Preliminary Roost Assessment for Bats and Nesting Birds and Nocturnal Bat Survey Report

Report prepared for: Mr Chris Edwards

Medlar Cottage
Barnes Green
Brinkworth
Wiltshire
SN15 5AJ

August 2023

Cotswold Environmental Ltd

Office address: Wateredge, Fostons Ash, The Camp, Stroud, Gloucestershire GL6 7ER

T: 07557539979/ 01453 823546
E: info@cotswoldenvironmental.co.uk
W: www.cotswoldenvironmental.co.uk

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Methods used to prepare this report, including those carried out in the field followed The Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

Report Author:	Jason Skinner (NE Class 2 Bat Survey licence 2020-50774-CLS-CLS)
Report Reviewer:	Tom Charlton MSc MRSB (NE Class 2 Bat Survey licence 2018-34622-CLS-CLS)
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Primary Surveyor Experience

Jason Skinner – 7 years professional ecological experience, primarily involved with bats and reptiles through consultancy and assisting on research projects. Experienced with small-scale and large-scale development projects and involvement on multiple bat mitigation licences. Co-author of peer-reviewed research papers on reptiles and amphibians. Member of Staffordshire and Wiltshire Bat Groups.

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1 INTRODUCTION

1.1 Cotswold Environmental Ltd was instructed to carry out a Protected Species Survey for bats and nesting birds, as well as subsequent nocturnal bat survey effort, at Medlar Cottage, Branes Green, Brinkworth, Wiltshire SN15 5AJ. The site is located at approximate National Grid Reference (NGR): SU 01814 84672.

1.2 Development proposals are described as the demolition of an existing outbuilding in order to make way for a new garage (See Fig 2. Site Map). A planning application will be submitted to Wiltshire Council in due course.

1.3 This report provides survey data based on field visits that were carried out in August 2023. The purpose of the daytime survey was to assess the buildings for their suitability to support protected species and to ascertain evidence of any protected species, most notably bats and nesting birds. The field visit results provide information to determine the potential ecological impact the proposed development may have on protected species, and to inform the level of further survey effort and mitigation required to comply with relevant nature conservation policies and legislation. The evaluation and findings in this report can be used by Wiltshire Council in their view of the planning application. Survey results should be considered valid for a period of 12-18 months (subject to consultation with the Local Planning Authority and/or Natural England).

1.4 The National Planning Policy Framework (NPPF) (July 2021) sets out the government planning policies for England and how they should be applied. Chapter 15: Conserving and Enhancing the Natural Environment, is of particular relevance to this report as it relates to ecology and biodiversity. The Government Circular 06/2005, which is referred to by the NPPF, provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

1.5 Medlar Cottage is located to the immediate north of the B4042 within the Barnes Green area of Brinkworth. The site location is shown in Fig. 1: Site Location Map.

1.6 A detached outbuilding, located on the grounds of Medlar Cottage, was surveyed during the assessment. The survey boundary is shown in Fig. 2: Site Map.

Survey Objectives

- To determine suitability for protected species
- Ascertain evidence of protected species.

- Determine the potential ecological impact the proposed development will have on protected species
- Inform the level of further survey effort that is required.

2 METHODOLOGY

Desk Study

2.1 A records search was undertaken using desktop resources including the Multi-Agency Geographic Information for the Countryside[1] (MAGIC) resource. MAGIC was used to search for records of designated sites, habitats and granted European Protected Species Licenses (EPSLs) within a 2km radius. Google Earth[2] was also used to study the nearby landscape.

Field Study

Preliminary Bat Roost Assessment

2.2 Ecological consultant Jason Skinner (NE Class 2 Bat Survey licence 2020-50774-CLS-CLS) carried out the Preliminary Roost Assessment (PRA) on Thursday 10th August 2023.

2.3 Survey effort was completed in line with official assessment guidelines[3] and largely followed that recommended by the Chartered Institute for Ecology and Environmental Management (CIEEM)[4] and British Standard Code of Practice[5]. The assessment followed the standard methodology. The site was searched using visual encounter survey techniques. Potential bat movement corridors and movement barriers were assessed and noted. During the site visit, where possible, all areas of the buildings were internally and externally examined for evidence of bats. The building survey included an internal and external assessment using a powerful torch and endoscope where required.

2.4 Internally, the building was assessed using a powerful torch beam to scan the walls and flat surfaces for droppings and other signs of bat activity. Feeding remains such as moth and butterfly wing concentrations were also surveyed for. All holes and crevices considered by the surveyor as likely to be used as a bat roost were examined to ascertain presence or absence of bats.

[1] Multi-Agency Geographical Information for the Countryside (MAGIC). Crown Copyright and database rights [2015]. Ordnance Survey 100022861. Available at: http://www.magic.gov.uk/
[2] https://www.google.co.uk/intl/en_uk/earth/

[3] Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edn. Bat Conservation Trust, London.
[4] CIEEM (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.
[5] British Standards Institution (2013) BS 42020:2013. Biodiversity – Code of practice for planning and development. British Standards Institution, London.

2.5 Externally, visual ground inspections of all elevations were undertaken using binoculars and a telephoto lens where required. Photographs were taken to capture likely features of ecological value to bats and birds i.e. missing tiles, damaged or missing mortar, exposed gable ends, gaps within soffit board, rotten timber and other potential entry points. Other external aspects of the buildings were surveyed, including windows, windowsills, external doors and the ground within close proximity of the structure was thoroughly inspected for bat droppings and feeding remains.

Table 1: Guidelines summary for assessing potential bat roost suitability

Suitability	Description of building, tree or structure
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	A structure or tree with one or more potential roost sites that could be used by individual bats opportunistically. However, potential roost sites not suitable for larger numbers or regular use (i.e. maternity or hibernation).
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time.
Confirmed roost	Evidence of bats or use by bats found.

Nocturnal Bat Surveys

2.6 One dusk nocturnal bat survey was carried during August 2023 following recommendations from the preliminary survey. Survey effort was carried out by consultant ecologist Jason Skinner.

2.7 Nocturnal bat survey effort was completed in line with official assessment guidelines[6] as well as interim guidance notes issued by the Bat Conservation Trust in May 2022[7].

2.8 During the survey, the surveyor took up a static position 15 minutes prior to and 1.5 hours after sunset (see Site Map: Fig. 2). Visual observations of bats were noted, and bat species were identified using bat detectors. The information recorded included weather, timings, whether bats emerged or re-entered the building, direction of travel, species and activity e.g. foraging, commuting. Equipment used during the nocturnal surveys included Echo Meter Touch II recorders coupled to Apple tablets and heterodyne bat detectors.

[6] Collins J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edn. Bat Conservation Trust, London.

[7] Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys Bat Conservation Trust, May 2022 [Online] [Accessed 1st June 2022] https://cdn.bats.org.uk/uploads/pdf/Interim-guidance-note-on-NVAs-May-2022-FINAL.pdf?v=1653399882

2.9 One infrared camera system (SANNCE 4K model) coupled with infrared lighting (Night Fox XB5 940 nm torch) was used to strengthen the survey data.

2.10 Recorded bat calls were analysed using Kaleidoscope 5.1.9i where required.

2.11 Temperatures were recorded onsite using an Elitech RC-51 Temperature Logger.

Inspection for nesting birds

2.12 The survey also included an internal and external inspection of the surveyed buildings for evidence of common nesting birds as well as notable and protected species. Inside the building, artificial light was used to search for birds, dead birds, dead chicks, nesting material and eggs.

2.13 All accessible elements of the surveyed buildings containing nesting potential were checked to see if the development would have any adverse effects on nesting birds. The active nests of all wild birds are protected under the Wildlife & Countryside Act 1981 (as amended). An active nest is one that is being built, containing eggs or chicks, or on which fledged chicks are still dependent. Birds within Schedule 1, such as barn owl *Tyto alba*, are also protected from disturbance during the nesting period.

2.14 The presence of notable and protected bird species and any signs indicative of their past and present use was taken into consideration during the inspection of the buildings. Likely perches and nesting locations were checked, and all ledges and cavities were examined for nesting debris where accessible.

Limitations

- Bat droppings deposited in or around the exterior degrade quickly due to weather. The presence of bats or their roost must not be disregarded in the absence of droppings.
- Many bat species in the UK are crevice-dwelling bats and as such, are difficult to find during PRAs.
- Local biological records were not obtained.
- For Health & Safety purposes ladders were not used to gain close views of the external roof structure. All external aspects of the building were assessed from ground level.

3 RESULTS

Desk Study

Designated Sites

3.1 According to the MAGIC website, no statutory or non-statutory designated sites exist within a 2km radius of the site boundary and no internationally designated sites for bat conservation exist within a 10 km radius of the site.

Local Habitats

3.2 Medlar Cottage is immediately surrounded by low density residential development which gives way to areas of recreational grassland and fields of grazing pasture which are bordered by mature hedgerows. A railway line exists to the south of the village and features embankments with linear groups of mature trees, although within a 2 km radius the local environment is poorly wooded.

Notable Habitats within a 2 km radius:

- Approximately three blocks of deciduous woodland, the closest existing 380 m to the south
- Six blocks of traditional orchard, the closest located 750 m to the north-east
- A parcel of scrub located 180 m to the south-west

3.3 No ancient woodland was identified within a 2 km radius of the property using the MAGIC website.

Granted European Protected Species Licences (EPSLs) within a 2km Radius

3.4 According to the Magic website, three EPS licences have been granted for bats within a 2 km radius of the survey site, these are shown below in Table 2.

Table 2: Granted EPSLs within 2km of survey site

Species	Distance	Direction	Year Granted
BLE,C-PIP	680 m	South-West	2014
C-PIP, S-PIP, BLE	770 m	South-West	2013
BLE,C-PIP	1.4 km	South-East	2020

BLE = *Plecotus auritus*, C-PIP = *Pipistrellus pipistrellus*, S-PIP = *P. pygmaeus*

Field Study

Preliminary Bat Roost Assessment Results

3.5 The PRA and all subsequent information pertain to the detached outbuilding which is located to the immediate north-east of the residential dwelling (see Fig. 2: Site Map).

3.6 The surveyed building is a single storey, brick-built structure with a pitched roof that is clad with slate tiles. The front, south facing elevation features three wooden doors and two windows. An additional door is located at the west facing gable end wall and an opening in the wall is located at the rear north facing elevation. Barge boards are present at the gable end walls, however there are no fascia boards or soffit boxes at the eaves. The structure is sub-divided internally into two rooms, however, the building does not feature a loft void or enclosed roof space.

3.7 Externally, the brick walls were well pointed with no obvious damage, crevices or missing mortar however, a gap was noted under a single ridge tile and ivy cover was present at the eastern extent of the roof, providing features that could be exploited by crevice dwelling bat species. All doors and windows were closed and tightly fitted at the time of the survey, however, the opening in the rear elevation could provide an entry point for perch feeding species such as brown long-eared or horseshoe *Rhinolophus sp*. bats that require direct access to the interior of a structure through large openings.

3.8 An internal inspection of the structure revealed an exposed king post timber roof structure with no underlining to the tiles. Although the eastern extent of the structure features an open elevation to the rear and the timber frame is exposed, offering potential as a night roost to perch feeding/resting species of bat, no evidence such as droppings or feeding remains were discovered on the ground below these features and no bats, droppings or further evidence of bat presence such as feeding remains was discovered during the assessment of the building.

Table 3: Weather conditions during the preliminary roost assessment

Date	Start	Finish	Temp °C	Wind	Cloud	Rain	Notes
19/07/2023	10:30	11:40	17	Calm	30 %	Dry	N/A

Nocturnal Bat Survey Results

Survey One

3.9 During the nocturnal survey, completed on the 24th of August 2023, low numbers of four species of bat was recorded - common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *P.pygmaeus*, *Myotis* sp., and noctule *Nyctalus noctula*. Activity began at 20:35 h, comprising irregular commuting passes and

foraging by common and soprano pipistrelle. Additionally, individual non-visual recordings of commuting noctule and *Myotis* sp. were recorded over the site grounds during the same period, with the final observation made at 21:14 h. Overall activity levels were not considered to be significant, and at **no point were any bats observed emerging from or re-entering the surveyed building.**

TABLE 3: WEATHER CONDITIONS DURING NOCTURNAL BAT ACTIVITY SURVEYS

Date	Start	Finish	Sunrise/ Sunset	Temp °C	Wind	Cloud	Rain	Notes
24/08/23	20:05	21:45	20:13	18	Still	10%	Dry	n/a

Inspection for nesting birds

3.10 Although the building could be accessed internally by nesting birds due to the opening in the rear elevation, no evidence was discovered and no splash marks, droppings or pellets that would indicate the presence of roosting barn owl was noted.

4 INTERPRETATION AND RECOMMENDATIONS

4.1 A daytime assessment was commissioned with a view to assess a detached outbuilding at Medlar Cottage, Brinkworth for its potential to support protected species, notably roosting bats and nesting birds. The survey boundary is shown in Figure 2: Site Map. Work proposals include the demolition of the building.

4.2 As part of the desk study, online resource MAGIC was checked for granted EPS licences and statutory and non-statutory designated sites. Results from the online desk study showed that three EPSLs have been granted for three species of bat within a 2km radius and no statutory designated sites occur within the same radius. The proposals are considered small-scale, and therefore, provided that the surrounding habitats are not subjected to the inappropriate use of nocturnal lighting, no impacts to habitats beyond the site boundary are anticipated as a result of the development proposals.

4.3 The site is located within a village location, surrounded by grassland that is bordered by mature hedgerows and other linear features such as rows of mature trees that provide important habitat for commuting and foraging bats.

Building Assessment

4.4 External Potential Roosting Features (PRFs) noted during the assessment comprised absent mortar leading beneath a single ridge tile located at the south-facing roof pitch, providing opportunities which could be exploited by individual crevice dwelling species of bat. Additionally, whilst bats could gain entry to the internal elements of structure, no bats, droppings or further evidence of bat activity was discovered during the assessment of the building. However, due to the presence of the limited PRFs outlined above, combined with the suitability of surrounding habitats, roosting by bats cannot be discounted at this stage.

4.5 Taking the above into consideration, **the detached outbuilding was considered to hold low roosting potential**. Therefore, it was recommended that prior to any works commencing, **one nocturnal survey be undertaken** to ascertain presence/absence of bats.

Nocturnal Bat Survey

4.6 During the nocturnal survey effort, four bat species were recorded utilising the wider environment for commuting and foraging. Results indicate that local bat populations of various species exploit surrounding habitats; however, activity levels overall were considered low**. Notably, at no point were any bats observed emerging from or re-entering the surveyed building and as such roosting can be reasonably discounted.**

Conclusion

4.7 Taking the above into consideration, **no further bat survey effort is recommended**, and a European Protected Species Licence is not required for the proposed works to proceed. However, all workers should be vigilant and mindful of bats during works on the above buildings, taking extra care at all times during development. In the unlikely event that bats are discovered, work should cease immediately, and a suitably licenced and experienced ecologist contact for further advice. It should be noted that further works would not be able to lawfully proceed without confirmation from Natural England, and bats should not be handled at any time for legal reasons. If bats are discovered during works, Natural England will potentially restrict development until further surveys have been completed and a full mitigation and compensation strategy has been designed. It is likely that, if bats are discovered, a European Protected Species Licence (EPSL) will be required from Natural England.

4.8 Linear features such as rows of trees and hedges are important for commuting activity in bats and the adjacent habitat found to the immediate north of the property will likely offer foraging opportunities to the local bat population. Use of nocturnal lighting as part of the development works must be carefully considered, as inappropriate usage of nocturnal lighting during or after the development could have a detrimental impact on bats, which utilise corridors such as unlit hedgerows and treelines for navigation. Therefore, it is recommended that a site-specific lighting mitigation scheme be prepared detailing use

of nocturnal lighting for both during and after the development phase with a view of retaining darkened corridors for bats, an outline for which is provided in point 4.9 Nocturnal Lighting Scheme.

Nocturnal Lighting Scheme

4.9 Measures should be taken to ensure that bats and other nocturnal animals are safeguarded from inappropriate use of light and noise throughout the hours of night, as well as to protect important commuting corridors for bats. We recommend that:

- During the construction phase, works are not carried out after dusk and do not commence until after dawn. Generators and machinery that emit significant noise levels must not left to run through the night.
- Use of nocturnal lighting after construction should be minimised where possible. Any external security lights used should be placed on a sensor switch to ensure that they do not remain on throughout the night.
- To ensure suitable dark corridors remain without causing disturbance to bats, external lighting will be kept to a maximum output of 1 lux to avoid disturbance to bats. It is further recommended that LED lighting sources are used, which generally have a narrower and more directional beam.
- Light spill should be controlled and if lighting is required at night, hooded shields are fitted to prevent spill onto nearby ecological features that are likely to support wildlife.
- Lighting must not be directed towards any bat or bird compensation features, or the mature trees present within the grounds. These must be protected from light spillage to retain darkened corridors for commuting bats and other wildlife.

Nesting birds

4.10 If at any point nesting birds are discovered within the structure, without appropriate mitigation, these may be impacted by the development proposals. Impacts to nesting birds can be avoided by timing works outside the bird nesting season which generally runs between February-August, or by ensuring a site visit is carried out by a suitably qualified ecologist ahead of works commencing. In the event that any nesting birds or suspected nesting activity is discovered prior to works commencing, works must cease and Cotswold Environmental Ltd contacted for further advice.

Biodiversity Enhancement

4.11 The NPPF (2021) outlines obligations of Local Planning Authorities to promote Biodiversity Net Gain where possible. There are various options available with regards to biodiversity enhancement on site:

Bats

4.12 In addition to any required mitigation, an option to increase biodiversity relating to bats on site would be to affix one or more bat boxes to nearby mature trees within the site boundary, ideally using either Schwegler 1FF boxes (or similar) or Schwegler 2F boxes (or similar). Alternatively, bat boxes can be installed at the apex of a gable wall, but they can also be placed along other elevations at eaves level or below the fascia and / or soffits. They may also be pole-mounted in a garden. Bat boxes should be positioned no lower than 4m above ground level and they should not face in a northerly direction.

Nesting Birds

4.13 An option to increase biodiversity relating to nesting birds would be to install one or more external bird nest boxes (Schwegler 1B or similar) onsite. For maximum success, our recommendations are as follows:

- Bird boxes must be positioned away from the building's main access doors where disturbance would be likely.
- Following British Ornithology Trust guidelines, bird boxes must be positioned no lower than 2m from ground level and preferably above 3 m to prevent possible predation.
- The proposed placement of the bird nest boxes must allow for a clear flight path, without obstruction to the nest box entrance. It is recommended that they are installed in a south-westerly facing direction to offer protection from prevailing winds and rain and should ideally be slightly tilted in a downwards position to offer further weather protection.

APPENDIX A: LEGISLATION SUMMARY

National Planning Policy Framework July 2021

The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2021) states: Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Wildlife & Countryside Act 1981 (as amended)

The Wildlife & Countryside Act 1981 (as amended) [WCA] is the primary legislation for England and Wales for the protection of flora, fauna and the countryside. Part I within the Act deals with the protection of wildlife. Most European Protected Species offences are now covered under the Conservation of Habitats and Species Regulations (see below), but some 'intentional' acts are still covered under the WCA, such as obstructing access to a bat roost.

The WCA prohibits the release to the wild of non-native animal species listed on Schedule 9 (e.g. Signal Crayfish and American Mink). It also prohibits planting in the wild of plants listed in Schedule 9 (e.g. Japanese Knotweed and *Rhododendron ponticum*) or otherwise deliberately causing them to grow in the wild. This is to prevent the release of invasive non-native species that could threaten our native wildlife.

The provisions relating to animals in the Act only apply to 'wild animals'; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity. There are 'defences' provided by the WCA. These are cases where acts that would otherwise be prohibited by the legislation are permitted, such as the incidental result of a lawful operation which could not be reasonable avoided, or actions within the living areas of a dwelling house.

Licensing

Certain prohibited actions under the Wildlife and Countryside Act may be undertaken under licence by the proper authority. For example, scientific study that requires capturing or disturbing protected animals can be allowed by obtaining a licence – e.g. bat surveys.

Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) (which are the principal means by which the EC Habitats Directive is transposed in England and Wales) update the legislation and consolidate all the many amendments which have been made to the Regulations since they were first made in 1994. These regulations provide for the:

- protection of European Protected Species [EPS] (animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain) including bats, dormice, great crested newts, and otters;
- designation and protection of domestic and European Sites - e.g. Site of Special Scientific Interest [SSSI] and Special Area of Conservation [SAC]; and
- adaptation of planning controls for the protection of such sites and species.

Public bodies (including the Local Planning Authority) have a duty to have regard to the requirements of the Habitats Directive in exercising their function – i.e. when determining a planning application. There is no defence that an act was the incidental and unavoidable result of a lawful activity.

It is possible for actions which would otherwise be an offence under the Regulations to be undertaken under licence issued by the proper authority. For example, where a European Protected Species has been identified and the development risks deliberately affecting an EPS, then a 'development licence' may be required.

Bats

In England and Wales, bats and their roosts are protected under the Conservation of Species and Habitats Regulations 2017 (as amended), and the Wildlife & Countryside Act 1981 (as amended). Taken together, this legislation makes it an offence to:

- Deliberately capture (or take), injure or kill a bat
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of the animals to survive, breed, or nurture their young or likely to significantly affect the local distribution or abundance of the species whether in a roost or not
- Damage or destroy the breeding or resting place of a bat
- Possess a bat (alive or dead) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost
- Sell (or offer for sale) or exchange bats (alive or dead) or parts of bats

A roost is defined as being 'any structure or place that is used for shelter or protection', and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.

Birds

All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:

- Kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird while it is in use or being built
- Take or destroy the egg of any wild bird

Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

APPENDIX B: MAPS

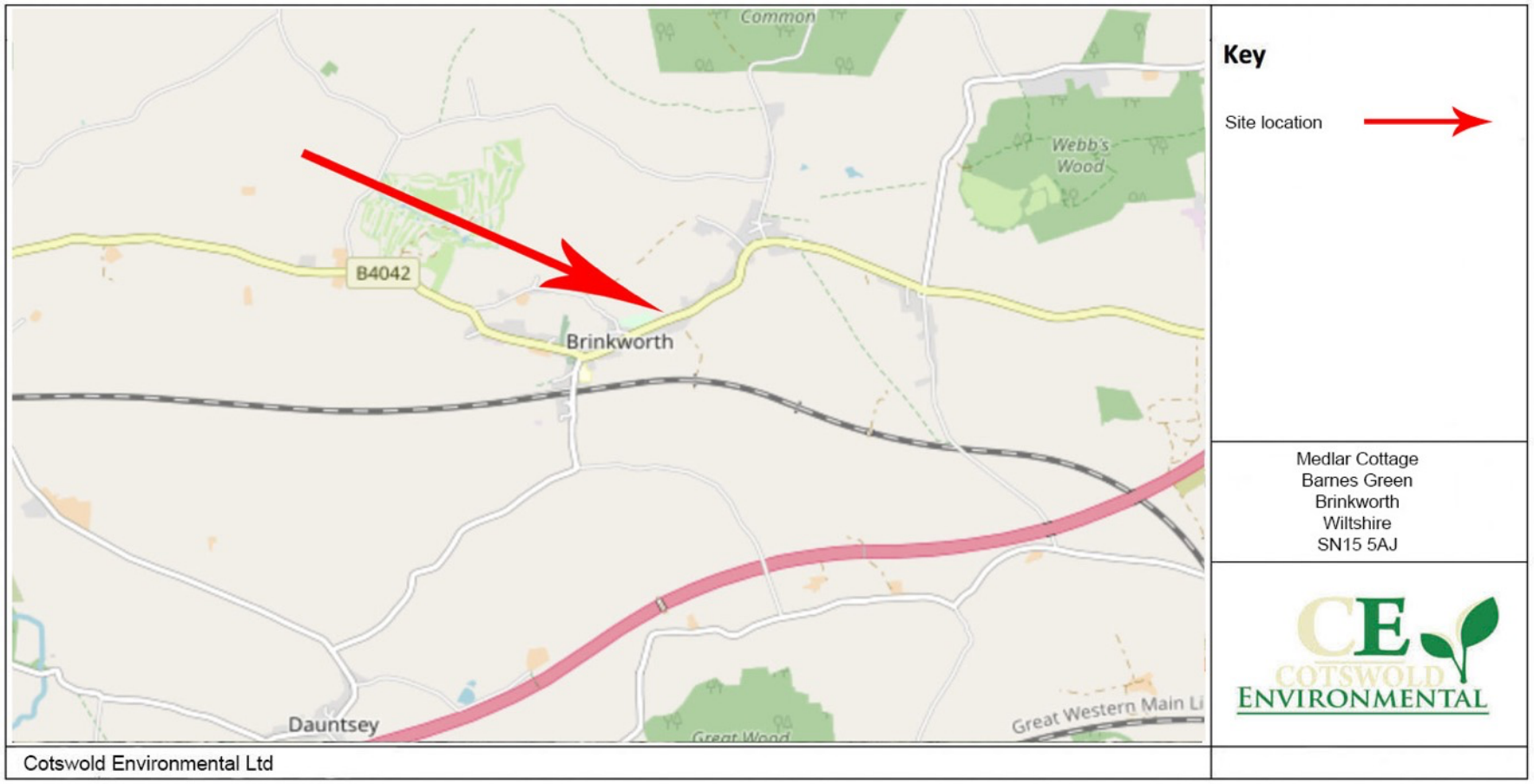

Figure 1: Site location map



Figure 2: Site Map

APPENDIX C: SITE IMAGES



Photo 1: Front south facing elevation



Photo 2: Rear north facing elevation



Photo 3: West facing elevation



Photo 4: Single gap under ridge tile



Photo 5: Interior of building, showing king post truss timber roof structure



Photo 6: Lack of underlining to slate tiles



Photo 7: Example infrared camera view during nocturnal bat survey effort.