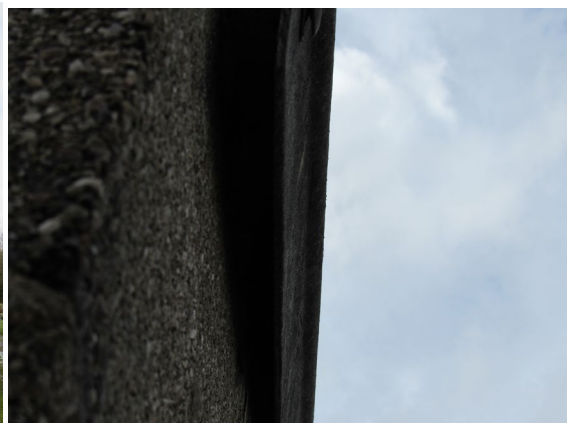




There is no access at the verge where mortar closes the verge. On the outside there is a verge flashing with a small gap under the lower edge. This could provide a temporary place of shelter for individual bats but the likelihood of use is exceptionally small due to weather and natural light penetration. This exceptionally small likelihood can be managed by contractors following the method of working set out below.



Bat roosting opportunities in the shippon building; Possible.

Birds.

There is bird nesting evidence in the ground floor of the building. Swallows have been accessing the ground floor through the glazed window.



If birds begin to nest in any of the areas being developed for the shippon conversion then work must stop until the young have fledged.

Conclusion.

There was no evidence of bats using the shippon attached dwelling as a place of shelter.

There are roosting opportunities for bats under plain tiles on the northern elevation and the ridge tiles of the shippon. The proposal is to convert this area to residential uses as an extension of the existing dwelling. If this is undertaken without the removal of the roof then there will be no impact on bats. The installation of dormer or velux style roof lights in the southern elevation of the shippon will have no impact on the bat roosting opportunities under the ridge tiles or on the northern elevation plain tiles.

The conversion of the lean to will result in the loss of the exceptionally poor place of shelter under the fibre cement verge flashings. This gap could provide a temporary place of shelter for

individual bats but the likelihood of use is exceptionally small and can be managed by contractors following the method of working set out in this report.

Swallows have been nesting in the shippon building, accessing the building. The conversion of the building to residential uses will result in the loss of the nesting opportunities. Mitigation is to be provided for the lost swallow nesting.

The site for the conversion has no value to biodiversity and comprises entirely building with the existing bat roosting opportunities under the ridge tiles and the plain tiles of the northern elevation retained. There will be no net loss of biodiversity for the site if the residential conversion is built and new bat roosting opportunities can be created.

Impacts on bats.

The conversion of the shippon property will have a negligible impact on bats if the roosting under the ridge tiles and the plain tiles of the northern elevation are retained.. The method of working below must be followed to ensure that the potential for disturbing or harming bats, however small, is minimized and avoided.

There is no loss of habitat from the proposed development and there will be no impact on habitat, forage or commuting routes from the proposed development.

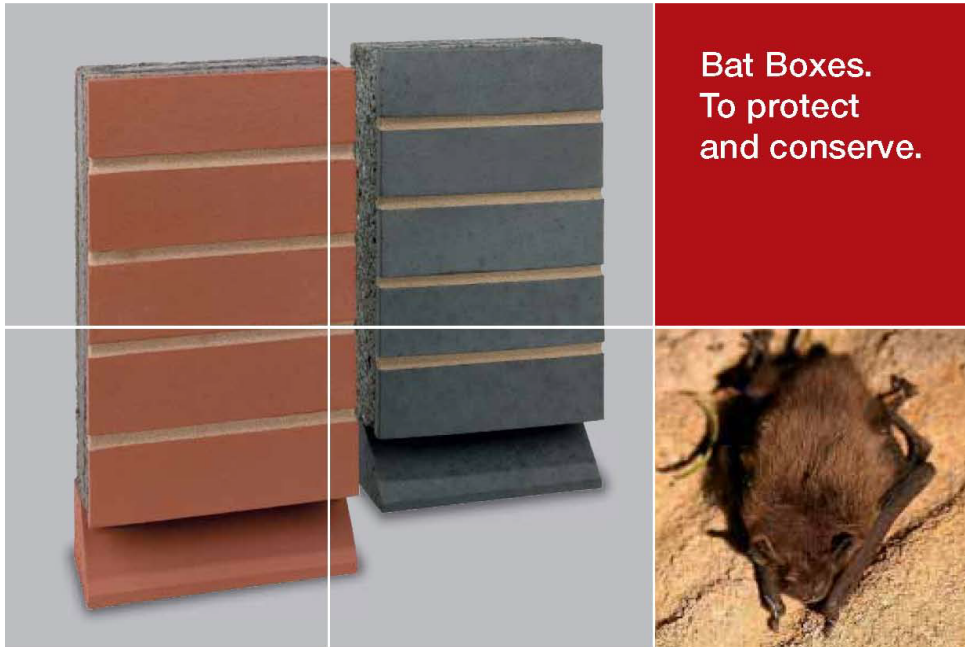
Enhancements for bats.

Records show that there are populations of crevice dwelling bats locally. New roosting opportunities for these species of bats can be created when the new shippon residential area is built if planning permission is granted, to meet the requirements of the National Planning Policy Framework (2019).

An integrated bat box can be installed at the verge of southern elevation of the lean to building when it is converted to residential uses, should planning permission be granted. These are constructed from brick or concrete blocks and are built into the outer leaf of brickwork. They can have facing bricks or be rendered. They provide no access to any cavity wall.



They are made by a number of companies including Wienerberger, Ibstock Brick, Habibat and Schwegler.



**Bat Boxes.
To protect
and conserve.**



Birmingham and the Black Country
Cheshire
Derbyshire
Devon
Durham
Lancashire, Greater Manchester & North Merseyside
Staffordshire
Surrey
Sussex

Wienerberger has worked closely with EcoSurv Ltd to create a brand new range of eco-friendly bat boxes. Compared to existing bat boxes on the market, the Wienerberger bat box is larger and features an innovative arrowhead structure which helps maintain the bats body temperature in order for them to flourish.

The bat box is designed to encourage the most popular bats found in the UK, such as Pipistrelles, Natterer's, Whiskered and Brandt's bats. Other bat box options are available for other breeds via special order.

Bats are an important part of our natural landscape. The latest legislation to protect bat species and their habitats has now brought the UK in line with the rest of Europe and made bat conservation mandatory on any new building project where bats may exist.

Our bat boxes also help towards gaining additional ecological points to meet the requirements of the Code for Sustainable Homes.

Our bat boxes are currently available in Staffordshire Smooth Red and Smooth Blue but can also be manufactured to any colour in our range.

Further detailed information on Wienerberger bat boxes and bat conservation is available at www.brick.co.uk/batbox or contact Design Services on **0161 491 8200**

A location away from doors and windows has been chosen so that droppings falling from the bat box will not cause a nuisance for the occupants. The southern elevation will benefit from solar gain and provide a warm roosting environment.



Integrated bat box.

There should be no direct illumination of the new bat roosting opportunity. Lighting around the site will be by low wattage down lights at low level to provide security and safety lighting for the dwelling and service area. This lighting will be set no higher than the head height of the ground floor windows and will minimise the possible disturbance to bats in this area. Any security lighting will use PIR's to ensure they turn off automatically once the movement has ceased.

Mitigation for birds.

Swallows have been nesting in the shippon building. Mitigation is to be provided for the loss of the nesting by constructing a swallow nest box at the gable apex of the eastern elevation.



Swallow nest box.





The method of working has been set out so that it can be printed and handed to contractors on site.

Method of working.

There is no evidence of bats using the buildings as a place of shelter but it is possible that individual bats may use the possible roosting sites under the ridge tiles and the plain tiles of the northern elevation at different times of year. Because of this possibility a method of working must be put in place when there are contractors on site. This would cover work to the roof or demolition where there was access for bats.

The common species of bats that are likely to roost in buildings of this nature and are evidenced from the regional records, are crevice dwelling bats, such as the Common Pipistrelle. These bats are small and can use accesses as little as 50mm x 20mm. When found in buildings they appear no bigger than a thumb and have dark brown fur.