

BAT SURVEY REPORT

JULY 2023

Fairfield General Hospital,
Rochdale Old Road,
Bury,
BL9 7TD

U R B A N
G R E E N



QUALITY MANAGEMENT

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NON-TECHNICAL EXECUTIVE SUMMARY

Northern Care Alliance are proposing to develop land at Fairfield General Hospital in Bury (hereafter referred to as ‘the site’). The proposals include the demolition of two buildings which comprised former on-site residencies for staff.

Urban Green have been appointed to complete Bat Surveys and a Report of the site. A Preliminary Roost Assessment was conducted at the site in September 2022. Further surveys, in the form of nocturnal emergence and re-entry bat surveys were recommended to further assess the buildings suitability for roosting bats.

The surveys identified a total of one common pipistrelle bat roost (peak count of one bat) which was identified on the northern aspect of B1 behind a soffit board along the western aspect of the most eastern cross hip.

The identified roost was assessed as comprising a non-breeding summer roost for common pipistrelle of “low conservation status”. The proposed demolition works will cause the destruction of this roost. This would cause an offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

As such it is recommended that the works are carried out under a Natural England Bat Mitigation Class Licence as detailed within this report.

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1 Introduction

1.1 Background to the Scheme

Northern Care Alliance are proposing to develop land at Fairfield General Hospital in Bury (hereafter referred to as 'the site'). The proposals include the demolition of two buildings which comprised former on-site residencies for staff.

Urban Green have been appointed to undertake a Preliminary Roost Assessment (PRA) of the buildings to be demolished on site.

The author of the report is Jake Healy, MSc, QCIEEM, Ecologist at Urban Green. Jake has experience providing ecological consulting services for a range of development schemes across the UK, including residential and commercial schemes.

1.2 Site Context

The site is located at National Grid Reference SD 83366 11704 and comprises a total area of approximately 0.1ha (see Figure 1).

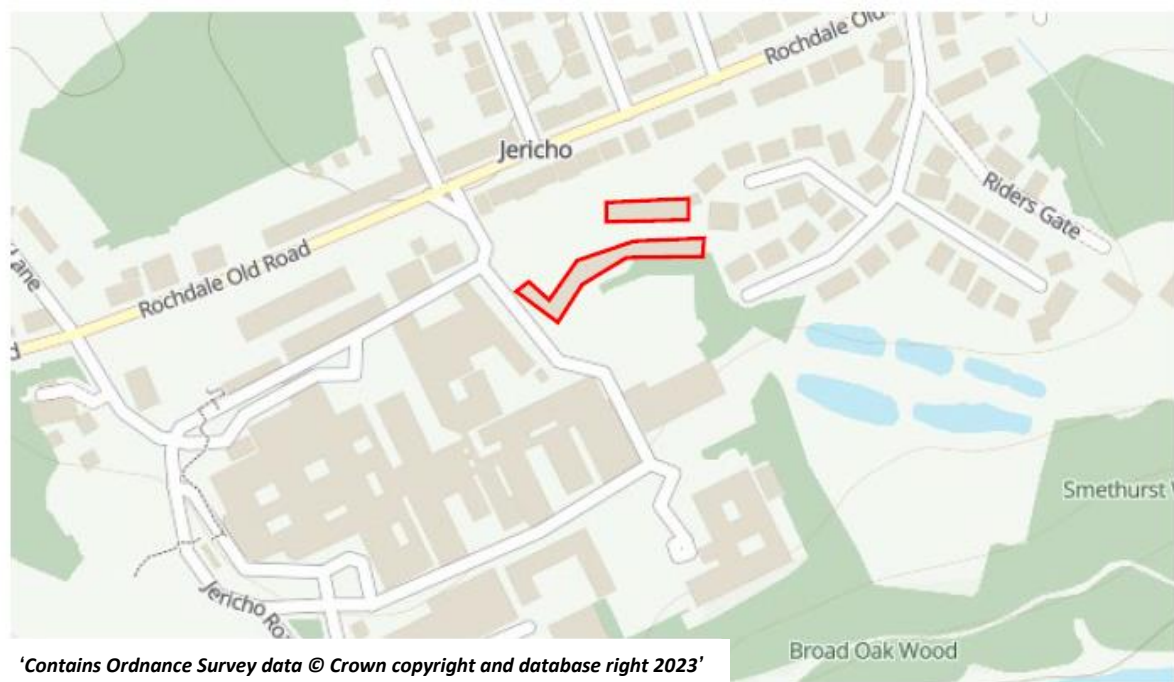


Figure 1 – Site Extent

The site is located in the rural-urban fringe of Bury, approximately 3km to the east of the town centre. The site forms part of a larger hospital compound. Rochdale Old Road (B6222) runs east to west approximately 45m north of the site, with residential properties immediately adjacent the north and east of the site. Other hospital grounds and buildings are present to the south and west. Elbut Wood, Smethurst Wood, and Broad Oak Wood are all present within the vicinity, approximately 220m east, 230m south-east, and 200m south of the site, respectively.

Six large ponds are also present within the vicinity of the site, which may provide suitable foraging habitat. The closest pond is located approximately 80m south-east of the site and the River Roch is located approximately 300m south of the site.

1.3 Purpose of this Report

This report has been produced to demonstrate the results of nocturnal bat surveys which were completed at the site. The surveys were conducted to confirm likely absence or presence of roosting bats. Appropriate mitigation and suitable roost replacement (compensation) are detailed (if required). The report has been produced in support of the proposed planning application.

Relevant UK legislation of the protection of all UK bats are detailed in Appendix 1.

2 Previous Surveys

2.1 Bat Survey (Landscape Planning Limited, 2013)

Landscape Planning Limited were commissioned to conduct a bat survey on the nurses' residencies at Fairfield General Hospital in 2013.

The survey comprised an internal and external inspection of the related buildings and followed standard guidelines recommended in Bat Surveys: Good Practice Guidelines (Hundt, 2012). The buildings were inspected on the 13th of November 2013 and looked for evidence of roosting bats such as staining and droppings, and to identify potential access points which bats could use to gain entry to the internal loft space.

The survey found that the buildings contained features which rendered them as providing potential for roosting bats. Suitable features included timber boxed eaves, missing and slipped a roof tiles, and weep holes in brickwork.

As such, it was recommended that the buildings should be subject to at least one dusk emergence or dawn re-entry survey between May and September.

2.2 Bat Survey (Urban Green, 2022)

Urban Green were appointed to complete a Preliminary Roost Assessment (PRA) of the two buildings proposed for demolition within the Fairfield Hospital site. The survey was undertaken on 12th September following best practice guidance within Collins (2016).

Based on the professional judgement of an ecologist Building 1 and Building 2 were assessed as providing Moderate bat roosting potential. This was based on a cumulation of factors including the field survey undertaken, the location of the site, and the quality of the surrounding habitats. Therefore, further survey work was recommended to assess whether the buildings support a bat roost prior to demolition taking place.

Please refer to Table 1, which was extracted from the PRA report, summarising the assessment.

Table 1 - PRA Summary (UG_1764_ECO_PRA_01, 2022).

Building Reference	Description and evidence	Category of Suitability
Building (B) 1	A former on-site residency for staff working in the hospital. B1 is a long singular building consisting of brick walls and gables that bats can fit through, as well as multiple opened unconcealed windows, providing an entry point for bats. Suitable roosting opportunities were present at the building as there is various entry points for bats to enter.	Moderate
B2	A former on-site residency for staff working in the hospital. B2 is located opposite B1 and is smaller in comparison. The building consists of brick walls, windows and gables that bats can enter through, providing an entry point for bats and suitable roosting opportunities.	Moderate

As B1 and B2 were assessed as having moderate bat roosting potential, a minimum of two nocturnal emergence and re-entry bat surveys were recommended and are to follow guidance set out in Collins (2016).

3 Methods

3.1 Desk Study

Sources of information used in the desk study are presented in Table 2.

Table 2 – Desk Study Sources of Information

Source	Date Consulted	Information Sought
Online aerial imagery	03/07/2023	Review of satellite imagery.
MAGIC website (www.magic.gov.uk)	03/07/2023	Locations of granted EPSL within 5km of the site.

3.2 Nocturnal Bat Surveys

Buildings B1 and B2 have been assessed as providing moderate bat roosting potential based on the professional judgement of an experienced ecologist. To assess for a potential bat roost, a minimum of two surveys, one dusk emergence and one dawn-re-entry are to be undertaken on site to confirm the presence of a roost. All surveys should be undertaken in accordance with the current BCT guidance (Collins, 2016).

The surveys were conducted using handheld BatScanner and Batbox Duet bat detectors. Surveyors were positioned around the feature(s) to observe the Potential Roosting Features (PRF) identified during the PRA. The emergence survey(s) start at least 15 minutes before sunset until approximately 1.5 to 2 hours after sunset. The re-entry surveys started approximately 1.5 to 2 hours before sunrise, until 15 minutes after sunrise.

Summary of the survey details are provided in Table 3. Surveyor survey results sheets are available upon request. Appendix 3 provides a plan illustrating surveyor position.

Table 3 - Emergence/Re-entry Survey Details

Building	Date	Sunset/sunrise time	Survey time	Surveyors	Weather conditions at sunset
Building 1	30/05/23	21:25	21:10 – 22:55	S1 – Sarah Child S2 – Jake Healy S3 – Shannon Brady S4 – Adam Ousby S5 – Daniel Heaton S6 – Katy Ellen S7 – Zack Maskill S8 – Barnaby Gardner	Temp: 15°C Cloud cover: 0/8 oktas Wind: 2 Beaufort Precipitation (Ppt): None
	13/06/23	21:39	21:24 – 23:09	S1 – Adam Ousby S2 – Toby Mills S3 – Shannon Brady S4 – Jake Healy S5 – Emily Grimwood	Temp: 23°C Cloud cover: 2/8 oktas Wind: 2 Beaufort Precipitation (Ppt): None

Building	Date	Sunset/sunrise time	Survey time	Surveyors	Weather conditions at sunset
				S6 – Katy Ellen S8 – Max Grindle	
	30/06/2023	04:44	03:14 – 04:59	S1 – Sarah Child S2 – Toby Mills S3 – Shannon Brady S4 – Jake Healy S5 – Adam Ousby S6 – Siobhan Smyth S7 – Jenny Darby S8 – Max Grindle	Temp: 12°C Cloud cover: 3/8 oktas Wind: 1 Beaufort Precipitation (Ppt): None
Building 2	08/06/23	21:35	21:20 – 23:05	S1 – Max Grindle S2 – Jennie Furby S3 – Emily Grimwood S4 – Toby Mills	Temp: 14°C Cloud cover: 1/8 oktas Wind: 5 Beaufort Rain: None
	27/06/2023	21:42	21:27 – 23:12	S1 – Jennie Furby S2 – Jake Healy S3 – Barnaby Garnder S4 – Toby Mills	Temp: 18°C Cloud cover: 8/8 oktas Wind: 1 Beaufort Rain: Slight drizzle

Jake Healy – an ecologist with over three year’s bat survey experience.

Max Grindle – an assistant ecologist with two year’s bat survey experience.

Sarah Child – a biodiversity net gain consultant with two year’s bat survey experience.

Shannon Brady – a biodiversity net gain consultant with two year’s bat survey experience.

Toby Mills – An assistant ecologist with two year’s bat survey experience.

Barnaby Gardner – an assistant ecologist with two year’s bat survey experience.

Katy Ellen – A seasonal field ecologist with three year’s bat survey experience.

Jennie Furby – A seasonal field ecologist with three year’s bat survey experience.

Adam Ousby – A seasonal field ecologist with one year’s bat survey experience.

Daniel Heaton – A seasonal field ecologist one year’s bat survey experience.

Zack Maskill - A seasonal field ecologist one year’s bat survey experience.

Siobhan Smyth – A seasonal field ecologist with one year’s bat survey experience.

Jenny Darby - A seasonal field ecologist with one year’s bat survey experience.

Emily Grimwood – A seasonal ecologist with one year’s bat survey experience.

3.3 Constraints to the Survey

Due to the surveys being conducted by observation during low light conditions, this may cause constraint of visual assessments. No surveyors were visually constrained during the survey, other than that of low light conditions.

The north-western aspect of B2 was bound by an area of dense woodland and it was not possible to have a surveyor placed within this area. Four surveyors were positioned around the building where possible and Surveyor 4 was positioned on the north-eastern aspect of the building with limited visibility down the northern aspect of the building. Surveyor notes were shared and discussed immediately after the survey to track flight lines of bats which reduces the constraint of being unable to fully survey the north-western aspect.

3.4 Lifespan of Reports

In accordance with the BCT guidance (Collins, 2016), the details of this report will remain valid for a period of **24 months** from the date of the first survey (i.e. until 30th May 2025). After this date, this assessment should be reviewed to determine whether any update surveys are required.

4 Results

4.1 Nocturnal Surveys

4.1.1 Building 1

Visit 1 – Dusk Emergence – 30/05/2023

Bat activity was recorded throughout the survey, with common pipistrelle (*Pipistrellus pipistrellus*) (most dominant recorded species), noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*) observed foraging and commuting across the site.

The first bat was recorded at 21:43 (approximately 18 minutes after sunset) by S3 and was identified as a commuting and foraging common pipistrelle, S4 and S5 saw a common pipistrelle come from the direction of S3 one to two minutes after. A second bat identified as a noctule passed one minute after the first recording by S2.

The final confirmed record was observed at 22:49 by S4 with an unknown species of pipistrelle that was heard but not seen.

S4 notably saw a few bats foraging around the building at 22:03 (approximately 38 minutes after sunset, 22:13 (approximately 48 minutes after sunset) and 22:16 – 22:18 (approximately 51 to 53 minutes after sunset).

Visit 2 – Dusk Emergence – 13/06/2023

Bat activity was recorded throughout the survey, with common pipistrelle (most dominant recorded species), and soprano pipistrelle observed foraging and commuting across the site.

The first bat was recorded at 22:02 (23 minutes after sunset) by S3, S4 and, S5 and was identified as a commuting common pipistrelle towards the building. The final confirmed record was a common pipistrelle observed at 23:08 (approximately 119 minutes after sunset) that was heard but not seen by S3 and seen but not heard by S5.

S4 recorded two common pipistrelle foraging along the northern aspect of B1 for much of the survey period and observed a re-entry behind a soffit board (Roost 1) along the western aspect of the most eastern cross hip of Block 54 at 23:04 (85 minutes after sunset).

Evidence of a re-entry was observed by S4, confirming the presence of a roost (Roost 1) within the building.

Visit 3 – Dawn Re-entry – 30/06/2023

Bat activity remained consistent with the prior surveys undertaken on B1 with much of the activity recorded being associated the Block 54 and north-eastern aspects of the building.

The first pass was recorded by S5 at 03:18 (86 minutes before sunrise) and constituted a common pipistrelle, however the record was only audible with no visual identification of the bat. Activity was consistent throughout the survey between S4 and S5. The final pass was recorded by S4 at 04:21 (23 minutes before sunrise).

S8 recorded no activity during the entirety of the survey.

No re-entry was observed into the building during the survey.

4.1.2 Building 2

Visit 1 – Dusk Emergence – 08/06/2023

Bat activity was recorded throughout the survey, with common pipistrelle (most dominant recorded species), and unidentified bat species observed commuting and foraging across the site.

The first bat was recorded at 21:55 (approximately 20 minutes after sunset) by S2, S3, and S4 and was identified as a common pipistrelle commuting overhead towards the south of the building (towards S3). The final confirmed record was a common pipistrelle at 23:04 (approximately 89 minutes after sunset) that was heard but not seen by S2.

No evidence of a roost was observed during the survey.

Visit 2 – Dusk Emergence – 27/06/2023

Bat activity was consistent with the previous survey undertaken on B2.

The first pass was recorded by S1 and S2 at 21:50 (8 minutes after sunset) and was observed commuting from west to east along the southern aspect of B2 comprising a common pipistrelle. Activity was fairly periodic across all surveyors throughout the survey, with S1 recording the most activity. The final pass was recorded by S1 at 23:10 (88 minutes after sunset) comprising a common pipistrelle that was heard but not seen.

No activity relating to a roost was identified during the survey.

4.2 Assessment

Bat activity was recorded throughout the surveys with only common and widespread species being identified within the local area. Foraging and commuting activity was mainly recorded within the area between B1 and B2.

One bat roost (Roost 1) was identified on the northern aspect of B1, located behind a soffit board on the western aspect of the most eastern cross hip in Block 54. A re-entry of a single common pipistrelle was observed into this feature during the second survey by S4. Appendix 4 details the location of the bat roost.

The low numbers of bats recorded using these roosts indicates that it is a non-breeding summer transitional roost for low numbers of common and widespread species of bat.

5 Mitigation Recommendations

5.1 Impact Assessment

5.1.1 Bat Roosts

During surveys undertaken in 2023, a total of one non-breeding summer transitional roost of common pipistrelle was identified. Bat activity was recorded, with only common and widespread species identified during the nocturnal surveys. Foraging and commuting was recorded mainly in association with the northern and eastern extents of the site.

The proposed development works will include the complete demolition of the buildings. Therefore, the demolition of building 1 is considered to have a high probability of injuring and/or killing bats and will destroy a known bat roost as a result of the proposed works, without mitigation. As such, a Bat Mitigation Class Licence (BMCL) is required and is to be obtained prior to any works being completed on the building.

Development should not result in overall loss of bat roost sites and therefore a replacement roost site will need to be provided for each of the species affected. The Bat Mitigation Guidelines (Mitchell-Jones, 2004) state that avoiding damage or loss of existing roosts is the preferred option in all cases and wherever possible, replacement roost habitat should be on a “like for like” basis to replicate the existing conditions selected by the bats.

5.1.2 Habitat and Artificial Lighting

The proposed demolition activities are not anticipated to cause the loss of any high value foraging and commuting habitat, with the site comprising mostly buildings and hardstanding habitats of limited value for bats.

Artificial lighting is known to affect all bats (BCT & ILP, 2018). Bats have been recorded avoiding gaps that are well lit, thereby creating a barrier effect (BCT and ILP, 2018). However, more light tolerant species such as common pipistrelle can also opportunistically benefit from artificial lighting from foraging on light-trapped invertebrates (Rydell, 2005). It is recommended that any development proposed for the site post demolition does not introduce significant levels of artificial light.

Any artificial light that is implemented within any development on site should consider the surrounding habitat, namely the wooded area to the north and the surrounding residential gardens to the north and east.

It is advised that a light mitigation plan is produced to assess the pre- and post-development changes in lighting and to advise on an appropriately sensitive lighting scheme as part of the development.

5.2 Mitigation

5.2.1 Bat Mitigation Class Licence

The roost identified supports common and widespread species and the roost identified is of “low conservation value” as a non-breeding, summer roost (English Nature, 2004).

A Bat Mitigation Class Licence (BMCL) is to be used for the building. It is applicable for the destruction of up to three “low conservation status roosts”. Such roosts include feeding; day; night; and transitional roosts. Demolition related consent must be granted with wildlife conditions discharged prior to the licence application.

The site will be registered under a BMCL of a suitably qualified ecologist. Alternatively, a standard Mitigation Licence can be completed for the site, which requires similar requirements to the BMCL. A Reasoned Statement is not required under the BMCL. A site visit by the registered ecologist would be required before the licence could be completed.

The roosts located on the building will be demolished under the supervision of the registered licenced bat ecologist under the Natural England BMCL. Please refer to Appendix 2 for the Bat Method Statement.

5.2.2 Bat Roost Compensation

The demolition of the building should not result in the overall loss of bat roosts. Therefore, a replacement roost site will need to be provided for the roost affected. The Bat Mitigation Guidelines (Mitchell-Jones, 2004) state that avoiding damage or loss of roosts is the preferred option. However, the works require the full demolition of the building, and this is not possible. As such, replacement roost provisions should be on a “like-for-like” basis to replace the existing conditions that will be lost.

To mitigate for the loss of bat roosts, a minimum of one multipurpose bat box will be installed prior to the demolition of the building. Table 4 provides further details of the bat box to be installed (alternative bat boxes of similar specifications may be used). The bat box is aimed at crevice-dwelling bats, such as common pipistrelle found to be roosting in the building.

This box will act as receptor sites should any live bats be found during the supervised destruction of the roost. The bat box is to be installed on to a retained tree within the surrounding habitat to the south of the site within the wider hospital grounds. The box will ideally be positioned at a minimum height of 4m from the ground level. This will minimise the risk of them being damaged by vandalization or the bats being targeted by predators such as domestic cats. The boxes must remain in-situ for a minimum of five years post-development.

Table 4 – Bat Box Specification

Specification	Number	Image
Schwegler 2F Bat Box <u>Specifications</u> Height: 350mm Diameter: 165mm Weight: ~4kg	1	

5.2.3 Working Methods

Appendix 2 details the method statement to be undertaken under the BMCL.

5.2.4 Artificial Lighting

Commuting and foraging bats may be impacted by the proposed works on site. Construction lighting should not be directed towards offsite trees, with directional lighting to be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Internal lighting should be positioned away from windows to minimise light spill.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres, and hoods, that effectively contain light spill from unintended areas.
- The use of hard landscaping features to block light and create dark corridors.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
- Column heights of lighting can be considered to minimise light spill.

5.3 Derogation Tests

A licence to derogate from the statutory protection afforded to bats can be granted for a number of specified reasons or purposes as set out in Regulation 53 of the Conservation of Habitats and Species Regulations 2010 (as amended). These reasons are often referred to as the ‘three tests’. Consideration of the three tests is to be used to demonstrate that it is reasonable to assume that a Natural England licence will be granted in this case.

5.3.1 Test 1

Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving 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”, typically referred to as the ‘Overriding Public Importance Test’.

The buildings proposed for demolition have laid empty and disused for a number of years and various anti-social behaviour has been associated with the buildings such as broken windows and doors.

Therefore, the demolition of these buildings meets this test through imperative reasons of over-riding public interest in the form of preserving public health and public safety.

5.3.2 Test 2

Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”, typically referred to as the ‘No Satisfactory Alternative’ test.

The demolition of the buildings is the most appropriate way forward for the site due the general state of disrepair making renovation unfeasible.

5.3.3 Test 3

Regulation 53(9)(b) states: the appropriate authority shall not grant a licence unless they are satisfied “that 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”, typically referred to as the ‘Favourable Conservation Status’ test.

Satisfaction of this test is demonstrated within this report.

6 Conclusion

The nocturnal bat surveys identified one non-breeding summer transitional roost for common pipistrelle. This is assessed to be of “low conservation status” (Mitchell-Jones, 2004). The proposed works will cause the destruction of this roost and a breach of legislation under the Wildlife and Countryside act 1981 (as amended) and the Conservation of Habitats and Species regulations 2017 (as amended) should no mitigation be applied.

As a result, the demolition works require a BMCL or a standard Mitigation Licence to be undertaken lawfully and minimise the risk of impacting roosting bats. Compensatory roost provisions will be implemented before any demolition works take place to provide compensatory habitat for the loss of the roosts. These compensatory roost provisions must be maintained within the site for a minimum of five years.

- The results of the nocturnal bat surveys are detailed in Section 4.1
- The impact assessment for bats is detailed in Section 5.1.
- Appropriate mitigation including the BMCL, roost provisions, and artificial lighting recommendations are detailed in Section 5.2.
- The method statement for the BMCL is detailed in Appendix 2.

7 References

Bat Conservation Trust (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines (Third Edition). The Bat Conservation Trust, London.

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English Nature (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

Hutson A. M. (1993). Action Plan for Conservation of Bats in the United Kingdom. The Bat Conservation Trust, London.

Joint Nature Conservation Committee (2004). Bat Workers Manual. JNCC, Peterborough.

Landscape Planning Limited (2013). Bat Report: Nurses Residences at Fairfield General Hospital.

Urban Green (2022). Preliminary Roost Assessment. Ref: UG_1764_ECO_PRA_01.

Appendix 1 – Relevant Legislation

Legislation relating to European Protected Species (e.g. bats)

European Protected Species and their resting places (e.g. bat roosts) are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000, and the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 transpose the European Union's 'Habitats Directive' (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into UK law. The Regulations provide for the designation and protection of 'European Sites', the protection of 'European Protected Species' (EPS), and the adaptation of planning and other controls for the protection of European Sites. EPS are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

Appendix 2 – BMCL Method Statement

Demolition of a building with known bat roosts present, causes an offence to be committed by the way of disturbance or damage to bats or their roosts under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (As amended) (refer to Appendix 1).

Therefore, demolition of Block 54 on site, which was assessed to support one non-breeding summer roost for common pipistrelle should be undertaken under a Natural England BMCL. In addition, the following Precautionary Working Methods (PWMs) are to be undertaken under the supervision of a registered bat ecologist to reduce the risk of killing or injuring any bats.

Pre-commencement works are as follows:

- Before demolition works can start, one general purpose bat box (see Section 5.2.2 for details of bat box specifications) will be fixed to a suitable location.
- The box is to be affixed onto a retained tree located within the wider hospital grounds to the south. The box must be positioned on a south-west or south-east-facing aspect, at a minimum of 4m from the ground, and must remain in situ for a minimum of 5 years.
- The registered ecologist will undertake a daylight inspection to assess the status of the site for bats prior to works commencing on site. The Registered ecologist will check for fresh droppings and accurately assess the levels of bat activity.
- The registered ecologist will attend site on the day of the scheduled demolition works to undertake a search for bats in the identified roost location prior to the works commencing. The soffit box is to be removed by hand carefully under the supervision of the registered ecologist. Any bats found will be relocated into the roost provisions, already installed on site. The initial stages of the works will occur under the supervision of the registered ecologist.
- All contractors working on the site will be briefed with a Toolbox Talk by the registered ecologist, on the legal protection afforded to bats and their roosts, and on how to proceed if a bat is discovered during the course of the work.
- If bats are encountered during works, the registered ecologist will capture them, whilst wearing thin gloves. Any bats found that do not need to be taken into care will then be placed in one of the two bat boxes, which will act as receptor sites during demolition works.

Once the selected features have been removed under supervision, works can proceed in the absence of the registered ecologist, at their discretion. If a bat is discovered at any unsupervised time, work must cease immediately, and a licenced bat handler must be called for advice. This advice will include leaving the bat to disperse of its own accord or wait for the registered ecologist to move the bat. Builders and contractors are explicitly forbidden from handling bats except in the case of finding a trapped or injured bat. In which case the bat may be moved into a safe and secure place (e.g., a box) and the registered ecologist must be contacted immediately.

Appendix 3 – Surveyor Positions



Figure 2. Surveyor positions for B1

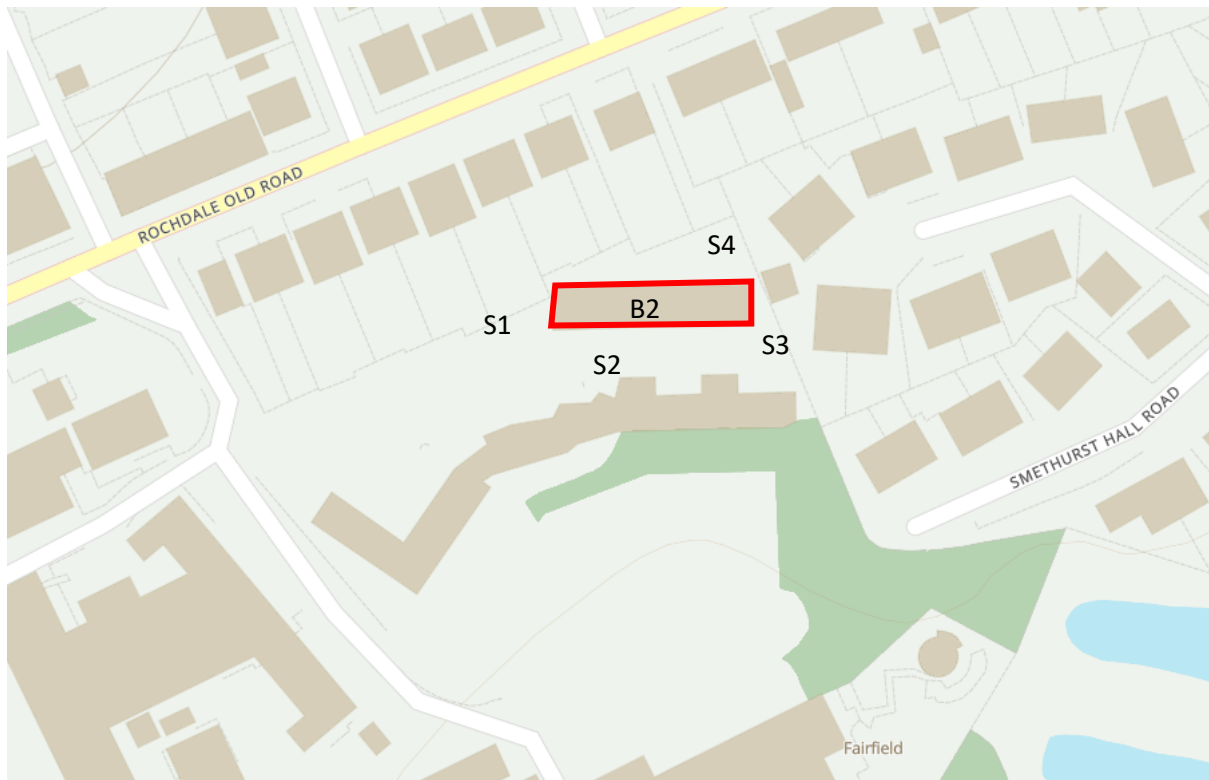


Figure 3. Surveyor positions for B2

Appendix 4 – Roost location



Figure 4. Location of Roost 1



Photograph 1 – Location of Roost 1