



Bat and Bird Survey Report

Bath House, Basford Hall, Basford Green, Leek, ST13 7ER

Prepared for Basford Properties

April 2025

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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.

Site Name:	Bath House
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Project:	Commercial renovation works
National Grid Reference:	SJ 99050 51178

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CONTENTS

1	INTRODUCTION	5
2	METHODOLOGY	6
3	RESULTS	8
4	DISCUSSION & RECOMMENDATIONS	16
APPENDIX A: LEGISLATION SUMMARY		20
APPENDIX B: MAPS		22
APPENDIX C: SITE IMAGES		27

TABLES

Table 1: Guidelines summary for assessing potential bat roost suitability.....	6
Table 2: Statutory designated sites within 1km radius.....	9
Table 3: Nocturnal survey weather conditions	10
Table 4: Hibernation survey conditions.....	15

SITE PLANS & MAPS

Figure 1: Location Map	23
Figure 2: Survey Map.....	24
Figure 3: Survey Results Map.....	25

SUMMARY

- A preliminary roost assessment (PRA) and three nocturnal bat surveys were carried out at Bath House during summer 2024.
- The building was found to provide roosting opportunity for bats during summer and the hibernation period.
- During nocturnal surveys, a common pipistrelle maternity roost was discovered, with access points at various locations within the roof structure. Other activities (potentially explorative behaviour while seeking hibernation sites) were identified as bats entered and emerged from stonework associated with the apse, highlighting the need for hibernation surveys.
- During the hibernation surveys no bats were discovered.
- A bat mitigation licence is required. Works to the roof or stonework cannot commence until the bat mitigation licence has been granted.
- A supervising ecologist must be onsite if works to the stonework near the apse are required.
- There will be timing constraints in connection with when work can be carried out under the bat mitigation licence.
- Mitigation and compensation is required to ensure there is no impact on the favourable conservation status of bats utilising the site and local area.
- Mitigation is required to ensure bats and birds are not affected by habitat loss, by retaining trees where feasible and shielding habitats from inappropriate use of artificial lighting at night.
- Nesting birds may utilise the building between February and September (inclusive).
- Mitigation is required to ensure nesting birds are not affected by the works.
- Enhancements are recommended to aid bird conservation at site and local level.

1 INTRODUCTION

- 1.1 This report presents details of bat and bird surveys carried out by Fauna Forest Ecology Limited at Bath House, Basford Hall, Basford Green, Leek, ST13 7ER (the site) (grid reference SJ 99050 51178) on behalf of Basford Properties.
- 1.2 Surveys included a preliminary roost assessment (PRA) and three subsequent nocturnal bat surveys.
- 1.3 Survey objectives were to:
- assess the building for its potential to support roosting bats and nesting birds.
 - search for evidence of roosting bats and nesting birds.
 - confirm presence or absence of roosting bats.
 - assess the survey area for its relative ecological importance to bats and birds.
- 1.4 The aim of this report is to:
- present survey findings.
 - highlight any ecological constraints relating to roosting bats, nesting birds and the proposed development.
 - make recommendations for mitigation, compensation and enhancements where necessary.
- 1.5 Bath House (the building) was a former residential dwelling in the curtilage of Basford Hall, approximately 2km southeast of Cheddleton and 3km northwest of Ipstones.
- 1.6 All survey and assessment work was completed in accordance with official assessment guidelines¹ and largely followed that recommended by the Chartered Institute for Ecology and Environmental Management (CIEEM)² and follows the British Standard Code of Practice³.

¹ Collins J (2024) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edn. Bat Conservation Trust, London.

² CIEEM (2017) Guidelines for Ecological Report Writing. CIEEM, Winchester.

³ British Standards Institution (2013) BS 42020:2013. Biodiversity – Code of practice for planning and development. British Standards Institution, London.

2 METHODOLOGY

Desk Study

- 2.1 A search was undertaken using desktop resources including the Multi-Agency Geographic Information for the Countryside⁴ (MAGIC) resource. MAGIC was used to search for records of designated sites and ecologically important habitats within a 1km radius of the site. Google Earth⁵ was also used to study the nearby landscape.

Preliminary Roost Assessment

- 2.2 Ecological consultant David Nixon MSc MCIEEM MRSB (bat licence number 2015-18322-CLS-CLS) undertook the PRA on 3rd October 2024.
- 2.3 During the survey, where possible, all areas of the building were internally and externally examined for evidence of bats and birds. The building survey included an assessment using a powerful torch and an endoscope. All holes and crevices considered by the surveyor as likely to be used as a bat roost or provide a suitable bird nesting environment were examined. Visual ground inspections were undertaken using binoculars. Photographs were taken to capture likely features of ecological value to bats and birds, such as missing tiles, damaged or missing mortar, exposed gable ends, gaps within soffit boards, rotten timbers and other potential entry points. Other aspects of the building were surveyed, including windows, window sills, external doors, and the ground within close proximity of the structure was thoroughly inspected for bat droppings and feeding remains.
- 2.4 Following a detailed assessment of the building in association with roosting bats, it was then classified according to its suitability based on the presence of features within the structure and/or surrounding landscape (Table 1).

Table 1: Guidelines summary for assessing potential bat roost suitability

Suitability	Description of building or structure
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	A structure 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 with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.

⁴ Multi-Agency Geographical Information for the Countryside (MAGIC). Crown Copyright and database rights [2015]. Ordnance Survey 100022861. Available at: <http://www.magic.gov.uk/>

⁵ https://www.google.co.uk/intl/en_uk/earth/

High	A structure 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

- 2.5 Three nocturnal bat surveys were carried out on the following dates using a combination of surveyors and night vision aids (NVAs) (see Figure 2).
- survey 1: 14th August 2024 - surveyors included: Simon Nash MSc (bat licence number: 2023-11771-CL18-BAT), Martin Kessel (bat licence number: 2018-33025-CLS-CLS), as well as three NVAs.
 - survey 2: 27th August 2024 - surveyors included Ash Martin BSc (hons) MSc ACIEEM (bat licence number: 2019-43539-CLS-CLS), Will Parkinson BSc (hons), Jason Nash as well as two NVAs.
 - survey 3: 16th September 2024 - surveyors included Ash Martin, Martin Kessel, Will Parkinson as well as three NVAs.
- 2.6 Surveyors deployed NVAs then took up separate positions surrounding the building for 15 minutes prior to and for two hours after sunset. The decision made to survey for two hours rather than 1.5 hours was based on the theory that the building provided suitable roosting opportunities for late-emerging species such as brown long-eared *Plecotus auritus* and Natterer's *Myotis nattereri*.
- 2.7 At any one time between surveyors, roof aspects deemed to hold risk of bat emergence were being observed. Visual observations of bat activity were noted and bat species were identified using bat detectors. Information recorded included weather, timings, whether bats emerged from or entered the building, direction of travel, species and activity (e.g. foraging or commuting). Equipment used during nocturnal surveys included EM Touch 2 Pro devices coupled to Android and Apple tablets and NVAs (Canon XA range along with Nightfox Whiskers as well as a Pixfra thermal scope).
- 2.8 Use of NVAs is vital for nocturnal surveys to give confidence in results. During the surveys, a photograph of the darkest part of the survey was taken to show the field of view and that appropriate illumination by infrared or thermal imaging was used. A bat detector was also placed by the side of each NVA so emergence could be cross-referenced against calls. All footage was watched back the following day in "real time".
- 2.9 All hand-held bat detectors are calibrated annually as per industry guidelines and in accordance with the manufacturer's instructions to ensure they remain accurate and fully functional.

Bat Hibernation Surveys

- 2.10 Three data loggers (Lascar Electronics EL-USB-2) were placed in locations inside the building in positions suitable for hibernating bats on 1st November 2024. A single data logger was also placed outside the building on the same date. The purpose of using data loggers during hibernation assessments is to record temperature and humidity conditions over the course of the hibernation season between November 2024 through to late March 2025 to establish if conditions are suitable and measure the variables during this period. The data logger placed outside is used to compare conditions between inside the building vs outside.
- 2.11 Four site visits were carried out by David Nixon during the hibernation season to search for evidence of hibernating bats. During each visit, the surveyor used an endoscope and torch to systematically search the building for roosting bats in locations such as against the roof timbers or in crevices between stonework, where conditions are often cool, constant and damp. Surveys were carried out on the following dates:
- Survey 1: 1st November 2024
 - Survey 2: 29th November 2024
 - Survey 3: 24th January 2025
 - Survey 4: 1st February 2025

3 RESULTS

Desk Study Results

- 3.1 There are two statutory designated sites within 1km of the survey site, which include Churnet Valley Site of Special Scientific Interest (SSSI) as well as Combes Valley SSSI.
- 3.2 The Churnet Valley is an area of high landscape value with many sites of nature conservation. It comprises various woodlands which are mostly continuous throughout its range, some of which split off into smaller valley systems often (locally) referred to as cloughs. Hills Wood, positioned at the northern extent of the SSSI is closest to the survey site.
- 3.3 Combes Valley (often referred to as Coombes Valley) is also of high landscape value and is important from a nature conservation perspective, and similarly to Churnet Valley, it is made up of various woodland compartments that are mostly continuous throughout its range. Mill Wood, positioned at the southern extent of the SSSI is closest to the survey site.
- 3.4 Further details in relation to the two SSSIs are shown below in Table 2.

Table 2: Statutory designated sites within 1km radius

Site name	Designation	Site reference	Distance of designated site from survey building
Churnet Valley	SSSI	1002020	700m south
Combes Valley	SSSI	1002232	680m east

Description of Local Habitats

- 3.5 Grasslands of various types and ecological qualities dominated the local landscape, many of which were grazed by sheep or supported cattle. The site itself was surrounded by a wealth of semi-natural habitats, especially to the west, where a belt of mature trees spanned from the rear of the building in a westerly direction for approximately 100m. Other smaller clumps of mature trees surrounded the site and the local landscape, and lines of trees of various ages and maturity extended between the site and the wider area, mostly along field margins or narrow watercourses. There was a waterbody at the northern extent of the site which was approximately 0.156ha in size, feeding Combes Brook at its northern and southern ends.

PRA Results

- 3.6 The building was a detached former residential dwelling constructed of stone, with a steeply-pitched timber-framed roof that was clad with decorative tiles. The roof structure was complex with gable walls on all sides, on the face of protruding dormer features that extended into the roof pitches, in areas. The ridge line was fitted with large concrete tiles, as were the verges and apex regions, which included large decorative coping tiles. A polygonal apse was featured at the rear northwestern corner of the building which was accessible via the core internal elements. The roof of the apse was “traditional”, with castellations surrounding the edge.
- 3.7 Internally, there were two main floors plus a third set above eaves level, leaving a relatively shallow loft void that in recent years had been lined with Kingspan. The internal elements of the loft regions were not considered safe to enter, although brief inspections from ladders were carried out. From the areas that could be assessed, the roof timbers, such as ridge boards and rafters, were suitable for use by void-dwelling species such as brown long-eared.
- 3.8 Externally, many of the roof tiles were fractured and had become dislodged over time, and bedding mortar had failed between ridge tiles, coping stones and the main stone walls. Such accessible crevices would prove a suitable roosting environment for bats, particularly crevice-dwelling species such as pipistrelles *Pipistrellus* spp.
- 3.9 No evidence relating to bats was discovered during the PRA, although the limitations regarding limited loft access should be considered.

3.10 The building was considered to provide suitable roosting opportunity for a range of species, such as void-dwelling and crevice-dwelling bats, and had the potential to support a variety of roost types including maternity colonies and hibernating individuals. The latter may use the stone work gaps where conditions may potentially remain cool, stable and damp over the winter months.

3.11 In addition to bats, the features described above, both internally and externally, were considered suitable for use by nesting birds. No evidence of bird nesting was discovered during the PRA.

Nocturnal Bat Survey Results

Table 3: Nocturnal survey weather conditions

Date	Start	Finish	Sunset	Temp °C	Wind 0-5	Cloud %	Rain Yes/No/Note
14/08/2024	20:15	22:36	20:36	18	1	20	No
27/08/2024	19:50	22:10	20:08	16	2	80	No
16/09/2024	19:05	21:20	19:20	11	1	30	No

Dusk Survey – 14th August 2024

3.12 Bat activity was high during the survey, mostly occurring between 20:40 until the finish. Species recorded included common pipistrelle *P. pipistrellus*, soprano pipistrelle *P. pygmaeus*, brown long-eared, noctule *Nyctalus noctula* and *Myotis sp.* During the survey intensive common pipistrelle foraging was noted with bats flying towards and over the site from various directions, essentially utilising the entire site at various periods throughout the survey. Common pipistrelles emerged from the building. Details are as follows:

- 20:40: two common pipistrelles emerged from beneath a raised tile on the northwest-facing roof pitch of the dormer positioned at the southwest corner of the building.
- 20:41: four common pipistrelles emerged from beneath a raised tile on the southeast-facing roof pitch of the dormer positioned at the southwest corner of the building.
- 20:42 – 21:40: a further 18 common pipistrelles emerged from the dormer roof, either from the north or south facing pitches (see image 1 below).
- 21:01: three common pipistrelles emerged from beneath a tile on the main southwest facing roof pitch below the ridge line of the building (see images 2 and 3).
- 21:19: one common pipistrelle emerged from beneath a raised tile on the northeast-facing roof pitch of the dormer positioned at the northeast corner of the building.
- 21:49: three common pipistrelles re-entered beneath the raised tile on the northwest-facing roof pitch of the dormer positioned at the southwest corner of the building.

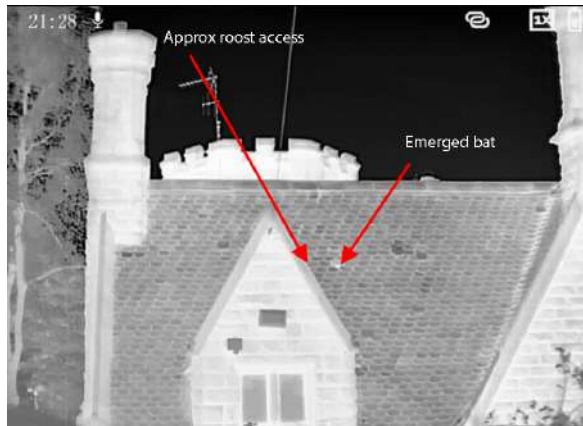


Image 1: common pipistrelle emerging from southeast-facing roof pitch of the dormer positioned at the southwest corner of the building



Image 2: common pipistrelle emerging from beneath a tile on the main southwest facing roof pitch of the building



Image 3: another common pipistrelle (in addition to the bat featured in Image 2) emerging from beneath a tile on the main southwest facing roof pitch of the building

- 3.13 In addition to common pipistrelle activity, soprano pipistrelles were active during much of the survey although registrations were “audio-only” and were presumably those of foraging bats utilising the Combs Brook water course area north of the site. Furthermore, brown long-eared, noctule and *Myotis sp.* were

periodically recorded during the survey and again, none were visually recorded despite foraging and commuting nearby, potentially within near proximity of the mature trees to the rear of the building.

Dusk Survey – 27th August 2024

3.14 Bat activity was much lower in contrast to the previous survey. Species recorded included common pipistrelle, brown long-eared, noctule and *Myotis* sp. The first species recorded was common pipistrelle which included commuting individuals passing along the peripherals of the site in various directions and some that foraged locally near the trees to the rear of the building. Common pipistrelles emerged from the building. Details are as follows:

- 20:31: two common pipistrelles emerged from beneath a tile on the main southwest facing roof pitch below the ridge line of the building

3.15 The *Myotis* sp. were observed flying high above the building at 20:32 and 20:44, sometimes producing social calls as well as foraging nearby and at 21:17, a single *Myotis* was noted commuting along the eastern boundary line in a northerly direction towards Combs Brook waterbody. Moments later, a noctule flew high above the site in a northerly direction before vanishing without further trace.

Dusk Survey – 16th September 2024

3.16 Bat activity was high during the survey. Species recorded included common pipistrelle, soprano pipistrelle, noctule and *Myotis*. Most activity during the survey was that of common pipistrelles which in addition to foraging locally, also expressed particular interest in the apse area, where several individuals flew in pairs, often exhibiting chasing behaviour. During this period, bats frequently landed on the east-facing stone wall of the apse, as well as entering a small gap in the stonework where mortar has failed. The amount of time spent in the gap ranged between several seconds up to ten minutes. On some occasions as many as four bats were roosting between the stonework (see images 4-7).



Image 4: red arrow points to one of many bats recorded in flight near the eastern side of the apse on 16th September 2024

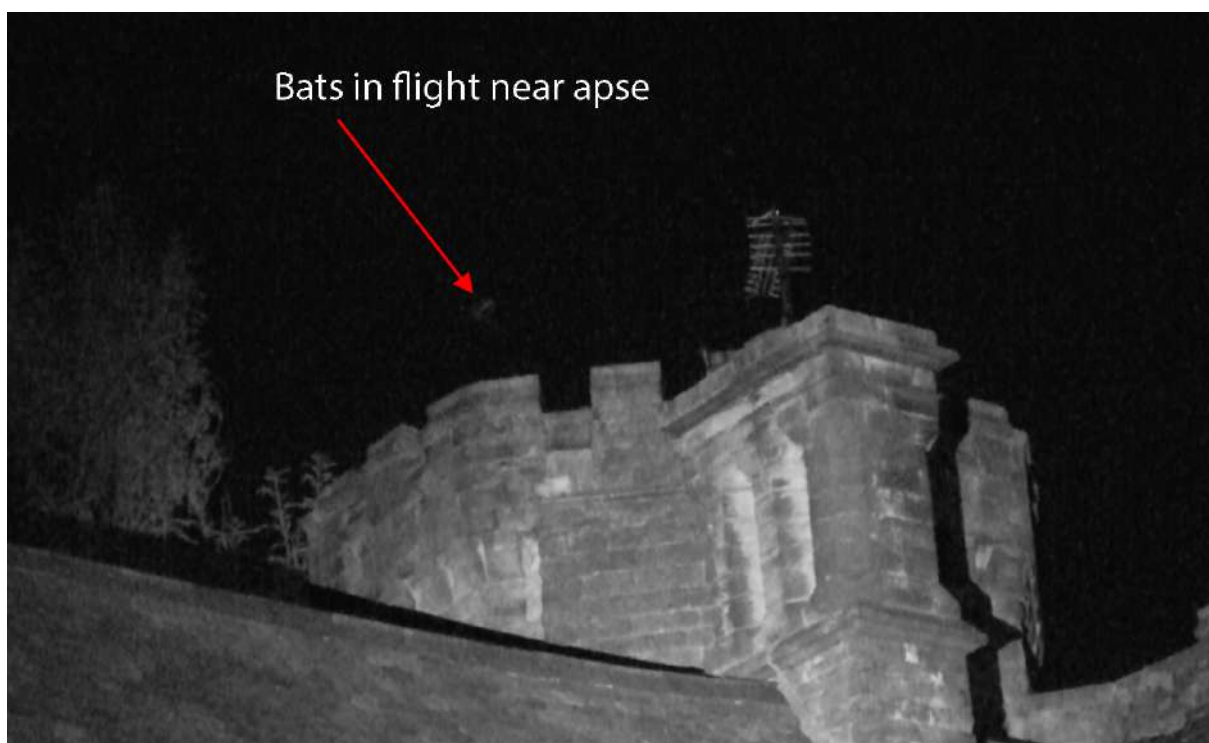


Image 5: red arrow points to one of many bats recorded in flight above the apse on 16th September 2024



Image 6: red arrow points to bat emerging from narrow gap between stonework on eastern side of apse during the survey on 16th September 2024



Image 7: red arrow points to area in which access between stonework used by bats is located on eastern side of apse

- 3.17 Other bat activity during the survey included commuting and foraging common pipistrelles utilising the peripherals, especially the wooded area behind the building and the watercourse east and northeast of the site. Moreover, social-calling noctules, were recorded, along with foraging *Myotis* sp. and soprano

pipistrelles. Occasional brown long-eared were also observed commuting along the eastern boundary lines in a northerly direction between 19:30 and 19:45.

Bat Hibernation Survey Results

- 3.18 As detailed in the methodology, the data loggers were removed from the site and it is unknown who removed them. They may have been accidentally cleared up by ground-workers. Details relating to the hibernation surveys are presented below:

Table 4: Hibernation survey conditions

Date	Start	Finish	Outside Temp °C	Inside Temp °C	Wind 0-5	Rain Yes/No/Note
01/11/2024	10:00	11:00	10.1	9	1	No
29/11/2024	11:00	11:50	7.1	8.3	2	No
24/01/2025	10:00	10:50	6	6	1	No (prev. shower)
01/02/2025	10:30	11:30	7	7.1	1	No

- 3.19 During the hibernation surveys no evidence of hibernating bats was discovered.

Limitations

- 3.20 Bat droppings deposited in or around the exterior can often degrade quickly due to weather. The presence of bats or their roost must not be disregarded in the absence of droppings.
- 3.21 For Health and Safety purposes, ladders were not used to gain close views of the external roof structure. All external aspects of the survey building were assessed from ground level.
- 3.22 The stonework was complex and difficult to assess during the PRA and hibernation surveys, especially the apse region.
- 3.23 The internal elements of the loft regions were not considered safe to enter and were very shallow. An inspection was therefore only completed from ladders at the entrance to the loft.

4 DISCUSSION & RECOMMENDATIONS

- 4.1 The proposals will involve significant repair and renovation works to the building which is known as Bath House, including replacement of roof coverings where necessary.
- 4.2 A search for local biological records was recommended however the client gave no instruction to order them. It should however be noted that although it is best practice to obtain local biological records when compiling an ecological report, in this instance, records would unlikely influence any mitigation measures and recommendations for follow-up surveys already included in this report and therefore the absence of such records is not considered a limitation at this stage.
- 4.3 Most ecological data remain valid for only short periods of time due to the inherently transient nature of many protected fauna species. Where the species or group being surveyed for is present within the site, data are typically considered accurate for 12-18 months⁶.
- 4.4 Both designated sites (SSSIs) located within 1km of the building are important from an ecological perspective and they form part of the overall connectivity within the nearby landscape. The proposals, however, are relatively small-scale and will not impact habitats beyond the site boundaries provided lighting and pollution mitigation is secured.
- 4.5 The building was found to provide high roosting value for bats, largely due to gaps between the tiles and stonework which could be used to gain entry inside the internal elements of the structure or for roosting between. Taking into account the excellent surrounding semi-natural connectivity spanning across the nearby landscape which bats could use to navigate to and from the site, coupled with the stone structure which presented opportunities for bats to access deep crevices with potentially cool, damp and constant conditions, the building was considered to hold high non-classic hibernation potential.
- 4.6 All species of bat recorded during the nocturnal surveys were considered common and widespread throughout much of the UK. On the whole, activity during the nocturnal surveys was high, ranging between common pipistrelle, soprano pipistrelle, brown long-eared, noctule and *Myotis*. The majority of activity was that of common pipistrelles which foraged, commuted and socialised over the site. Activity by soprano pipistrelles was unsurprising given the nearby water corridor and furthermore, although the *Myotis* were not identified at species level, there is a high possibility that they were Daubenton's *M. daubentonii*, again, given the presence of water within near proximity of the site.
- 4.7 Common pipistrelles were recorded emerging from/entering five different regions of the building. Four of these roost entrances (1-4, Figure 3) included features such as raised and/or dislodged tiles as a

⁶ <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

result of the building's deterioration. The peak count was recorded during the first nocturnal survey on 14th August, during which time 31 bats emerged from the four roost access points. Based on the number of bats utilising the building as detailed above and given the complexity of the roof structure, in this instance the entire roof must be classified as a feature utilised by a common pipistrelle maternity roost. In addition to the maternity roost, the fifth feature to be identified as a roost (4, Figure 3) was the apse, whereby common pipistrelles frequently flew in and out of a narrow gap between stonework on the east facing stone wall region during the third survey on 16th September. This behaviour differs from bats entering and leaving a maternity roost and, in this instance, was considered to be attributed to explorative activities in relation to hibernation.

- 4.8 In view of above, a suite of hibernation surveys was carried out during the winter months. Although the data loggers were removed from site in November by unknown persons, it is not considered a limitation because temperatures were still recorded during the hibernation surveys, during which time they ranged between 6 – 9 deg. C. inside the building, often close to the temperatures outside, suggesting the conditions inside are generally not stable and constant. However, this by no means confirms temperatures and other environmental conditions between stonework in deep crevices are not suitable for hibernation.
- 4.9 As discussed in the previous report, static recording devices were not deployed during the hibernation period because for relatively small buildings such as those onsite, bats flying above during winter months are often detected which can lead to false-positive data.
- 4.10 No evidence relating to hibernating bats was discovered during the surveys although as mentioned in the limitations, the building is complex, not safe to access in areas and generally difficult to fully inspect by day. Powerful torches were used to inspect the stonework at height and where possible, an endoscope was used to reach areas that could not be inspected using a torch.
- 4.11 Based on the hibernation survey results, it must be assumed the behaviour described as 'explorative' was merely bats investigating other roosting sites during the late summer period. It should be noted that Natural England will not issue a mitigation licence unless a roost has been confirmed present at a site (in this instance we refer to hibernation). Based on this, any work associated with the stonework in the apse region (such as pointing and other repairs) should be undertaken with due care and diligence and only if necessary. Such work should also be carried out during summer months when temperatures are above 10 deg. C., when most bats will be at summer sites. An ecologist must be present while work to the apse is carried out.
- 4.12 Bats are protected by law. It would be a criminal offence to impact a roost without a bat mitigation licence which is issued by Natural England prior to works commencing and after planning permission and/or other relevant consents have been granted. The licence application is usually supported by a method statement that includes mitigation measures aimed to safeguard bats and their Favourable

Conservation Status (FCS). Natural England expect three tests to be satisfied before a bat mitigation licence can be issued. These tests are as follows:

- there is no satisfactory alternative.
- 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.
- the action authorised preserved 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.

4.13 It is clear from the nocturnal survey results that bats utilise the site and its surroundings for commuting and foraging. The trees surrounding the building were frequently utilised by bats, presumably as navigational reference and for foraging. In view of this, every attempt must be made to retain trees and it must be noted that inappropriate use of nocturnal lighting (i.e. fitting security lighting that casts light over the trees) may cause bats to seek alternative flight routes.

4.14 Taking the above into account, lighting mitigation must be considered during and post-development and should involve shielding semi-natural habitats onsite or nearby from artificial nocturnal light spill. Where feasible, nearby trees and other vegetative habitats should be retained for continued use by bats. General good practice regarding use of nocturnal lighting is as follows:

- if external artificial lighting is required during or after the construction phase, a low-level/low lux lighting scheme should be implemented to avoid indirect disturbance to nocturnal animals that may utilise local habitats.
- during the construction phase, works will ideally not be carried out after dusk and should not commence until after dawn (it is also recommended that generators and machinery that emit significant noise levels are not left to run through the night).
- light spill should be controlled and if lighting is required at night, hooded shields should be fitted to prevent inappropriate light spill.

4.15 Upon receipt of relevant planning related consents, once all ecology-related conditions have been discharged, a European Protected Species Licence must be applied for and granted before any works may proceed that will impact bats and their roosts.

4.16 Outline mitigation will include the following:

- ahead of works commencing, receptor bat boxes will be fitted onsite to one or more trees or the side of a building, ideally 4-5m above ground level. Importantly, bat boxes must be sited away from artificial nocturnal light spill and they must not be sited above windows or other building aspects that may lead to bats being disturbed. Schwegler 1FF bat boxes are recommended because they

are known to be used by a number of species and roost types including maternity roosts, largely because they retain ideal thermal properties because they are built using a mix of wood and concrete (Woodcrete).

- breathable membranes such as Tyvec (among other brands) must not be used if there is risk bats will come into contact with the product.
- specific bat mitigation and compensation will involve incorporating bat access tiles on the roof pitches and Schwegler 2FR bat tubes in the side aspects of the building to provide continued use of the site by breeding bats (supplement document to be provided in addition to this report detailing locations of bat mitigation and compensation).
- there will be timing constraints associated with the work schedule. If work is carried out in 2025, work cannot commence until October when the maternity colony has disbanded and all pups have subsequently gained independence. All mitigation must be complete and fit for use (as per the supporting method statement) by late April 2026 to allow continued use of the site by the breeding bats.
- prior to the commencement of the works and once the licence has been granted, the named ecologist or accredited agent must carry out a final inspection to check for the presence of bats. If any are found, they will be carefully removed and placed in the bat boxes which will serve as a receptor site.
- all contractors associated with the works must be briefed regarding the legal protection afforded to bats and their places of shelter and on how to proceed if a bat is discovered during the course of the work in the event an ecologist is not present. Either the named ecologist or accredited agent will then carry out a watching brief while tiles and other key roofing components are removed, refitted etc. The client will provide secure scaffolding or a cherry picker so the ecologist is able to safely inspect the roof while works are carried out.
- the supervising ecologist will continue the watching brief until the building (or areas affected by the proposed works) is declared free of bats. Any bats found during this period will be safely removed by the ecologist and placed in the bat boxes. If in the unlikely event a bat is discovered after the ecologist is no longer supervising, works should halt immediately and Fauna Forest Ecology Limited should be contacted for advice.

4.17 The surrounding trees and vegetation onsite as well as some of the gappy tiles on the roof of the stone provided an excellent opportunity for nesting birds. Best practice would be for the works to be undertaken outside of the bird nesting period. Birds typically nest between February through to September. If the works must be undertaken during the bird nesting period, work must not commence until a suitably qualified ecologist has confirmed there is no evidence of bird nesting within the area to be impacted by the proposed works.

4.18 If an active nest is discovered, an exclusion zone should be established, and works must be halted in that area until the nest is no longer active. Works should not commence without confirmation from a suitably qualified ecologist that no nesting birds exist within the area of impact. An area surrounding the

nest site will be protected from disturbance with a suitable fence (not HERAs fencing) that would include an appropriate buffer zone, as determined by the suitably qualified supervising ecologist. Work will then be avoided in this area until the nest is no longer in use. Buffer zones in this respect will normally be 5m in diameter and will be delineated by canes, cordon tape and signage.

- 4.19 Ways to provide birds with additional nesting opportunity would be to install nest boxes on mature trees in the local area. Options would be to fit a number of close and open-fronted boxes to benefit a range of species. Boxes should be sited away from prevailing wind and may be fitted at various heights, ranging between 2 and 4m above ground level. Other options would be to fit sparrow terraces to the side aspects of the building in locations away from open windows, artificial light spill and prevailing winds.

APPENDIX A: LEGISLATION SUMMARY

Bats

In England and Wales, bats and their roosts are protected under the Conservation of Habitats and Species 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

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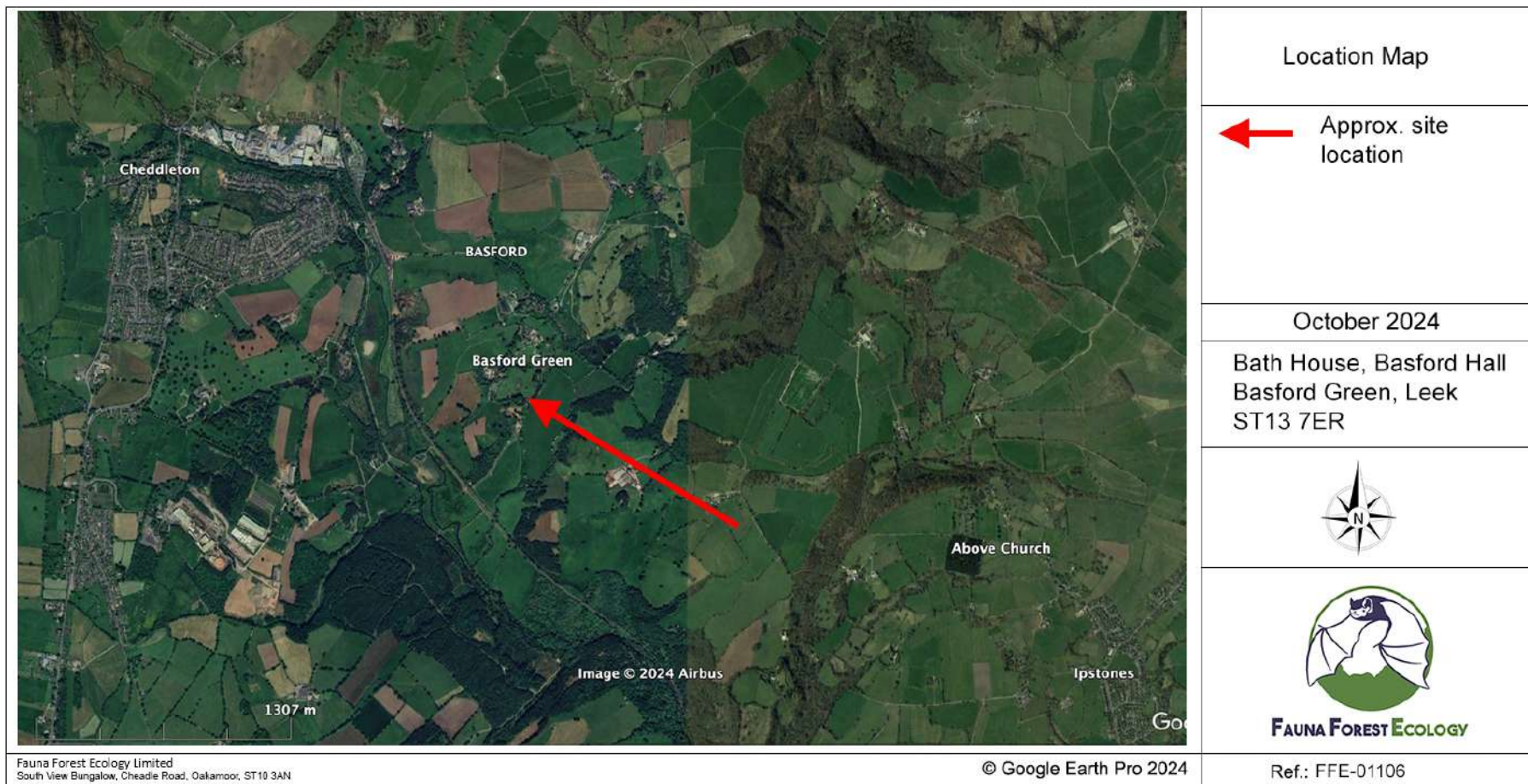


Figure 1: Location Map

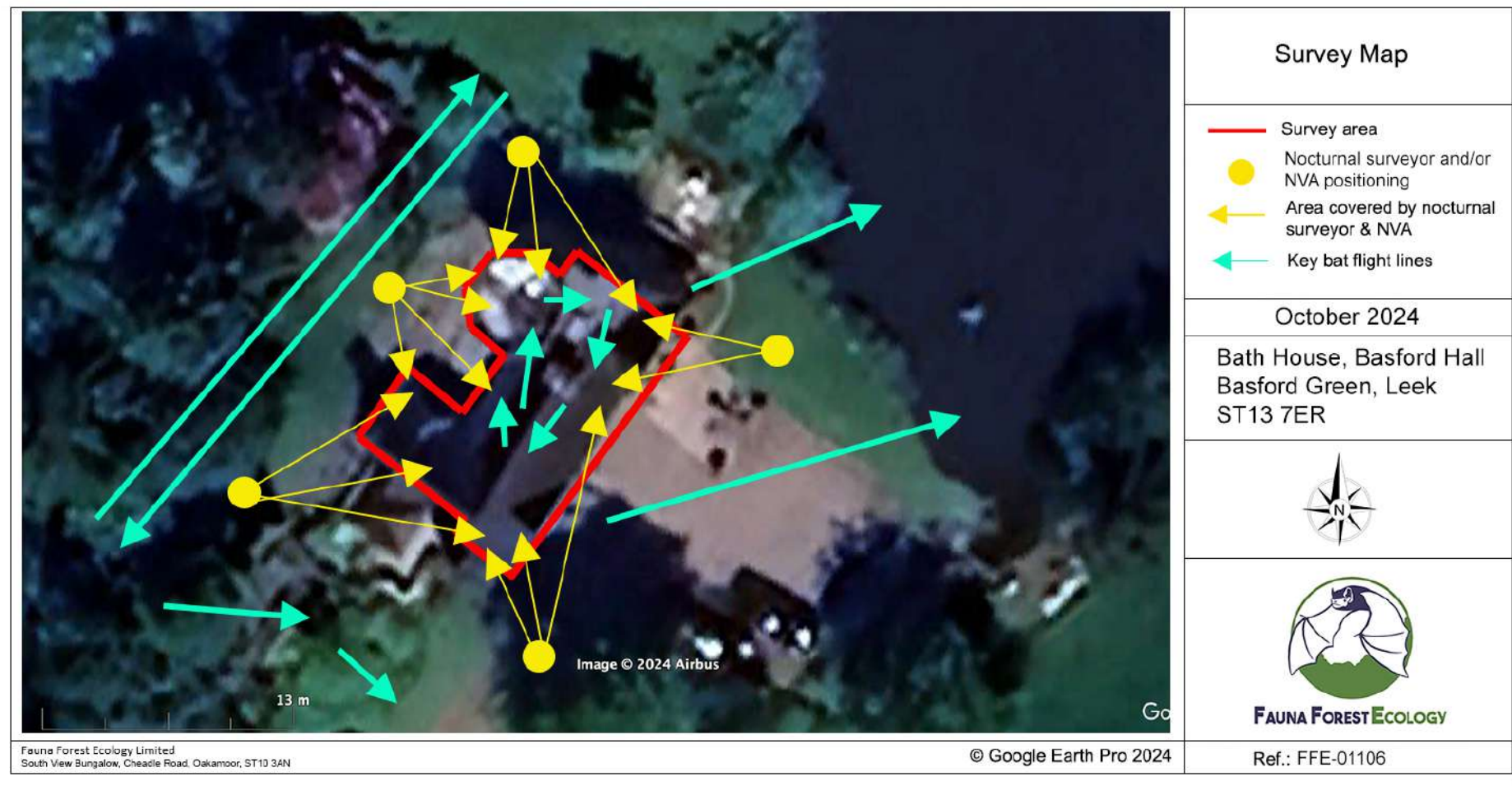


Figure 2: Survey Map

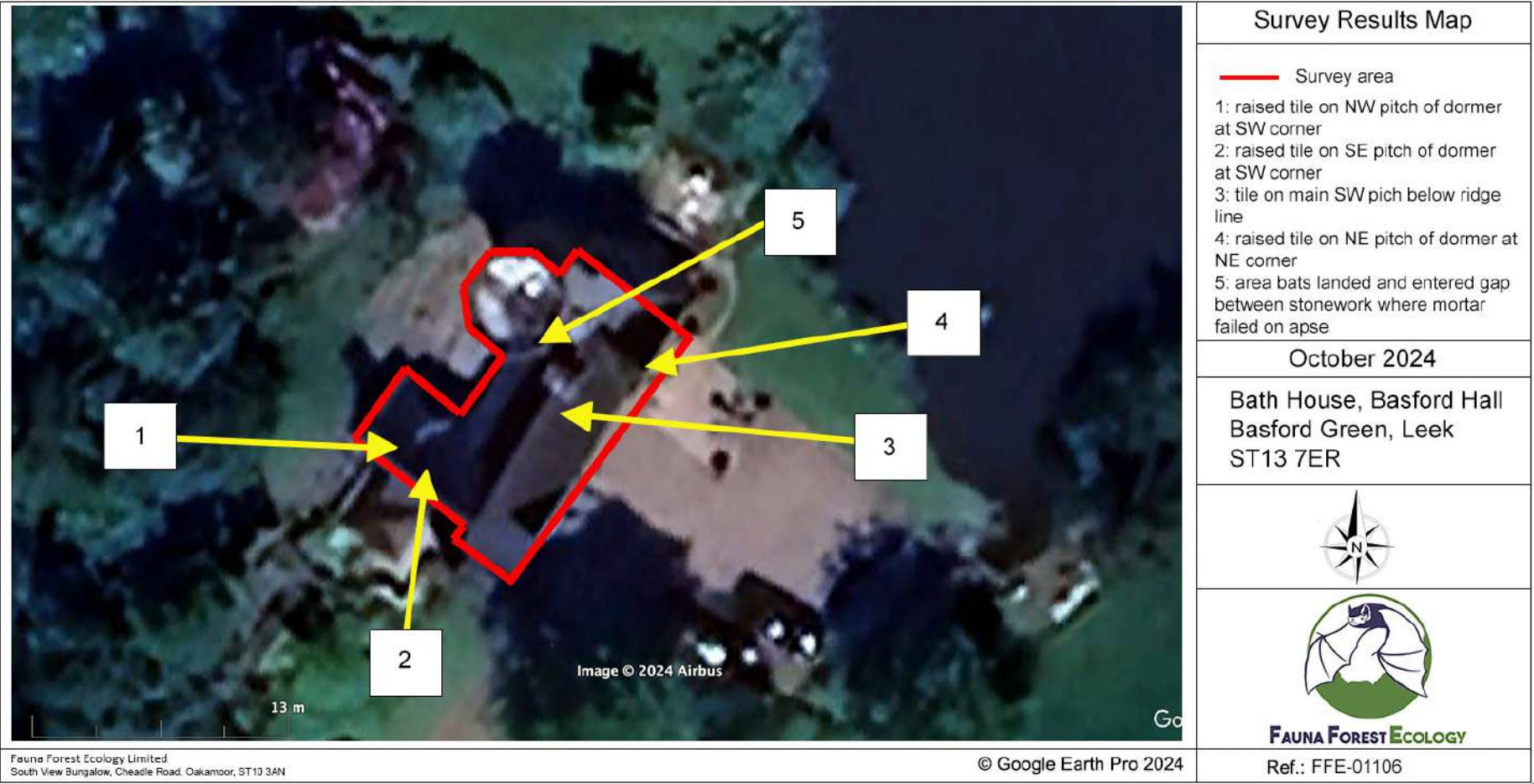


Figure 3: Survey Results Map



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APPENDIX C: SITE IMAGES



Image 8: side southwest elevation



Image 9: front southeast elevation



Image 10: loft area (viewed from hatch)



Image 11: narrow loft cavity at northern end of building (viewed from hatch)



Image 12: rear northwest elevation



Image 13: rear northwest elevation