the site owner; three historic Swallow nests were identified within the building.

7.0 Conclusions

- 7.1 From the survey results it can be concluded that the surveyed structure would not meet the requirements of loft dwelling species, and no evidence within the garage was found to suggest their presence. Based upon these survey findings it is currently unlikely that the proposed works will impact upon this bat species.



- 7.2 Evidence has, however, been identified in the form of droppings indicative of the Pipistrelle bat within the garage interior; the presence of droppings in combination with roost opportunities identified at the building, and the presence of underfelt combined with the quality of the immediate habitat, will instigate recommendations for dusk surveys.
- 7.3 There are no current implications in relation to barn owls that would prevent the demolition of the garage and the proposals would not result in the loss of a site that is used by barn owls for breeding or roosting purposes. However, it is evident that the structure has been used historically by at least one breeding pair of Swallows; thus its demolition will result in the loss of a swallow nesting site.

8.0 Recommendations & Implications

8.1 It is recommended that in order to establish whether or not bats are using the garage and if present how they are using it, dusk emergence or/and dawn surveys should be undertaken. The surveys will need to be conducted during the active season of bats i.e. between May – August as bats, particularly Pipistrelle bats often alternate between roosts and do not necessarily use one roost over their active season. Two dusk surveys are generally accepted as being a reasonable level of survey effort where moderate potential has been identified, but need to be spaced between those months.

(See Figure1: Extract from Bat Conservation Bat Surveys: Good Practice Guidelines 2016)

Bat Conservation Trust

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey ^a (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. ^b	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn. ^b

* The guidelines do not aim to either override or replace knowledge and experience. It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of survey carried out or using alternative methods) are often appropriate.

The guidelines should be interpreted and adapted on a case-by-case basis according to site-specific factors and the professional judgement of an experienced ecologist. Where examples are used in the guidelines, they are descriptive rather than prescriptive. (Good Practice Guidelines 2016 3rd edition). Based on the aforementioned the survey protocol will be determined using the collective and long standing experience of the Tyrer Partnership.

8.2 It should be noted that where bat/s or their roost/place of rest/shelter will be affected by the proposed works, then to allow work at the site to legally commence, an application for European Protected Species Mitigation Licence (EPSML) will be required. Notwithstanding the granting of a licence works that would affect a roost cannot take place if a maternity colony is in occupation. It should also be noted that before a EPSML can be applied for all Planning issues including Consent and any pre-commencement Planning Conditions relative to bats should be resolved.



8.3 Natural England provides information and guidance about EPSML and the following extract is included in that guidance: -

If you intend to apply for a licence for development you are advised to seek the guidance of a consultant ecologist. Natural England's view is that: -

- A licence is needed if the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably likely to result in an offence under the Conservation of Habitats & Species Regulations 2010 (as amended)
- If the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence being committed then no licence is required. However, in these circumstances Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If European protected species are found, cease the work until you have assessed whether you can proceed without committing an offence.
- A licence should be applied for if offences are unavoidable and the work should not be re-started until a licence is obtained.
- The application should be completed by the developer and a consultant ecologist. The ecologist will need to be able to demonstrate to the satisfaction of Natural England that they have the relevant skills and knowledge of the species concerned.

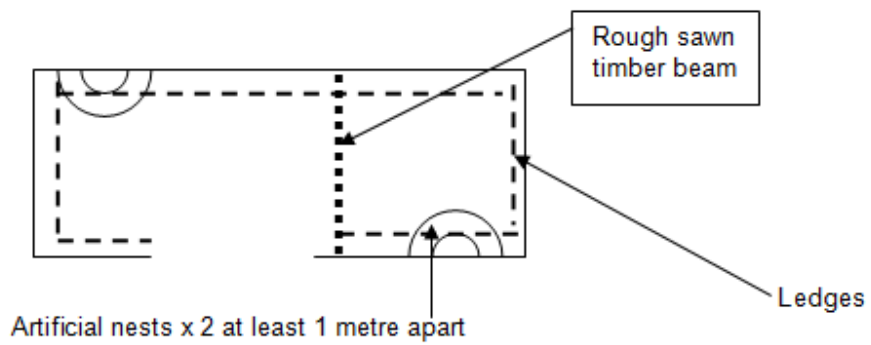
NB: *Were more detailed bat surveys are recommended, following an initial investigation, then Local Authorities on the advice of their ecological advisors, may not determine the application until such time that all relevant information is gathered, i.e. by conducting dusk/dawn surveys. The advice that is provided by the ecological advisors is also in accordance with the obligations placed upon Local Authorities by way of its duties under the Conservation of Habitats & Species Regulations 2010 (as amended). Therefore, it would be prudent to make enquiries to the relevant departmental Planning Officer before submitting a Planning Application that includes an ecological survey report that recommends more detailed surveys.*

8.4 Work that will destroy active Swallow's nest(s) should not be undertaken during their breeding season May – September; following the demolition of the stable block, one of the following solutions to maintain nesting opportunities for this species should be implemented:

1. Ensure access into an alternative building at the site, which should contain beams or ledges to allow nest building, if beam/ledges are absent then fix artificial nests (x 2).
2. Provide an open type shed (pitched or flat) as shown below.



Dimensions 8' x 8' x 6'



Artificial nests available online e.g. <http://shopping.rspb.org.uk/swallow-nest.html> or <http://www.nhbs.com/title/158625/no-10-schwegler-swallow-nest>



9.0 Dusk Survey Results

- 9.1 Relative to the nature and condition of the building it has been classified as moderate potential; the survey effort was proportionate to that classification and surveyors were located where bat roost potential was considered to be highest and most productive.
- 9.2 The two dusk emergence surveys were respectively undertaken on the 24th May and 15th June 2016; the initial survey was completed by Mrs J Taylor a highly experienced surveyor who has more than 8 years' experience of professional bat surveying and the second observations were completed by Mr S Irwin a highly experienced surveyor who holds a Class 2 Natural England Bat Licences (CLS-13604).
- 9.3 A single surveyor was located in a position where unrestricted views of the identified roost potential was achievable. The surveys were aided with Anabat electronic detectors to locate and record the high frequency calls that are emitted by bats. Echolocation calls were then analysed with computer software to verify field observations.

The number of surveys and surveyors were adequate relative to the roost potential that was identified i.e. moderate.

Times of Survey	Date	Weather Conditions
Dusk survey 2100 - 2230	24 th May 2016	Sunset: 2118: dry, light breeze, 5%, cloud cover Start temp: 10 °C End temp: 09 °C
Dusk survey 2120 - 2300	15 th June 2016	Sunset: 2143: Dry, calm, 50% cloud cover Start temp: 13.5 °C End temp: 13 °C





Survey	Date	Results
Dusk survey	24 th May 2016	Summary – No emergence from garage during observation period. 2144 & 2148 hrs: x2 Common Pipistrelle bats entered site. General activity during the survey period consisted on continuous foraging activity by x2 Common Pipistrelle bats around the front garden & along the driveway.

Woodgate Lodge, Startifants Lane, Chipping, Lancashire, PR3 2NP
Inspection & Assessment in Relation to Bats & Breeding Birds



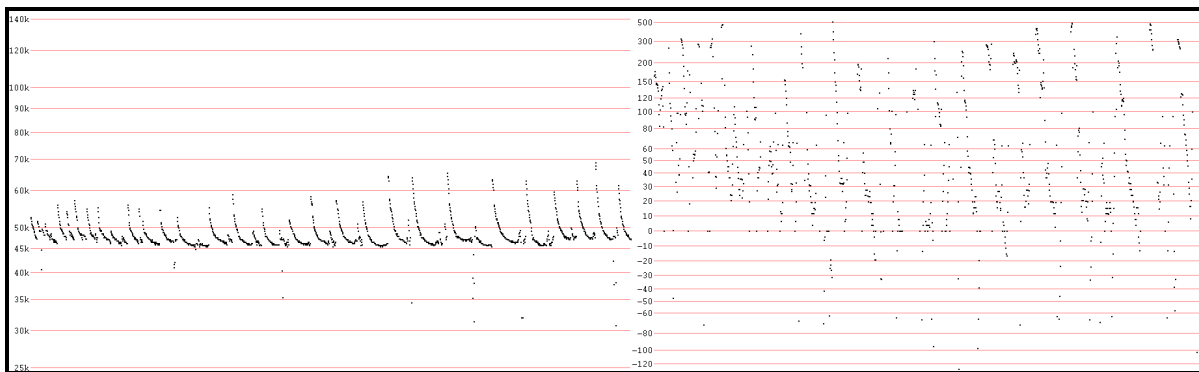
Dusk survey	15 th June 2016	<p>Summary – Emergence of a single Common Pipistrelle bat from the garage during the observation period.</p> <p>2208 hrs: x1 Common Pipistrelle bat appeared from round the west elevation of the garage.</p> <p>2219 hrs: x1 Common Pipistrelle bat emerged from the garage to the south of the structure.</p> <p>General activity during the survey included occasional foraging activity around the site by x2 Common Pipistrelle bats until 2235.</p>
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-  Location of surveyor during dusk observations
-  Approximate emergence location during observations
-  Foraging activity during survey observation period
-  Commuting activity during the survey observation period



Approximate emergence location of Common Pipistrelle bat



Anabat sonogram and slope analysis of Common Pipistrelle bat emerging from building on 15.6.16



10.0 Dusk Conclusions & Recommendations

From the 2016 dusk survey results it can be concluded that the garage is not currently being used by loft dwelling bats.

However, it is currently being utilised as a day roost by a single male Common Pipistrelle bat roosting within the structure; with a probable roost location at wall plate level. The presence and destruction of a bat roost will need to be addressed from both a conservation and legal perspective along with appropriate mitigation; advice on this should be sought from the ecologist. A European Protected Species Mitigation Licence (EPSML) will be required to legally destroy a place that is used for rest or shelter (roost) by bats; however, before a licence can be applied for all planning issues need to be resolved.

In order that the LPA can implement its obligations under the Habitat & Species Regulations 2010 (as amended) appropriate and proportionate mitigation will need to accompany the planning application which will demonstrate that the “*favourable conservation*” of the species concerned can be maintained

11.0 Indicative Mitigation

- 11.1 From the evidence gained during the dusk observations, the use of the garage by bats is considered to be of low level conservation value (English Nature: Mitigation Guidelines 2004) and the proposed mitigation is proportionate to that use. However; if at any time that assessment is revised to a higher level then the mitigation will also be accordingly revised.
- 11.2 The following procedures and mitigation are designed to allow the Local Planning Authority in association with their ecological adviser to determine a Planning Application where a European Protected Species has been identified and will be affected by the work for which the Planning Application seeks consent. In addition, Local Planning Authorities in accordance with the obligations placed upon them by way of their duties under the Conservation of Habitats & Species Regulations 2010 (as amended) have to take into consideration the presence of a European Protected species before determination of an application where it/they have been identified.
- 11.3 The LPA need to consider the mitigation in relation to the potential success of a Natural England Mitigation licence application and/or if in their opinion the mitigation is considered as being appropriate, or if it is over and above what is required; if they determine that the mitigation is appropriate then a Planning Condition should be attached requiring the mitigation to be installed. If the LPA consider that the mitigation is over what is necessary but require “enhancement” as part of Local Biodiversity Policies, this should be included in the terms of Consent. The acting bat ecologist deems the mitigation as appropriate and not over and above what is required.
- 11.4 Notwithstanding that Planning Consent is granted it does not absolve the applicant, site owner, developer or any other party involved with the work from ensuring that an application is made for a Natural England Mitigation licence to legally undertake work that will affect bat/s or their roost/place of shelter. If work is undertaken without a licence and bat/s or their roost/s is/are affected, then a breach of current wildlife legislation will occur for which penalties are high.



- 11.5 Under Regulation 53(1) and 56(3) (a) of the Conservation of Habitats & Species Regulations 2010, (as amended) a licence is required prior to disturbing bats or destroying any place that is used by bats as a breeding site or resting place. The licence is issued by the EPS Licensing Team of Natural England.

Summary of Indicative Mitigation

- Prior to any work being undertaken the presence/absence of bats will be established by undertaking detailed investigation of the garage at Woodgate Lodge, which will include endoscopic examinations wherever opportunities for bats exist.
- To ensure that bats are not left without a roost while the demolition work takes place, it is recommended that one 1FE bat box (suggested location Fig. 1) is affixed to the west gable elevation of the residential property which is under the same ownership; following the creation of mitigation within the newly constructed garage, and if desired, the 1FE bat box can be removed following checks by a licensed bat ecologist to ensure that bat/s or evidence of use is absent and bats are not in situ. The alternative of erecting a 2F Schwegler bat receptor bat box on a tree within the site grounds is a further option and a suitable tree can be established by the ecologist.
- During the construction of the new garage, typical provision for Pipistrelle bats will be incorporated into the east facing elevation at wall plate level, which will include the installation of two bats bricks which will replicate the existing place/s being used by crevice dwelling bat/s.
- No foraging or commuting habitat will be lost as a result of the proposals nor will the new roosts be at any further distance from foraging places. The demolition of the building is an essential part of the owner's plans for the site, but it is acknowledged that the presence of bats needs to be addressed from both a legal and conservation perspective. The mitigation proposals are seen to be the most productive way forward that will retain opportunities for bats.
- The ecologist will supervise careful dismantling of all places identified as offering roost potential where exclusion is unlikely to be successful and cannot be relied upon.
- Work undertaken during appropriate climatic conditions.
- Ecologist to undertake induction on possible bat presence, License & Method Statement to be kept on site for the duration of the work.
- As a precaution a licensed bat ecologist will supervise the dismantling of the roost with strategies for safely removing bat(s).
- External lighting not to be greater than what exists and where present is to be directed away from bat roost access points, flight paths and foraging areas.
- Mitigation subject to the approval of Natural England.
- The roost provision at the newly constructed house will be dedicated for bats and permanent.

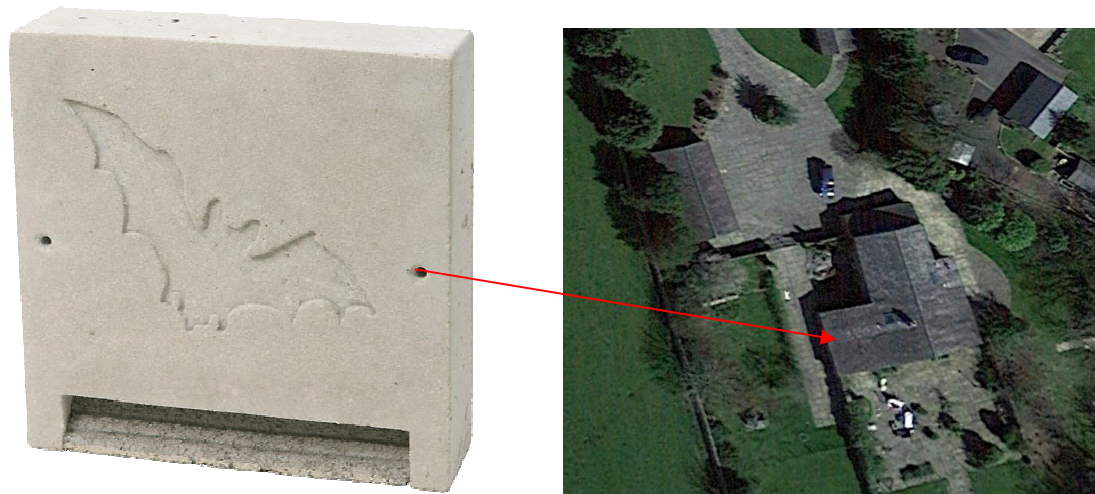


Figure 1: The 1FE bat box by Schwegler & approximate location or alternative 2F Schweglar bat box affixed to a suitable tree within the grounds



2F Schwegler bat box to be installed on tree within the grounds of Victoria Gardens

Work undertaken by the Ecologist

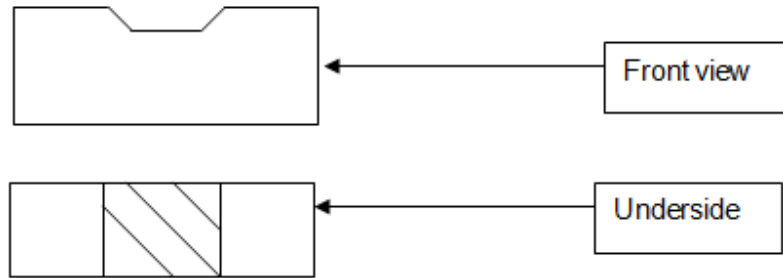
Capture/Exclusion: Once an EPSML licence is in place the contractor will provide a safe means of access to allow the ecologist to investigate all roost potential for bat presence within the garage at Woodgate Lodge.

Due to the construction of the building and bat roost potential, exclusion is considered to be unproductive, thus the ecologist will supervise careful and controlled removal of bat roost area(s). In the event of bat(s) being present it/they will be removed, placed in a secure box with soft tissue and immediately transferred into the bat box that will have previously been affixed either on the west gable elevation or appropriate tree. Once it has been established by the ecologist that bat(s) are absent the demolition will continue to completion.

In the unlikely event that bats are found outside of supervision time, then work will immediately cease and the ecologist contacted for further advice; contractors must not touch, handle or in anyway cause bats to move.



New Roost Creation: Roost provision will be incorporated to the east facing elevation of the newly constructed garage which will incorporate the installation of two bat bricks at wall plate level. This provision will replicate the sort of crevice situation that is being currently utilised by the Pipistrelle bat. The roost will be permanent for bats and cannot be used for any other purpose; management requirements at the roost are considered to be absent. Lighting will not be directed at or close to the roost area, nor will it affect contiguous foraging places or flight lines (commuting).



Gap to be 15 -20 mm deep x 75mm wide; take off all rough edges after cutting the brick



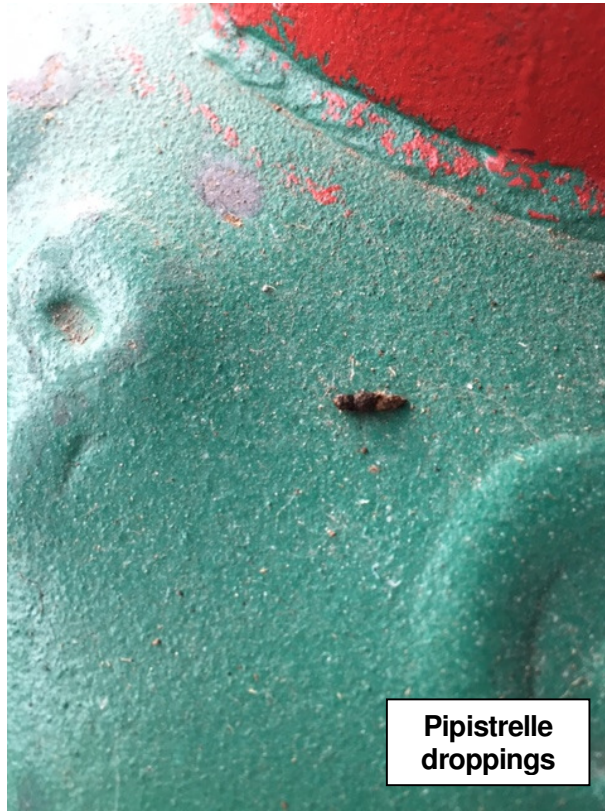
Brick to be positioned at wall plate level to allow bat access



**Appendix I –
Site Photographs**



**Well pointed roof
verge and tight fitting
roof slates**



Pipistrelle droppings



Swallows nests