

Bats

A valid bat report has been provided, in line with the recommendation of the bat assessment. Two dusk surveys during the peak activity season have occurred. No evidence of bat roosting was recorded. It can therefore be concluded that demolition of the existing building is very unlikely to have any negative effect on the conservation status of bats in the locality. As individual bats can on occasion turn up in unexpected locations and bat activity was recorded around the building, I recommend an informative along the following lines.

Whilst the building to be demolished has been found to be low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

Nesting Birds

My previously recommended condition should be amended to:

No works to trees or shrubs shall occur or demolition commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the LPA.

Contributing to and Enhancing the Natural Environment

As no bats were found, I recommend as mitigation for loss of bat roost opportunities two bat boxes. I also recommend three bird boxes. The details can be provided via condition