Rev	Drn	Date	Description
A	MA	20.11.23	Bat mitigation added

Bat mitigation

Refer / read in conjunction with David Leach Ltd Ecological Consultants Bat Survey V3 November 2023

No works to the building that will affect the bat roosts or access points can be carried out until a European protected species licence has been issued and then only in the presence of the licensed ecologist.

Roofing works to the roost areas will take place during the months of March – April or October to November to avoid the core hibernation period and maternity period and to minimise the likelihood of bat being present when works are undertaken.

The landowner will make the contractors aware of bats and bat roosts in the building and ensure they have read and understood the mitigation plan with respect to not undertaking any work to the roof or roost areas highlighted in the report without a licensed ecologist being present.

Before works to the roost areas start two suitable bat boxes, one for each species found, will be erected on a mature tree or building on site to provide a roost area for bats until the work is completed and to have a safe location to relocate any bats found. These will remain in place and not be moved unless checked by a licensed bat worker beforehand. If it is found the box has been occupied by bats a protected species licence will be required before the box can be moved.

A pre-works survey of the building will be undertaken by the named ecologist to check for the presence of bats. It is anticipated that individual bats may be present due to timing of the works and any found will be moved individually using gloves and cloth bags and relocated to a bat box of the site. Once the building is deemed clear of bats then roof deconstruction works will proceed using a 'soft' approach.

The soft stripping of the roof will be undertaken in dry, mild weather conditions under the supervision of the named consultant.

Prior to soft deconstruction works on the roof of the building commencing, a demonstration will be given to all site operatives and contractors to explain bat biology, their responsibilities and the required work methods. The site operatives will be informed that they need to be continually aware of potential bat presence during the work. In addition, all contractors on site will be made aware of their responsibilities under the Wildlife and Countryside Act 1981 (as amended) and will be required to adhere to advice given in this method statement.

The access points and roost areas identified during the surveys will be dismantled by hand under a watching brief by the named ecologist. The external soft strip will only be undertaken in dry, mild conditions to prevent any bats which are discovered from getting cold and wet.

If, during the remaining works, the building is found to contain solitary bats, work will be halted until the bat(s) vacate the building or until a licensed bat handler removes the bat(s). Once the area is clear of bats then works will proceed. If any bats are discovered they will be removed by a licensed bat handler using gloves and a cloth bag and relocated to one of the newly erected bat boxes.

Builders and contractors are explicitly forbidden from handling bats.

In the unlikely event that a sick or injured bat is found it will be carefully placed in a small, ventilated box with a secure lid and with a rough cloth along one side and the bottom. The bat will then be taken to a Local Bat Care worker who will look after it. When the bat is fully recovered, they will arrange for its release at the site when weather conditions are suitable.

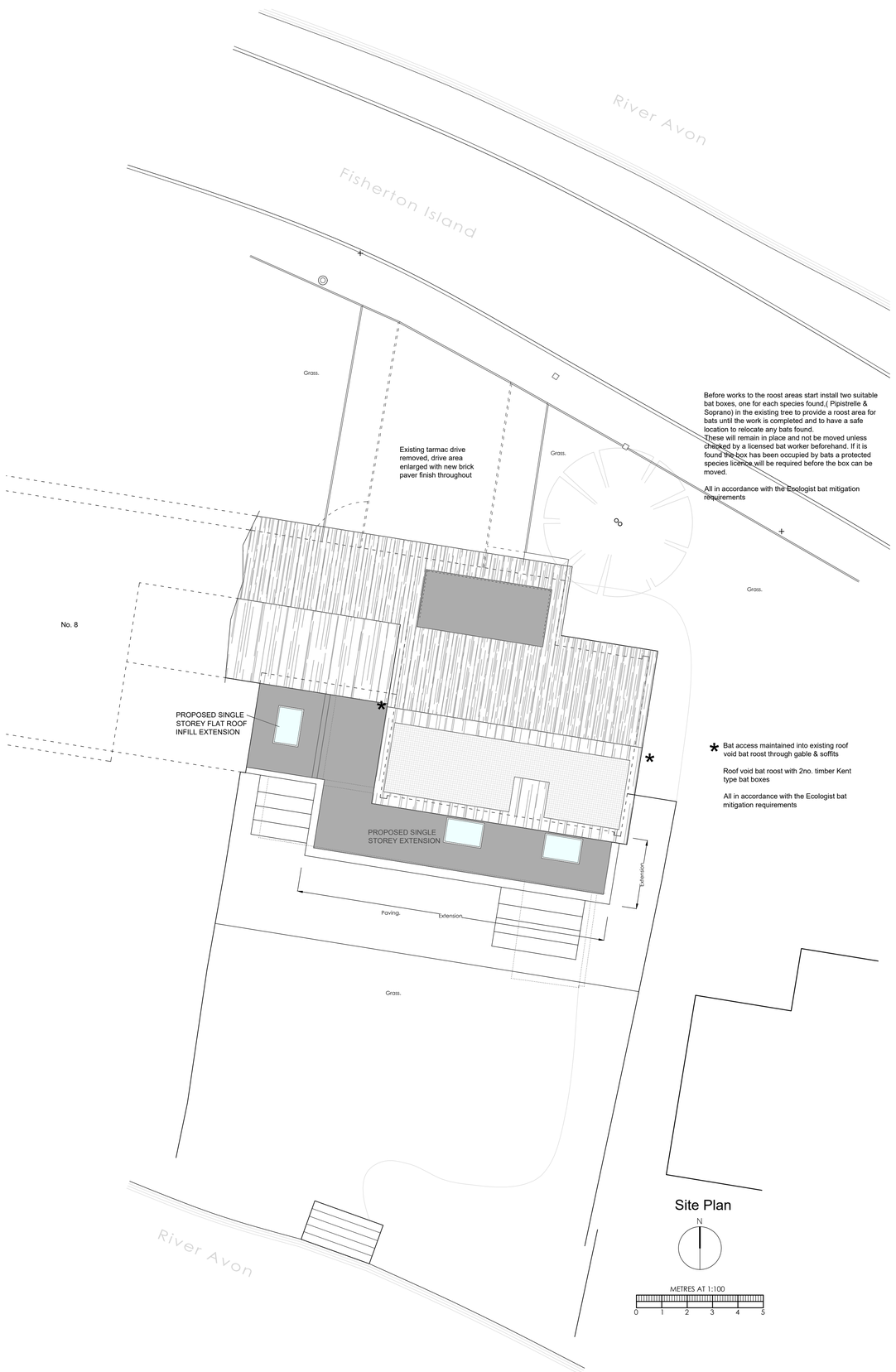
To allow bats to continue to use the existing roof space there will be bat access into the roof void in the form of two 50mm x 18mm gaps through the gable wall and the soffits in the location of the existing access points.
o There will be two wooden Kent type bat boxes in the roof void to provide sheltered roosting areas for the bats.
o The floor should be boarded or covered with polythene to allow easy cleaning up of bat droppings during the winter period.
o There must be no fixed lighting in the bat loft.

Extra care will be taken to ensure that external lights are kept to a minimum and will not illuminate bat access points or flight paths around the buildings with bat features or the trees and shrubs on site. A suitable lighting scheme and regime in accordance with Guidance Note 08/18 Bats and Artificial Lighting in the UK. Bats and the built environment series, Bat Conservation Trust (London) & Institution of Lighting Professionals (Rugby) (2018) must be approved by the LPA . This will include:
o Any lights will be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. A shield or hood will be used to control or restrict the area to be lit and limit "light spillage" on the site.
o Security lights will be on motion sensors and on for a maximum of 1 minute.
o Lighting units will be of low intensity - up to 15 watts, and red, amber or warm light with a maximum lighting colour temperature of 2700 K.
o White, blue and green light sources including metal halide, mercury and CDO / CPO Ceramic Outdoor Lamps bulbs have a significant effect on bats and will not be used.

NOTE
A European Protected Species (EPS) Mitigation Licence is required from Natural England to allow the works to proceed

Construction Method Statement

Refer to Ecologist detailed Construction Method Statement, November 2023



Before works to the roost areas start install two suitable bat boxes, one for each species found,(Pipistrelle & Soprano) in the existing tree to provide a roost area for bats until the work is completed and to have a safe location to relocate any bats found.
These will remain in place and not be moved unless checked by a licensed bat worker beforehand. If it is found the box has been occupied by bats a protected species licence will be required before the box can be moved.

All in accordance with the Ecologist bat mitigation requirements

* Bat access maintained into existing roof void bat roost through gable & soffits

Roof void bat roost with 2no. timber Kent type bat boxes

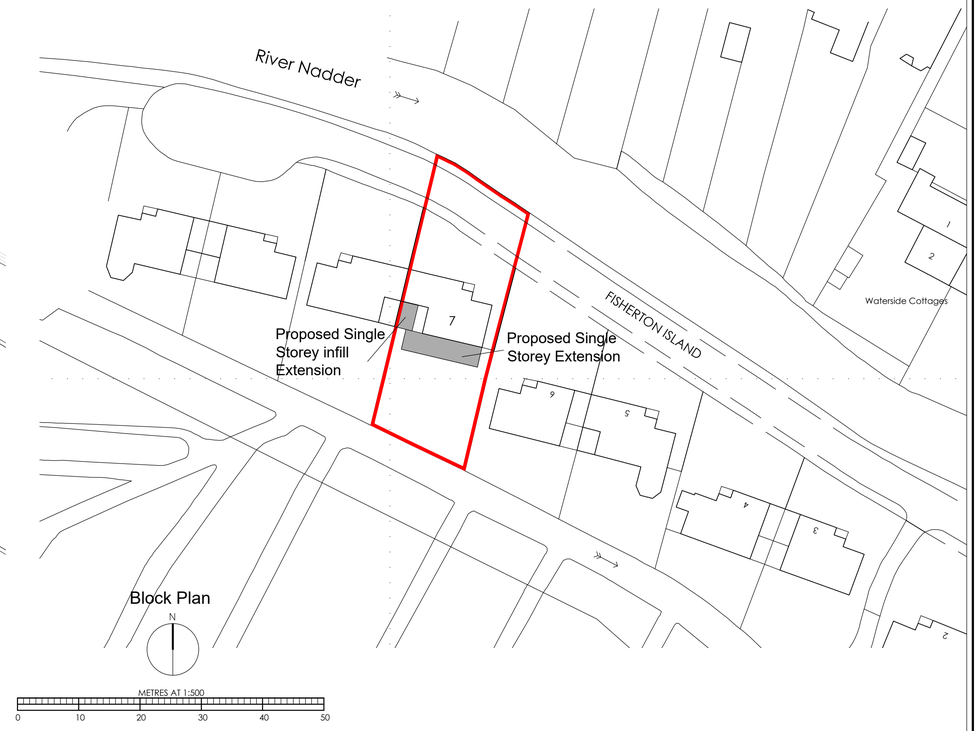
All in accordance with the Ecologist bat mitigation requirements

Site Plan

N

METRES AT 1:100

0 1 2 3 4 5



Block Plan

N

METRES AT 1:500

0 10 20 30 40 50



Location Plan

N

METRES AT 1:1250

0 20 40 60 80 100

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DRAWING
Site & Location Plans as Proposed

SCALE 1:100, 1:500, 1:1250 @ A1

DRAWING ORIGINATOR MA

DRAWING No. 22079 - 5

REVISION A

DATE Oct. 2023