

**FIELD HOUSE, STANNERSBURN, PROPOSED DEVELOPMENT
ECOLOGY AND BAT REPORT– SUMMER 2019**

SECTION 1 BACKGROUND AND SUPPORTING INFORMATION

A. Executive Summary

- Field House, Stannersburn is situated 1km south of Falstone, Northumberland. The buildings inspected are a series of out buildings and barns, some with pitched slate roofs, some with profiled metal roofs. The proposed plans are to convert the outbuilding for holiday accommodation.
- The immediate area has some good potential for foraging bats with nearby extensive plantations present 100/600m to the west and the River North Tyne 500m to the east.
- The inspection carried out revealed no traces of bat droppings, however the occasional crevice on the walltops was present. The stone work is generally well reducing roost potential to low risk in regard for a maternity colony being present. Two emergence surveys were carried out.
- During the emergence surveys only one Pipistrelle 45kHz bat was identified as emerging from the buildings. Pipistrelle 45kHz, Pipistrelle 55kHz, Brown long-eared, Natterer's, Daubenton's and Whiskered/Brandt's bats were identified foraging in low numbers around the site.
- The proposals will affect one small bat roost at the northeast corner of the barn as the works will result in the potential loss of a roosting crevice. Mitigation will be put in place, to compensate for this loss in the converted building, however as destruction/disturbance of a roosting place for bats take place the site will be registered under a Bat Mitigation Class Licence (Low Impact) from Natural England.
- The occasional bat may also be present in any suitable crevice on the wall tops at any time of the year in small numbers. Timing of the works to avoid the hibernation period will ensure that the development has as little negative affect on bat conservation status as possible.
- A watching brief will be conducted during the removal of any roofing materials or stonework in the region of the bat roosts identified.
- The mitigation proposed will ensure that the development has as little negative affect on bat conservation status as possible and aims to meet Regulation 55(9)(a & b) and 55(2)(e)*
- Bat provision will be made in the converted building.
- **All contractors involved in the development will read the method statement, prior to commencing the work, as precautionary work is advised.**
- There were traces of barn owls in one of the buildings and an owl was seen flying out on one survey. No additional species were noted. Any nesting bird species will be allowed access to the nest until the young have fledged.

* The Conservation of Habitats & Species Regulations 2017. Regulation 55(9)(a) "*there is no satisfactory /alternative*", 55(9)(b) "*that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*" and 55(2)(e) "*preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment*".

B. Introduction.

B1 Background.

Field House, Stannersburn is situated 1km south of Falstone, Northumberland. The buildings inspected are a series of out buildings and barns, some with pitched slate roofs, some with profiled metal roofs.

B2 Proposed Works.

The proposed plans are to convert the main outbuildings, entailing the demolition of a metal barn to the north.

C. Survey and site assessment

C1 Pre-existing information on the species at the site.

There are no known pre-existing records of bats within the buildings inspected. The owner informed that a brood of four young barn owls had been raised in the nesting box within Building 3a in 2019.

C2 Status of species in the local/regional area.

Known bat activity in the area within 2km of the site consists of occasional roosts of Brown Long-eared and Pipistrelle 55kHz 1km to the north (Both 2014), also occasional whiskered/Brandt's and Natterer's 1km to the north (2005/06). Maternity roosts of Pipistrelle 45kHz are known 1km to the north (2004), 1-2km to the southeast (2017) and 100m to the northwest (2009/13). A Natterer's roost is known less than 100m to the southeast (2005) and a Brown Long-eared maternity roost is known 100m to the north. Additional foraging bats of the above species are also known within 2km. (ERIC North East. A full data set available upon request).

Locally and regionally, the Common Pipistrelle is the most common bat. Both Pipistrelle 45kHz and 55kHz bats are frequent in northern England, although Pipistrelle bats are the most abundant species they are thought to have declined by 70% between 1978 and 1993 (National Bat Colony Survey). Since 1997 monitoring by the National Bat Monitoring Programme (NBMP) has shown that bat numbers seem to be steady with small fluctuations up or down depending on the species and survey type carried out. The Brown long-eared bat is occasional with colonies much smaller in numbers than the Pipistrelle. Daubenton's, Natterer's and Whiskered/Brandt's bats are also occasional but widespread in the north east with an average colony size being about 35 adult bats.

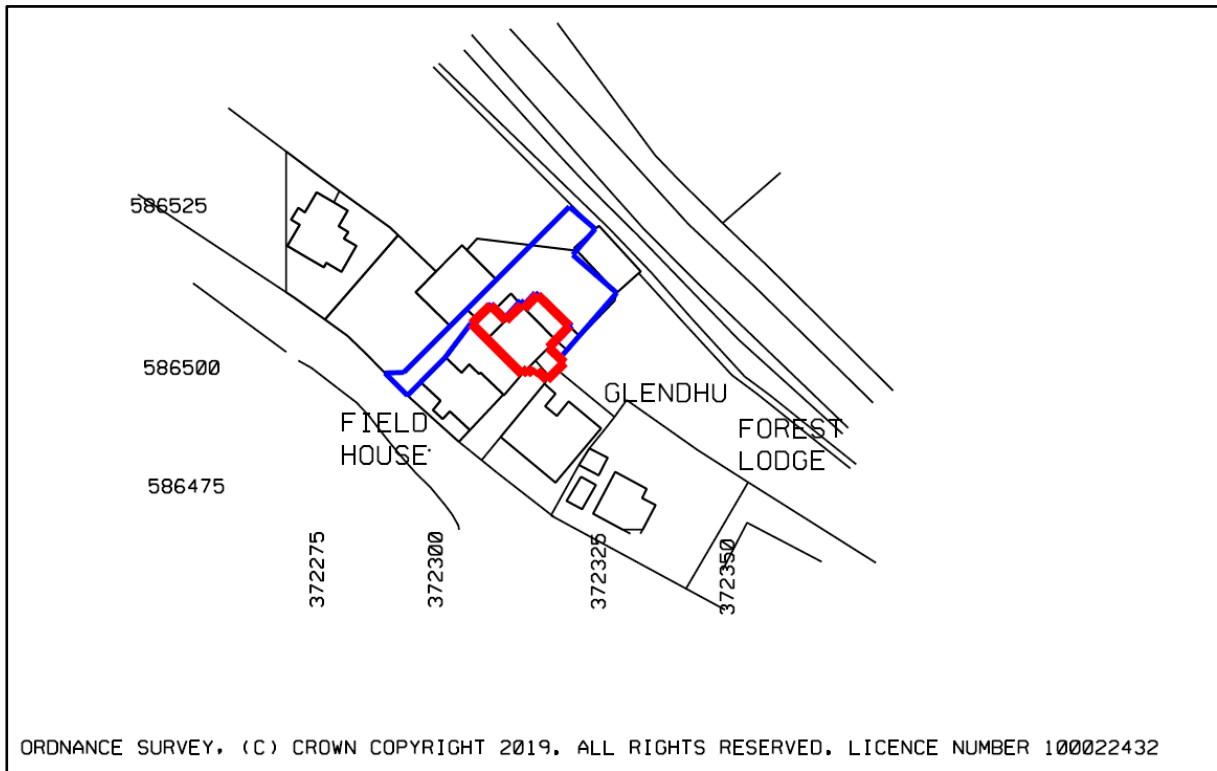
There are two statutory site within 2km of the site; these are Border Mires SAC and Kielder Mires SSSI both just over 1km to the southwest and the development site falls within the impact risk zone for the SSSI however as it is a relatively small residential scheme it is unlikely to greatly impact the designated area.

C3 Objectives of survey

The survey was to determine as far as possible, the presence of barn owls and bats including their roost sites in the buildings at Field House, Stannersburn affected by the proposals. The aim is to prevent any animal being physically harmed, to protect all roost sites where possible and to provide mitigation for the proposed renovation to maintain conservation status.

C4 Survey area Plan of Site – c. Scale 1:1250

The site is located at NY723865 and is highlighted in red opposite.



Photographs of the Site



Building 3 from the northeast



Building 3 from the southwest



Building 3 from the northwest



Building 1



Building 3 from the northeast



Building 2 from the southeast

C5 Habitat description

Field House Stannersburn is situated 950m south of the village of Falstone, in rural Northumberland. Stannersburn is a small hamlet of residences that is surrounded by farmland that consists of improved grassland, semi-improved grassland, acidic grassland and some arable land with boundaries of walls and fences. To the west (100/600m) extensive coniferous plantations are present through which Stanners Burn runs. The River North Tyne flows 500m to the east.

There are excellent feeding areas in the area along the river and in the plantations. Bat roosts will be restricted to the scattered residences in the area and any suitable tree.

C6 Field Survey

C6.1 Visual Inspection

A close inspection of all the buildings was made in good light, and by torch where required. The interior and exterior of the buildings were examined as far as was feasible for signs of bats: droppings, urine streaks, clean cobweb-free areas on the ridge boards or crevices and potential roost exit holes. All external and internal crevices were checked using a torch and possible roosting sites were noted. Crevice loving bats can be difficult to find especially when bats are present between the roofing felt and slate/tiles. Emergence surveys were therefore used to check for the presence of bats missed during the visual inspections.

Beneath ledges the ground was examined for feathers, pellets and birdlime that could indicate occupation by barn owls.

C6.2 Emergence Survey

As dusk fell 3 surveyors, each using visual observations and bat detectors (Echo Meter EM3 / Touch) and two-way radios, carried out the evening emergence surveys, covering all aspects of the buildings. Bat detectors convert bat echo-location signals into audible sounds, enabling the identification of some species, and aid the monitoring of the number of bats present. Two way radios help to determine the emergence and flight paths of a bat seen by surveyors around the site and allow the bat activity of the whole site to be understood, whilst at the site.

Surveyors are on site for at least quarter of an hour before sunset and up to 1½ hours after sunset or until darkness falls as reduced visibility does not allow bats to be seen emerging from the building being surveyed. After this time any bats picked up by detector, cannot be guaranteed to have emerged from the building in question, but confirms if additional species are present in the area or not. If bats or a maternity colony is present the bats are counted until no bats have left the roost for 10 minutes for as long as it takes.

C6.3 Timing and Weather Conditions

Survey	Date	Timings	Weather
Inspection	8 August 2019 & 21 September 2019	Externally and internally (45mins)	Fine and dry
Emergence	8 August 2019	8.45-10.25pm (Sunset 9.00pm)	Fine, cloudy and still 15-13°C
Emergence	21 September 2019	7.55-8.30pm (Sunset 7.10pm)	Fine, clear and still 15-12°C

C6.4 Personnel

Ruth Hadden – Bat Consultant since 1996, Class Survey Licence CL20 2015-13665-CLS-CLS (Bat Survey Level 4). Licensed to handle bats and enter known roosts since 1986. Class Survey Licence CL15 2015-10388-CLS-CLS, (Volunteer Bat Roost Visitor Level 1).

Qualifications BSc Joint Honours Zoology & Plant Biology, Newcastle upon Tyne. MCIEEM Ben Hadden – Class Survey Licence WML CL18 (Bat Survey Level 2). Registration number 201514223-CLS-CLS.

Beth Patience, Karen Whittle.

C7 Results

The buildings inspected are stone-built outbuildings with a garage on the west side. The roofs are pitched slate with no sarking and are relatively sound or profiled/corrugated metal. No bat traces were found inside or around the buildings, however crevices are present at the wall tops.

Building/ Section	Description	Comments
1	Corrugated metal barn with timber beams, timber sarking and walls in northwest section. Open to the southwest	Minimal potential for bats.
2	Stone walls and mono-pitch profiled metal roof against stone walled garage with pitched slate roof.	No traces of bats.
3	Stone walls and pitched slate roof with no sarking. Walls with open wall tops. To the north there are two small sections and to the north is a large timber lean-to with a corrugated metal roof.	No traces of bats, swallow nests present in one of the small extensions, Building 3c and an active barn owl nest box is present in the north facing lean-to Building 3a.

During the emergence surveys only one Pipistrelle 45kHz bat was identified as emerging from the Building 3b from a northeast corner eaves. Pipistrelle 45kHz, Pipistrelle 55kHz, Brown long-eared, Natterer's, Daubenton's and Whiskered/ Brandt's bats were identified foraging in low numbers around the site

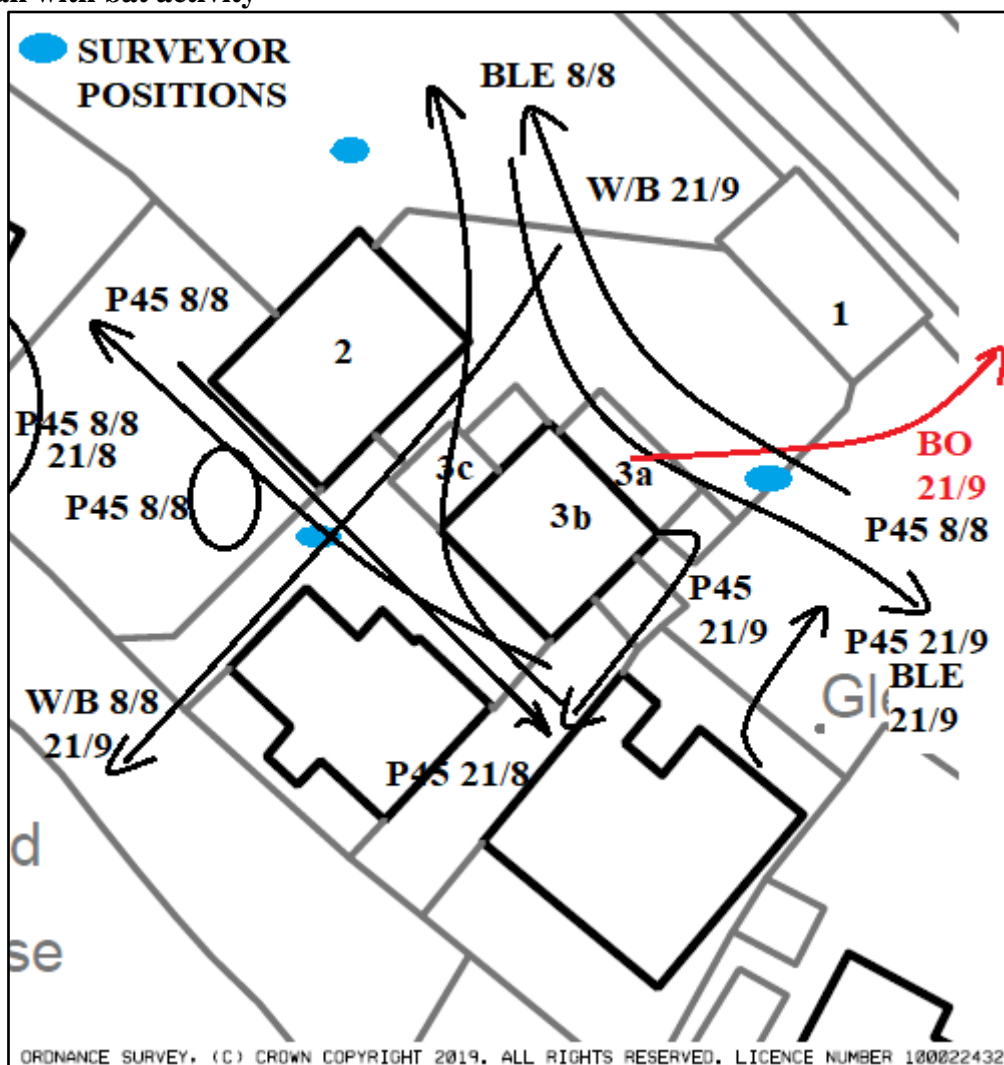
There was evidence of barn owl activity within Building 3a, where a nesting box is present, with lime present on the concrete floor beneath a beam. One owl was seen flying out of the building during the September survey.

Table 1 Emergence survey results.

Date	Bat Activity
8 August 2019	9.00pm Sunset. 9.15pm Bat faintly heard but not seen. 9.20pm Pipistrelle 45kHz bat foraging in the garden to the west. 9.21pm Bat seen in distance flying around the neighbouring house to the west. 9.24-9.31pm 2 Pipistrelle 45kHz bats flew east to west through the yard. 9.27pm Pipistrelle 45kHz bat flew from the west and briefly foraged in Building 3a. No bats inside the buildings. 9.32-10.15pm Intermittent Pipistrelle 45kHz bats foraging around the site. 9.34pm Whiskered/Brandt's commuted north to south through the site. 9.45pm Bat seen by neighbours to the east of the house. 9.55pm 2 Brown long-eared bat flew through the site to the northwest 10.00pm Natterer's bat heard not seen to the north 10.05pm Daubenton's bat heard not seen. 10.18pm Pipistrelle 55kHz bat heard not seen to the south. 10.25pm Survey concluded
21 September 2019	7.10pm Sunset. 7.26pm Pipistrelle 45kHz bat flew high to the west. 7.28pm Pipistrelle 45kHz bat flew east to west south of the buildings 7.29pm Pipistrelle 45kHz bat emerged from the chimney base of the neighbouring house to the east. 7.33pm Pipistrelle 45kHz bat flew west to east, south of the buildings. 7.35pm Pipistrelle 45kHz bat emerged from the northeast corner eaves of Building 3b and flew south. 7.43pm Barn owl flew from Building 3a 7.45pm No bats inside the buildings. 7.58pm Whiskered/Brandt's commuted north to south through the site. 8.01pm Natterer's bat seen flying to the north 8.05-8.15pm Daubenton's bat heard not seen to south of the site, four passes. 8.05-8.25pm Pipistrelle 55kHz bat heard not seen to the south, intermittent, social calling. 8.13pm Whiskered/Brandt's flew east to west north of the site 8.16pm Natterer's bat heard to north of site 8.20pm Brown long-eared bat flew through the site west to east. 8.30pm Survey concluded

No potential bat hibernation sites were identified in the building; however, bats may be present in any suitable crevice, deep in the walls.

Site plan with bat activity



C8 Interpretation and evaluation

Bat presence and populations at certain times of year are only best estimates.

C8.1 Presence

The occasional Pipistrelle 45kHz bat is present roosting in Building 3a.

C8.2 Population size

< 3 Pipistrelle 45kHz bats.

C8.3 Site status

The buildings are used as a day roost by an occasional bat. The building due to be converted has low conservation significance for bats as a roost site. This assessment takes into account the location of the buildings and the feeding habitat within 300m, the results of the inspection and the low bat emergence and restricted roost potential for a maternity colony in the buildings.

The site is a nesting site for breeding barn owls.

C8.4 Constraints

No constraints.

D Impact assessment in absence of mitigation

D1 Short-term impacts

Pre-activity impacts are negligible with no changes being made to the use of the building.

Mid-activity impacts would be moderate and can cause disturbance, injury and death to bats, if no mitigation is carried out in the eventuality of a bat being located during works, however mid-activity impacts on bats could be reduced further if mitigation such as caution for any dismantling work carried out.

D2 Long-term impacts: roost modifications

Not applicable.

D3 Long-term impacts: roost loss

If no bat mitigation is provided there will be low impact due to a loss of a bat roost.

D4 Long-term impacts: fragmentation and isolation

There are no proposals that will affect bat flight lines.

D5 Post-activity interference impacts

Any additional floodlights that would increase light levels and shine on the bat foraging areas would be a high impact.

D6 Predicted scale of impact

The negative impact on bats will be low on site, negligible in the county and at regional level.

E Land ownership – Mitigation sites

E1 Mitigation site ownership

Mitigation will be carried out on this site, which is all in the same ownership.

F References

Barn Owl Trust (2002), Barn Owls on Site. English Nature
Chartered Institute and Ecology and Environmental Management (CIEEM) (2017). Guidelines for Ecological Report Writing 2nd Ed.
Collins J (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). Bat Conservation Trust, London.
Corbet and Harris (1991). The Handbook of British Mammals. Blackwell.
English Nature (2004) Bat Mitigation Guidelines. EN
Environment Agency's (2007) Pollution Prevention Guidelines: Works and maintenance in or near water: PPG5 <https://www.sepa.org.uk/media/100531/ppg-5-works-and-maintenance-in-or-near-water.pdf>

Institution of Lighting Professionals/Bat Conservation Trust (2018) Bats and artificial lighting in the UK, Guidance Note 08/18.

Joint Nature Conservancy Council (2004) The Bat Workers Manual. JNCC.

Build-in WoodStone Bat Box <https://www.nhbs.com/build-in-woodstone-bat-box>

Bat boxes: <https://www.nhbs.com/low-profile-woodstone-bat-box>

Barn Owl Box : <http://www.barnowltrust.org.uk/infopage.html?Id=41>

Sparrow Terrace: www.nhbs.com/lsp-schwegler-sparrow-terrace

SECTION 2

DELIVERY INFORMATION/METHOD STATEMENT FOR CONTRACTORS

This statement should be copied to the site owner, architect, clerk of works and to those contractors whose work may affect bat roosts including those involved in demolition, stone treatment, roofing and building works.

Bats are fully protected by law. To avoid breaking the law by damaging or disturbing bat roosts, resulting in possible imprisonment, fines or confiscation of equipment, certain procedures have to be followed.

Legislation

All bats are protected under the Wildlife and Countryside Act (Schedule 5). They are also included in Schedule 2 of the Conservation Regulations 2017. The Act and Regulations make it illegal to:

Intentionally or deliberately kill, injure or capture (take) bats

Deliberately disturb bats (whether in a roost or not)

Damage, destroy or obstruct access to bat roosts

The Countryside and Rights of Way Act 2000 demolished the protection given to bats to cover *reckless* damage or disturbance.

A bat roost is interpreted as 'any structure or place which is used for shelter or protection', whether or not bats are present at the time.

Similarly the Barn Owl is protected under Part 1 of the Countryside Act 1981 and is listed on Schedule 1, which gives them special protection. It is an offence, with certain exceptions to:

- Intentionally or deliberately kill, injure or capture (take) any wild barn owl.
- Intentionally take, damage or destroy any wild barn owl nest whilst in use or being 'built'.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing young.
- Intentionally or recklessly disturb any dependant young or wild barn owls.

The National Planning Policy Framework (NPPF) 2012 requires Local Planning Authorities (LPA's) to seek to deliver biodiversity enhancement through the planning system. In particular Paragraph 109 includes a statement:

- The planning system should contribute to and enhance the natural and local environment by: 'minimising impacts on biodiversity and providing net gains in biodiversity.'

Identifying roosts

Pipistrelle the most common bat, favours small crevices and spaces between brickwork, stone and roofing felt. Bats are small mammals and when at rest the bodies are only 4-6 cm long, their fur colour can range from brown to pale and dark grey. When disturbed the bat is likely to be torpid and unable to fly effectively for some minutes, because of this they are vulnerable to injury as they are not fast moving and may fall to the ground breaking bones or be accidentally

crushed. Basically, when material from the roof and tops of the walls is removed any crevices underneath should be checked to ensure that no bat has been disturbed.

Other traces that can indicate a past presence of bats are their droppings. These resemble mouse droppings but unlike mouse droppings can be crumbled to dust between finger and thumb.



Droppings may be found on wall tops and beneath slates and tiles on top of any sarking.

Photo showing disintegrated bat droppings beneath coping stones. If examined carefully, in the black dust exoskeletons of insects can be seen shining.

A Mitigation and compensation

A.1 Summary of mitigation strategy

To maintain and protect bat populations in the area the following will be carried out:-

- Prior to the development one Woodstone Low Profile bat box will be erected on a tree 40m to the west of the outbuilding.
- Timing of destructive roof and masonry works in spring to autumn to avoid hibernating bats.
- Contractor induction on bat presence, provide Method Statement to contractors.
- Bat licensee (licensed bat ecologist) will supervise the hand-removal of roof materials wherever bats are likely to be present.
- Advice given for the safe removal of any bats found from harm during the development.
- Bat provision will be made in the converted buildings.
- External lighting will be on a relatively short timer, directed away from bat roost access points and flight paths and motion-sensitive only to large objects.
- Crevices/access points used by nesting and roosting birds to be retained for swallows within the buildings.
- The barn owl box will be relocated before February to a tree to the west.

Architect

The bat provision specified below will be incorporated into the proposed plans to aid delivery. This will show the location of the bat crevices to be created as in this report.

Timing

As a bat roost is present within the building being renovated and extended the site will be registered by a consultant holding a Bat Mitigation Class Licence (Low Impact) from Natural England before the renovation can proceed. This is applied for after consents are granted and can take up to 2 weeks. Surveys have to be current in the season that work is planned for the low impact licence registration.

Timing

Any development work involving the removal of the existing roof materials will be carried out avoiding the hibernation period (November to March inclusive) and periods of cold weather

(below 5°C including night temperatures) if possible as any bats present will be in hibernation torpor and be extremely vulnerable. If torpid bats are encountered and disturbance is unavoidable the bat will be taken into care and fed until suitable conditions for release at the site is possible.

Contractors

All contractors will be aware that bats may be present in the area and could be present when removing the roof etc and may be found torpid in crevices if any. Table 1 below highlights where bats may be found and the recommendations. Any bats found during operations will have the cavity re-covered for its safety and any work in the vicinity will cease. Ruth Hadden to be informed for advice immediately (01661 886562). As only licensed bat handlers can move bats and the contractors are not permitted to handle bats, the bat will be allowed to disperse of its own accord overnight.

If a barn owl is found unexpectedly during operations the cavity will be re-covered or protected and work will cease in that area. Ruth Hadden to be informed (01661 886562) immediately for assistance.

Table 1 General Methodology for Conversion Works

STRUCTURE	METHOD	INSPECT
Roofs	Remove any ridge tiles or slates/tiles by hand, lifting vertically to prevent any bats from being crushed. Removal of any timbers/beams. Avoid blocking any external pre-existing gaps by leaving 15 x 20+mm access point.	Check any crevices underneath the roofing materials including the underside, as it is removed. Check any crevices around the beams as work proceeds.
Walls/Eaves	Expose the wall tops. Remove any gutters. Dismantle walls, by hand.	Examine for bat droppings and any wall cavities for bats.
Walls - Pointing	Only point crevices where the full depth can be seen. Leave two crevices per wall beneath the eaves that are 10cm deep and long and 2 to 1cm wide	Check deep crevices for the presence of bats using a torch.

B Works to be undertaken by the ecologist or suitably experienced person.

B1 Capture and exclusion

Only an ecologist licensed to handle bats will handle any bats found on site.

Ruth Hadden or a suitable ecologist will brief the contractors and carry out a watching brief as required during the works that occurs in the region of bat roost potential, this being the northeast corner eaves of Building 3 where bats were identified.

If bats are located during the supervised works, the licensed bat handler will capture the bat with thinly gloved hands and place in a drawn-string cloth bag/small terrarium lined with paper kitchen towel enabling the bat to be conveyed to a bat box (locations as shown on plan at C1.4). Injured bats will be immediately taken into care. If torpid bats are encountered and disturbance is unavoidable the bat will be taken into care and fed until suitable conditions for release at the site is possible.

If any bat is found unexpectedly during operations the cavity will be recovered or protected and work will cease in that area. Ruth Hadden to be informed (01661 886562) immediately for

assistance. Ruth Hadden or a suitably licensed ecologist will release any active bats handled in the previously erected bat box.

C works to be undertaken by the Developer/Landowner

C.1 Bat roosts

C1.1 In-situ retention of roost(s)

Not applicable.

C1.2 Modification of existing roost(s) - Not applicable.

C1.3 New roost creation

An external crevice will be retained on the northwest gable wall top of Building 3b to provide access and roosting sites for crevice-loving bats. This will be in the form of an access gap measuring 20mm by at least 20mm created between the slates/watertable and the wall top into a larger crevice on the wall top below the wall plate, resembling a 'flattened bottle' measuring c.100 x 200 x 20mm. This provides a small space that acts as a suitable bat roost for the occasional bat. Please see plan at C.1.4 for locations and Appendix 1 for diagram.

Bats will roost in wall cavities, on the wall tops; hang from the ridge board or between the roofing felt and slates, depending on the species. Brown long-eared and Natterer's bats like to use the roof space, hanging from the ridge beam and only require an access hole. Pipistrelle species and Whiskered/Brandt's bats prefer to roost in small cavities often staying on top of the wall and do not enter the open roof spaces.

Wooden beams and stones will be treated only with 'bat friendly' products, permethrin or cypermethrin as insecticides for example. Further information is available if the contractor requires it.

A traditional bitumen felt or wood sarking that would give bats some grip will be used in the region of any bat roost potential and not a more modern smooth or breathable roofing membrane (BRM) that may fray and entrap bats. **No BRM (Breathable Roofing Membrane) to be used in any areas where bats could gain access to roof as a result of new roost provisions.**

Any external lights will be set on a motion detector and short timer and be positioned in such a way that they do not shine on any of the bat access positions or the buildings, as this can deter bats. Please see references Bat Conservation Trust/Institute of Lighting Engineers' Guidance 2018.

To ensure that bats have an alternative site available during the development one Low Profile Woodstone bat box will be erected on a tree 60m to the west of the existing buildings. The box will have an access gap of 15-20 mm wide and be permanently positioned to provide roosting places for bats, **prior to the development commencing**. The boxes will be positioned at a height of 3-4m facing southeast with nothing obstructing the flight path. Please see plan at C.1.4 for location.

Provision for birds

Access for swallows to be maintained in Building 2.

Barn Owls

A barn owl nesting box will be erected/relocated in a tree 40m to the west of the buildings, at least 30 days before work is to commence and disturbance kept to a minimum. This is to prevent the owls from being overly disturbed and moving on by providing an alternative roosting area. Please see plan below for locations, boxes to face away from the prevailing winds, overlooking the fields.

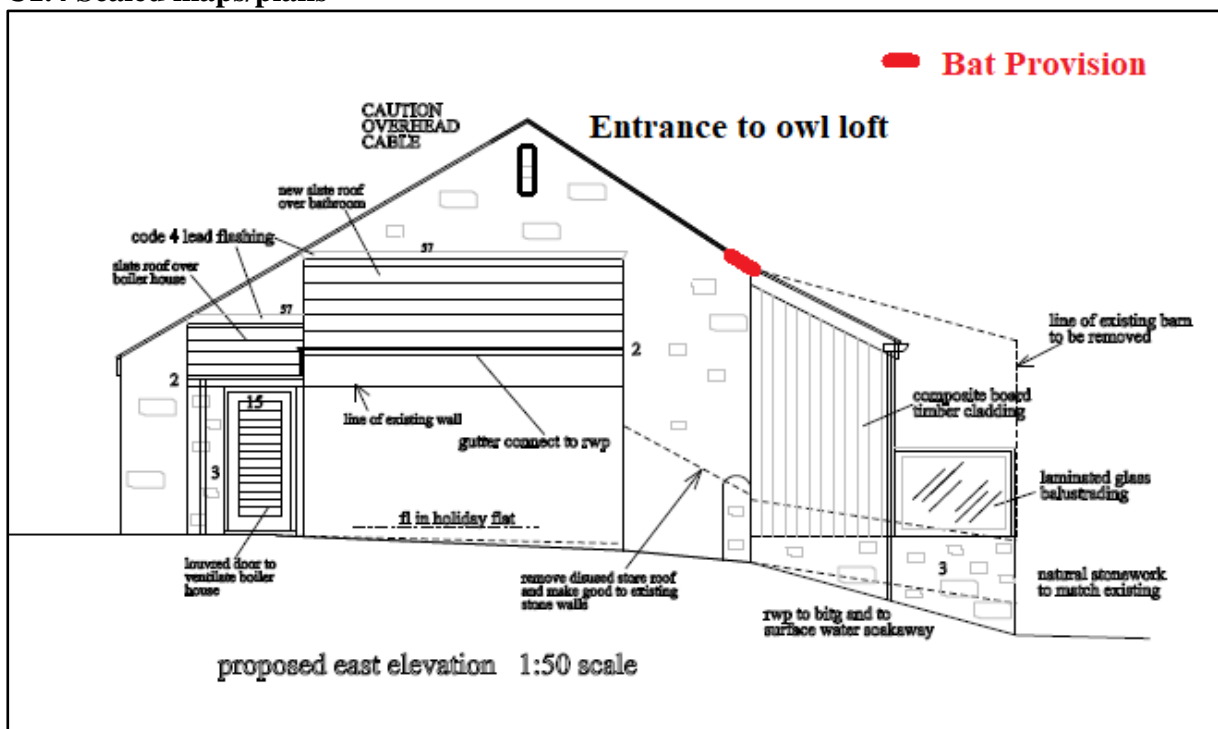
In the converted building a barn owl access and owl loft to be created. On the east gable a weather proof access for the owls measuring 12x25cm at least and 40cm above the floor of the owl loft is required to prevent the young owls from falling out. Floor room will measure 50 x 50 cm at least and to be boarded with an access hatch for maintenance. Please see references for further details.

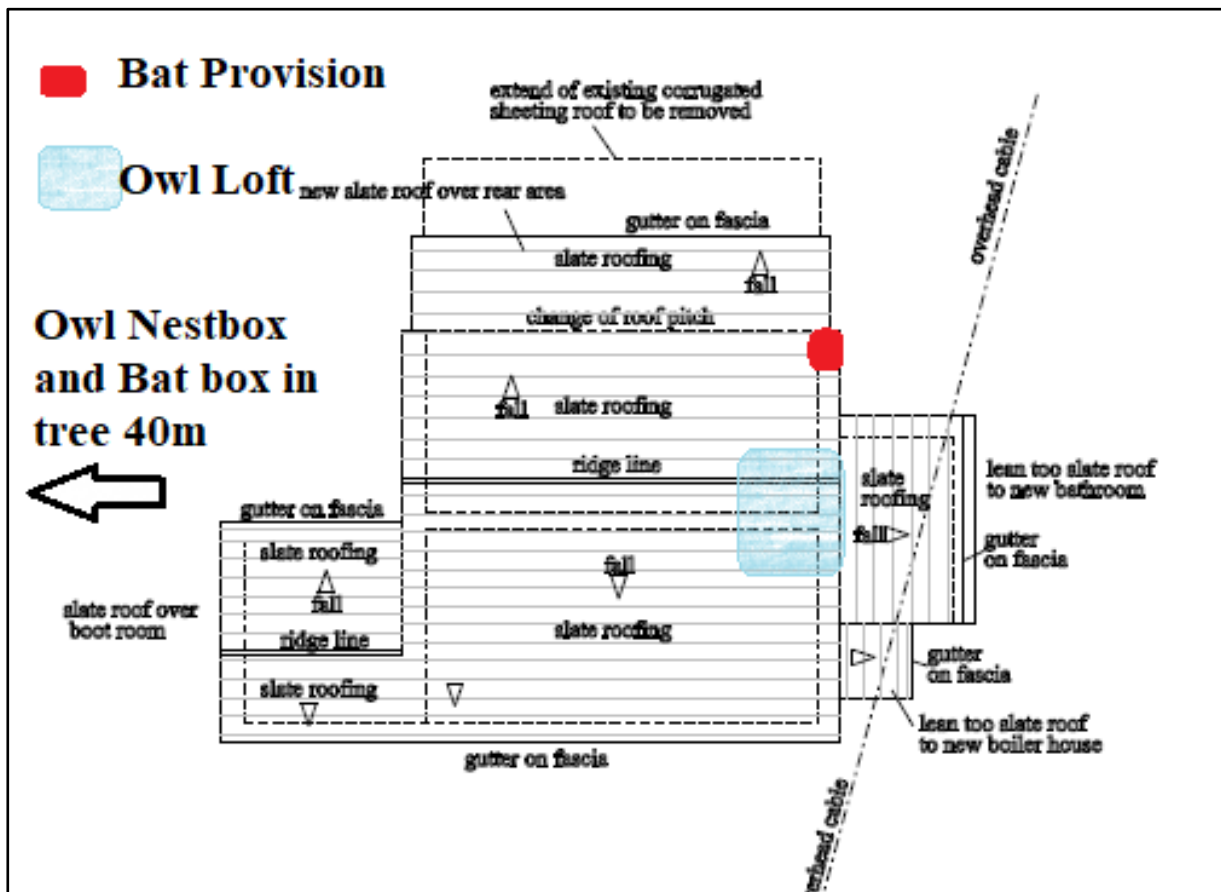
Work commencement (or sudden increase in activity) will be timed to avoid the bird's main breeding season (March to August) as even when the birds are nesting nearby a knock on affect may occur causing the birds to move on.

Other precautions are as follows:

- Before any building work starts a final search of each building involved will be undertaken to ensure that no breeding is taking place, by a suitably qualified ecologist. Barn owls can be tolerant of noise etc when they move in.
- Position static noisy machinery away from the buildings occupied by owls.
- Contractors will not disturb the barn owl box or known nesting site.
- No steep-sided container or water will be left uncovered on site – to avoid the risk of owls drowning.
- The landscape around the buildings to the west will be maintained to provide rough grassland along field margins to the north of the site, away from the A1, as a hunting area for the owls. These areas to be left uncut.
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C1.4 Scaled maps/plans -





D Post-development site safeguard

D1 Habitat/site management and maintenance

Any water tanks present in the buildings will be covered to prevent debris and bats from falling in.

D2 Population Monitoring

Due to the low bat activity on the development site no monitoring will be carried out to assess the success of mitigation. (Bat Mitigation Guidelines 2004, Section 7.2) Ruth Hadden available to liaise with the owners as required regarding the mitigation.

D3 Mechanism for ensuring delivery

Bat mitigation as shown on the plans will be subject to the conditions of the Planning Consent when granted and the conditions of the Low Impact Licence registration.

E Timetable of works

Not known at present.

Gable wall crevice

