



Bat Survey Report

Mains of Portlethen steading complex

Portlethen

Aberdeen

AB12 4QP

Grid Reference: NO928966

**Survey carried out by: North East Nature, 4 Corrichie Place,
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Client: Graham Shand

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Summary

A survey was requested in relation to plans to demolish the existing steading and replace it with dwelling houses. Up to five day roosts used by three common pipistrelle (*Pipistrellus pipistrellus*), one *Pipistrellus sp.* and one Natterer's bat (*Myotis nattereri*) were found. A bat licence from Scottish Natural Heritage will be required before the cow shed and NE steading can be demolished. Suitable mitigation and compensatory roosts are specified. It is imperative that licence conditions are complied with to ensure the protection of the bats and also to avoid any legal liabilities.

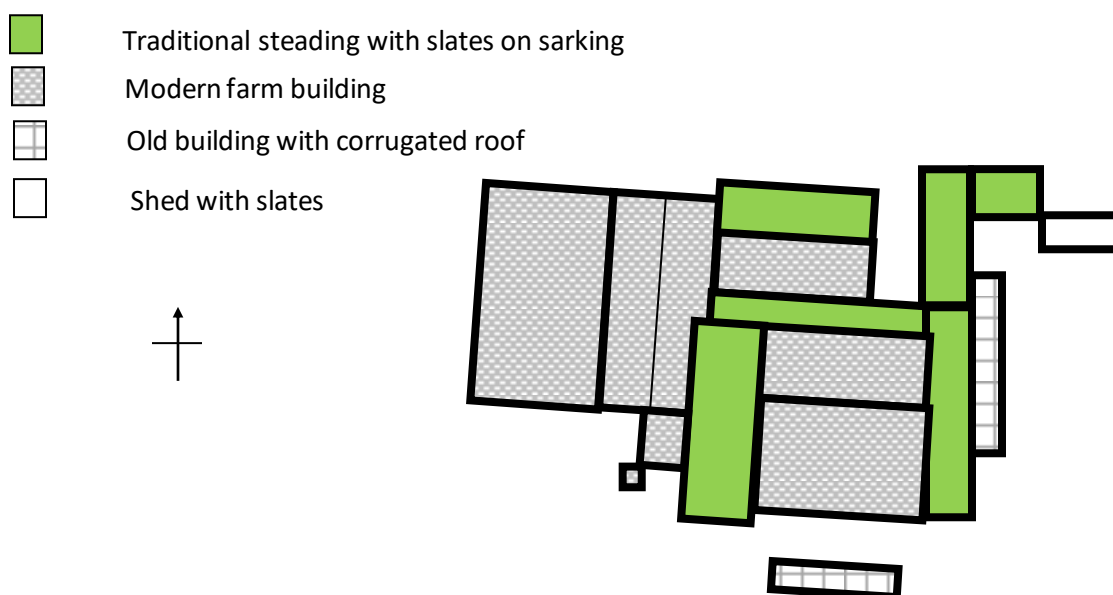
1. Introduction

A bat survey was requested in relation to plans to redevelop the existing steading complex. The proposal is likely to involve the demolition of all of the steading and replacement with dwelling houses but outline consent is being sought initially. A planning application is yet to be lodged.

All British bats are protected by law. It is an offence to intentionally or recklessly, kill or injure a bat, disturb a roosting bat or damage, destroy or obstruct access to any bat roost. Both summer and winter roosts are protected and activity which may disturb or damage a bat roost requires a licence from Scottish Natural Heritage.

2. Site description

The steading complex has its basis in an early to mid-nineteenth century building. There have been infill cattle courts, a dairy building and silage pit added over the years making it a complex and interlinking building with a mix of build styles. The whole building has open access for bats, which are free to move between the different elements.



The **green areas** are parts of the original steading and are comprised of stone walls with slates on sarking. The easternmost sections are in good repair with intact roofs and sound walls, though there are still gaps under slates and wall heads that bats could access. The westernmost are in poor repair with leaking or collapsing roofs and water ingress to the walls in places. This area has many bat accessible areas under slates and inside the steading but some would be less desirable due to dampness.

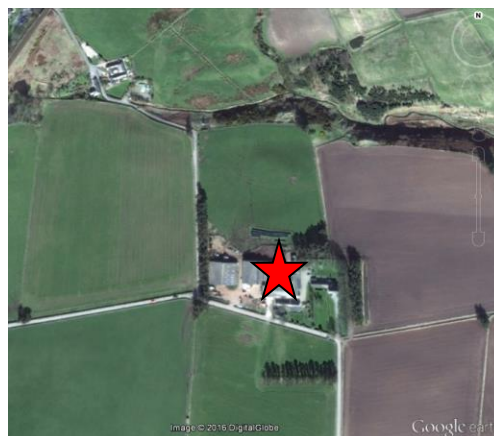
The **grey areas** are modern infill barns with block walls and either metal profile sheeting or asbestos sheeting, both without sarking. The large infills to the west and south are in good repair and in active use for farm machinery and storage of silage bales. The small infill to the north is in a state of collapse. These areas are openly accessible for bats but have low potential due to the build style which gives few suitable roosting options.

The small **hatched areas** are workshops with corrugated metal sheeting roofs. The furthest east has largely wooden walls and is starting to collapse. Those along the east edge of the original steading are in active use as a workshop and store and have stone walls.

The **white building** is a half wooden and half stone shed with a slate roof. The building is in a state of collapse with the roof starting to leak but is currently prevented from further collapse by supports. The light levels are high inside the building but the slates are uneven offering potential roost gaps underneath.

Light levels throughout the steading are high due to roof lights, open doorways and collapsed roof sections. The only area with lower light levels is associated with the eastern traditional steading where there is one of two attics remaining. The attic itself is light but the area below has much lower light levels.

The site has small coniferous shelter belts to the south and west and east. There are three dwelling houses and a large modern farm shed near the steading. The house to the east has a line of mature deciduous trees around the north side of the garden and there are other garden trees in the south. Trees at the site don't provide strong connections onward into the landscape since there is no other woodland in the vicinity. Two hundred metres to the north there is a small stream which has scrub associated with its valley and leads to the coast 500m east of the site. Overall the location is highly exposed to wind from the sea which is moderated by the presence of shelter belts.



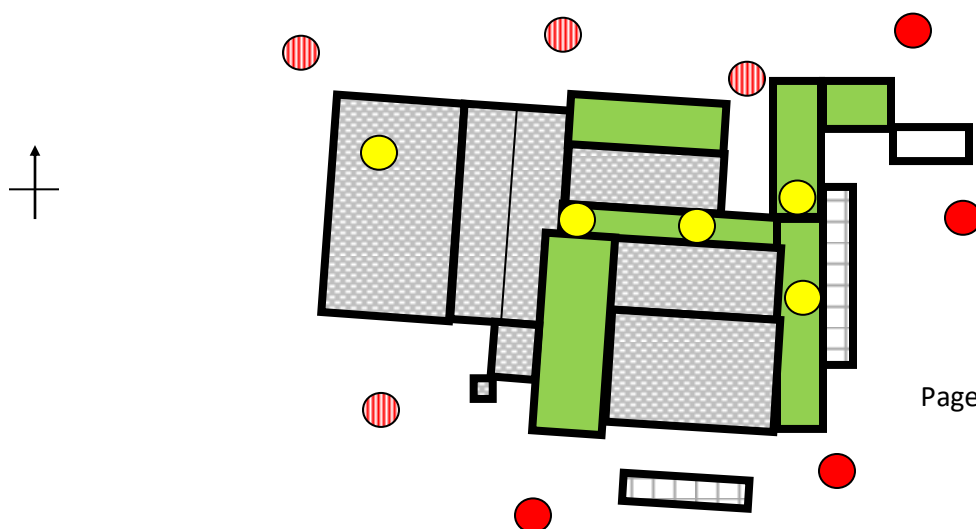
Suitability	Roosting habitats	Site value	Commuting/foraging habitats	Site value
Low	Potential roost sites for individual bats opportunistically		Suitable for small numbers of commuting or foraging bats but isolated and not very well connected to surrounding landscape by other habitat	X
Moderate	Potential roost sites but unlikely to support a roost of high conservation value	X	Continuous habitat connected to wider landscape that could be used by bats e.g. lines of trees, scrub, linked back gardens	
High	Potential roost sites that are obviously suitable for use by larger numbers of bats on a regular basis		Continuous high quality habitat that is well connected to wider landscape such as river valleys, streams, hedges, trees, woodland edge. Site close or connected to known roosts	

Summarised from: Collins (2016) Bat Surveys for Professional Ecologists, BCT, London

3. Methodology

A desk study drew on local knowledge of bats and also referred to data available through the NESBReC database. The clients were asked if bats were present. The aim of the study was to establish if bats were present and if so, which species. The building was checked for signs of bat use, such as droppings, staining or moth wings with a strong torch. An emergence survey was carried by eight surveyors, over two nights, using BatBox Duet bat detectors and BatBox Batons linked to Roland R-05 recorders and two Anabat Express. A dawn survey was carried out in the same way. The location of the surveyors at the surveys is shown below. A second dawn concentrated on the interior of the building with two surveyors and three static detectors. Bat calls were analysed using Analook and Wavesurfer sound analysis software.

Surveyor locations (red dots) – static detectors inside buildings also marked (yellow dots)



4. Results

4.1 Desk study

NESBReC records identify the presence of the following species in the surrounding 10km square:

- Soprano pipistrelle (*Pipistrellus pygmaeus*)
- Common pipistrelle (*Pipistrellus pipistrellus*)
- Natterer's bat (*Myotis nattereri*)

Additionally, brown long eared bats (*Plecotus auritus*), Leisler's bats (*Nyctalus leisleri*) and Daubenton's bat (*Myotis daubentonii*) are recorded in the neighbouring 10km square to the west. The surveyor has previously recorded small numbers of foraging common and soprano pipistrelles at a similar site 1.5km to the south and a more sheltered site 2.5km to the west.

4.2 Survey undertaken

Building check

2/8/16

10.30am – 1pm

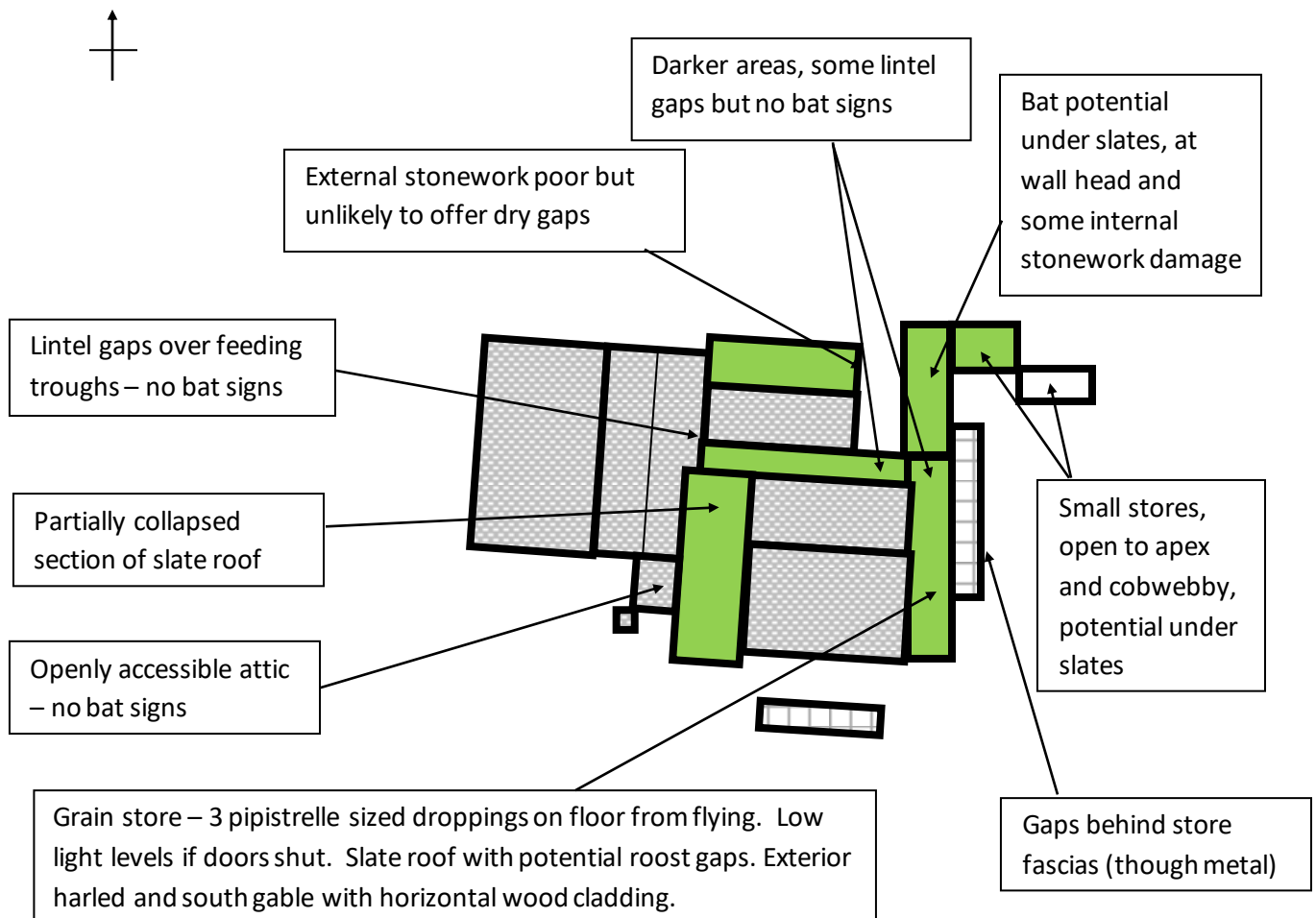
Aileen Salway

Weather: dry and bright

A daytime inspection of the site was carried with the intention of identifying potential roost sites and looking for any signs of bats. The steading is interconnected through all but three workshops on the east side which have closed doors. This means there is high light levels and strong air movement through most of the steading. The grain store doors, if closed would give this area a more stable environment whilst still having bat access. Of the three workshops: one has high levels of human activity and lighting, a second is a collapsing wooden building with a leaking roof. The third has lower light levels and lower usage. None had any signs of bat use on the interior.

No roost sites were found in the steadings. The only indications of bats were found in the grain store where the smooth concrete surface was suitable for finding bat droppings. Three pipistrelle sized droppings were found and can be assumed to be from flying bats.

There are a number of lintels in the buildings that have suitable gaps for bats to roost in. These were checked for bats or indications of use such as droppings. None had any signs present. The modern parts of the building have low bat potential, whilst the original steading has roosting potential under slates, ridge tiles and wall heads. All the buildings, bar two, are open to the apex. This in combination with the light levels makes it less likely that species such as brown long eared bats are present. The two areas with attics both have high light levels. They were checked for signs, within the limitations of weak floors, but no bats or bat droppings were found. The east workshops have metal fascias with gaps behind which may lead to wall head gaps with potential.



Eastern half of steading

Emergence survey

16/8/16 8.25 – 10.40pm

Sunset at 8.46pm

Aileen Salway, Rachael Thwaites, Nigel Astell, Emma O'Shea

Weather: dry, 20% cloud, still, temperature 14°C

The emergence survey heard bats from 28 minutes after sunset. The early bat on the north east corner of the steading was not seen to have emerged but may have arrived from a roost nearby. It is unclear whether a bat which flew out of the grain store had earlier flown in or if it was emerging. A maximum of two common pipistrelle (*Pipistrellus pipistrellus*) were seen at any one time and to the north and south of the building. There were also occasional passes of a bat echolocating at 50kHz *Pipistrellus sp.* which may well be another common pipistrelle but cannot be assigned to species level.

No bat roosts were identified.

East half of steading

Time	Species	Notes
9.14pm	Common pipistrelle	Heard to north of site along shelter belt
9.17pm	Common pipistrelle	Heard near grain store – possibly flying into it
9.18 – 10.17pm	Common pipistrelle	Flew out of grain store and continued to move in and out of grain store and modern shed adjacent, foraging. Later foraging was along the outside of the steading on south side and occasionally east side
9.18 – 10.02pm	Common pipistrelle	Foraging passes every two minutes or so, along north side of steading
9.24pm	<i>Pipistrelle sp.</i>	Foraging outside grain store with common pipistrelle (peak freq 50kHz)
9.26pm	Common pipistrelle	Over workshop to trees to north
9.31pm	Common pipistrelle	Foraging in trees by house to south
9.43pm	<i>Pipistrelle sp.</i>	Foraging with two common pipistrelles north of steading (peak freq 50kHz)
10.27pm	Common pipistrelle	Foraging along south side of steading.

Eastern half of steading

Dawn survey

1/9/16 4.40 – 6.30am

Aileen Salway, Rachael Thwaites, Nigel Astell, Emma O'Shea

Sunrise at 6.12am

Weather: dry, gentle breeze, temperature 11°C

Static recorders were deployed inside the NE steading and the grain store. There was no activity inside the grain store.

Most activity was seen to the NE of the steading, with all but one bat identified as common pipistrelle. Activity was fairly low but one common pipistrelle was seen going to roost at 5.37am at Roost A in the NE of the steading. A *Myotis sp.* was recorded inside the steading 44 minutes before sunrise and may be a bat going to roost inside the building.

East half of steading

Time	Species	Notes
4.46 – 5am	Common pipistrelle	Occasional bat passes to north of steading
4.51 – 5.03am	Common pipistrelle	Foraging around east side of steading
5.08 – 5.09am	Common pipistrelle	Calls recorded from inside north steading
5.12am	Common pipistrelle	Foraging around east side of steading
5.15 – 5.25am	Common pipistrelle	Foraging around north and east of steading
5.22am	<i>Myotis sp.</i>	Bat seen flying into courtyard on north side of steading
5.28am	<i>Myotis sp.</i>	Recorded inside NE steading
5.30am	Common pipistrelle	Flew to courtyard on north side of steading
5.37am	Common pipistrelle	Went to roost at Roost A in north section of traditional steading



Roost A – one common pipistrelle went to roost at wall head

Eastern half of steading interior

Second dawn survey

13/9/16 4.40 – 6.45am

Aileen Salway and Toni Watt

Sunrise at 6.36am

Weather: fine drizzle for first 10 minutes then dry, light breeze, cloudy, temperature 16°C

A second dawn focussed on the NE steading area and particularly the interior. Two surveyors were based inside the building with one static in the NE steading with a view of three doorways into the steading, and the second moving inside the central area of the steading. Three static detectors were deployed.

Common pipistrelle from 4.56am. Up to two bats were seen foraging along the north side of the steading. Common pipistrelles were flying in and out of the NE steading and it is likely that one bat stayed in the building to roost but the location was not identifiable. A common pipistrelle went to roost at the north wall head of the modern steading building. A single *Myotis sp.* was heard in the NE steading and is presumed to have gone to roost but it wasn't possible to locate the precise point of roosting within this section of steading. Static detectors did not record it moving out of this section.

East half of steading and interior

Time	Species	Notes
4.56 – 5.57am	Common pipistrelle	Single bat foraging almost continuously along north side of steading
5.30am	<i>Myotis sp.</i>	Flying inside NE steading and not seen to leave. Not picked up on Anabat
5.33am	<i>Myotis sp.</i>	Heard on Duet inside NE steading but not seen
5.35 – 5.56am	Common pipistrelle	Flying in and out of NE steading regularly
5.54am	Common pipistrelle	Possible roosting of one bat who flew into NE steading but was not seen flying out
5.58am	Common pipistrelle	Two bats flying around north side of building
5.59am	Common pipistrelle	Went to roost at Roost B at wall head on north side of steading



Roost B – one common pipistrelle went to roost at wall head under asbestos sheeting

Western half of steading

Dawn survey – west side

17/8/16 3.45-5.50am

Aileen Salway, Rachael Thwaites, Nigel Astell, Emma O'Shea

Sunrise at 5.40am

Weather: dry, light breeze, cloudy, temperature 14°C

Two common pipistrelle and a *Pipistrellus sp.* (echolocating around 50kHz) were foraging almost continuously along the north side of the modern farm buildings with infrequent movements round to the south. One bat was seen leaving the site and moving off towards trees to the NW and another bat moved into the steading to forage. It was flying inside the steading until 9 minutes before dawn and was not seen to leave from the areas of the building being surveyed. It is likely that it went to roost inside the building but it could not be seen where, despite the surveyor moving inside the steading to follow it.

West half of steading

Time	Species	Notes
From start to 5.11am	Common pipistrelle and <i>Pipistrellus sp.</i>	Up to 2 common pipistrelle and one bat echolocating around 50kHz foraging along north side of steading continuously and very occasionally moving round to south side of building
5.11am	Common pipistrelle	Left site towards trees to NW
5.25am	Common pipistrelle	Passing along north side of steading
5.11 – 5.31am	Common pipistrelle	Single bat flying inside NW corner of steading, foraging

Western half of steading

Emergence survey

31/8/16 7.50 – 9.50pm

Aileen Salway, Rachael Thwaites, Nigel Astell, Emma O'Shea

Sunset at 8.08pm

Weather: dry, 40% cloud, light breeze, temperature 15°C

A static detector was deployed inside the NW area of steading. This picked up common pipistrelle activity from 9 minutes after sunset and well before any bats were foraging outside the buildings. Two common pipistrelles are thought to have emerged. Similarly a *Pipistrellus sp.* was active in the east steading before any emergences and is thought to have emerged. Up to 4 common pipistrelles and a *Pipistrellus sp.* were constantly foraging along the north side of the steading with occasional passes round the south of the steading. A single *Myotis sp.* call was recorded outside the NE steading towards the end of the survey but it is not clear if this was from a passing or emerging bat.

West half of steading

Time	Species	Notes
8.17 – 8.36pm	Common pipistrelle	One bat flying inside NW area of steading
8.31pm	<i>Pipistrellus sp.</i>	One bat flying inside NE area of steading
8.34pm	<i>Pipistrellus sp.</i>	Emerged from NE steading
8.36pm	Common pipistrelle	Emerged from NW door of steading and moved off to neighbouring farm buildings
8.38pm	Common pipistrelle	Possible emergence from NW door of steading
8.45 – 9.47pm	Common pipistrelle and <i>Pipistrellus sp.</i>	Constant foraging along north side of steading with maximum of 4 common pipistrelle and one bat echolocating at 50kHz. Occasional bat passes on south side of buildings
9.44pm	<i>Myotis sp.</i>	Recorded outside east steading – not seen

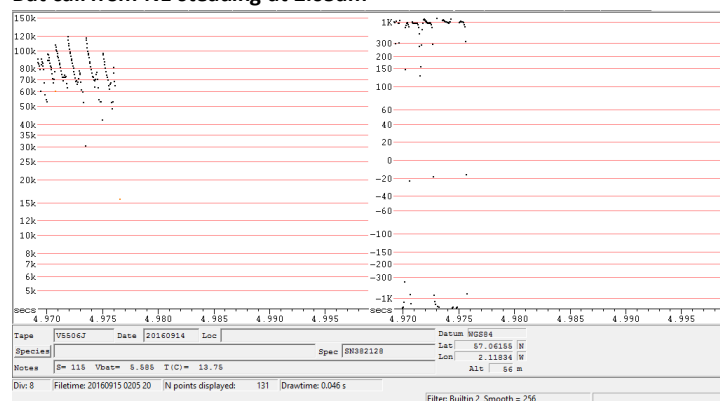
NE steading

Static detector

14/9/16 – 16/9/16 Weather dry and mild

A detector was left in situ in the NE steading in an attempt to take the *Myotis sp.* to species level. Two short *Myotis sp.* calls were recorded – 9.18pm on the 14th and 2.05am on the 15th. Neither tie in with the expected emergence and re-entry times for a *Myotis sp.* bat but nonetheless they can be used to ascertain the presence of the species given the difficulty in detecting the bat during the activity surveys due to its quiet call and rapid entry/exit. The clearest of the calls is suggestive of a Natterer's bat since the call starts high (over 100kHz) and has a high slope. The only other *Myotis sp.* found in this area is the Daubenton's bat which has a lower start to its call.

Bat call from NE steading at 2.05am



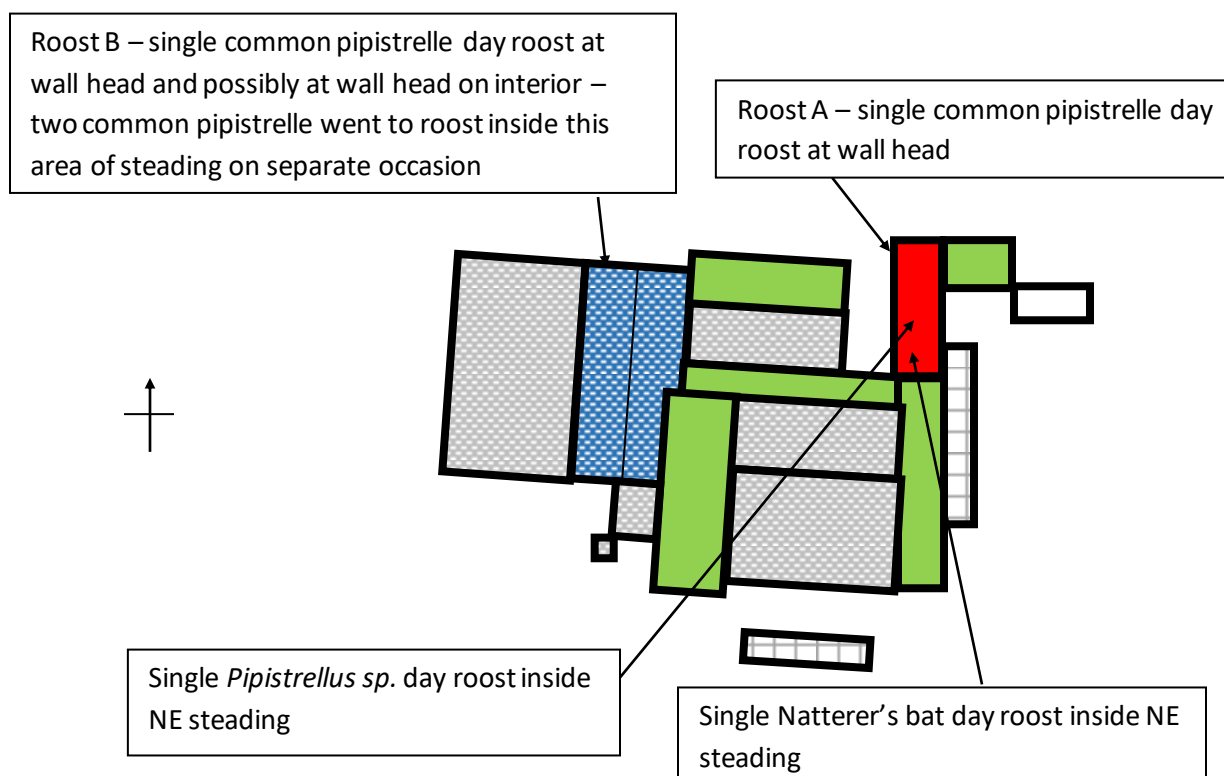
4.3 Constraints on the survey

None.

4.4 Roost sites identified

There are up to five roosting sites used by three common pipistrelle (*Pipistrellus pipistrellus*), one *Pipistrellus sp.* and a single Natterer's bat (*Myotis nattereri*). All the roosts are day roosts. The *Pipistrellus sp.* is most likely to be a common pipistrelle which echolocates around 50kHz.

- The NE steading (coloured red) is where three of the roosts are located
- The cowshed (coloured blue) is where one roost has been identified but a second potential roost may be located inside.



5. Hibernation

The steading is complex but is largely open to the apex and has strong air movement in all but the three workshops to the NE. The only potential roost sites in two of these buildings are under the slates which are unlikely to provide sufficient thermal buffering for hibernation. The interiors of these workshops show no signs of bat use during the rest of the year and disturbance levels in the third workshop are high due to active use.

There are some areas of stonework damage in the main steadings. However the damage relates to significant water ingress which would make them less suitable. The hibernation potential of the site is regarded as low.

6. Assessment of impacts

The proposed development involves the demolition of the existing buildings and replacement with dwelling houses. This proposal will inevitably lead to the loss of the existing roosts in the NE steading and cowshed and disturbance to bats, both of which are an offence which would require licensing and suitable mitigation and compensation.

Impact timescale	Impact/effect of impact	Potential for mitigation/compensation
Short term impact	Potential for disturbance or injury to bats during demolition. Demolition will result in the loss of these roosts.	<p>Demolition in October, November or March is recommended for the NE steading. There is no need for a timing constraint to the demolition of the cow shed or the other buildings in the steading complex.</p> <p>Erection of one Schwegler 2F double fronted and one Schwegler 2FN bat box in adjacent trees before work commences, so that any bats found during work can be safely relocated.</p> <p>Within 5 metres of roosts, roofing materials to be removed carefully by hand, with a bat worker supervising the removal. Exclusion is not feasible.</p>
Medium term impact	Loss of roosts and reduction in sheltered foraging potential around farm buildings	<p>Retention of bat boxes in longer term.</p> <p>Provision of a Schwegler 1FF on a south facing wall on one of the other buildings to the east of the site and a second Schwegler 1FF near to the remaining farm buildings to the west of the site.</p> <p>Carry out a post work check</p>
Long term impact	The pattern of Natterer's bat use of the site may change in the long term	<p>Retention of bat boxes in longer term</p> <p>External lighting around the remaining farm buildings to be minimised.</p>

7. Analysis and recommendations

The steading complex has up to five roosts of three common pipistrelles, one *Pipistrellus sp.* (most likely common pipistrelle) and a Natterer's bat. **The proposed demolition and replacement with dwelling houses will need a licence from SNH to avoid an offence under European Protected Species legislation.** A licence will also be required if the buildings are demolished in any other context, regardless of the planning process. If a licence was to be granted then suitable mitigation and compensation would be:

Mitigation

- Demolition in October, November or March is recommended for the NE steading
- There is no requirement for a timing constraint to the demolition of the cow shed or the other buildings in the steading complex.
- Erection of one Schwegler 2F double fronted and one Schwegler 2FN bat box in adjacent trees before work commences, so that any bats found during work can be safely relocated.
- Within 5 metres of roosts and for NE steading, roofing materials to be removed carefully by hand, with a bat worker supervising the removal. Exclusion is not feasible.
- External lighting around the remaining farm buildings to be minimised

Compensation

- Retention of bat boxes in longer term.
- Provision of a Schwegler 1FF on a south facing wall on one of the other buildings to the east of the site and a second Schwegler 1FF near to the remaining farm buildings to the west of the site.

8. Licensing tests

Scottish Natural Heritage will assess this proposed mitigation/compensation and the likelihood of the three tests explained in Appendix 4 being met. Additional information on the rationale for the project will need to be provided by the house owner and/or agent. If the criteria for a bat licence are met and planning permission is granted, the house owner may then contact SNH for the bat licence document.

Scottish Natural Heritage Licensing, Inverness 01463 725364

9. Survey validity

Bat surveys are normally valid for a period of 18 months.

10. NESBReC data

The client is happy for data to be shared with the records centre.

Surveyors:

Aileen Salway - Bat licence 13753

Rachael Thwaites - Bat licence 15527

Emma O'Shea

Nigel Astell

Toni Watt

Appendix 1 - surveyor qualifications and report references

Aileen Salway MCIEEM

- Freelance ecologist since 2010
- Member of North East Scotland Bat Group
- Bat licence 13753
- Ranger/Naturalist with the National Trust for Scotland for 13 years
- MA (Hons) Geography (Aberdeen 1992)
- MSc Rural and Regional Resources Planning (Aberdeen 1993)

Rachael Thwaites MCIEEM

- BSc (Hons) Applied Biology (specialising in Ecology)
- PhD in the area of plant community ecology
- Professional ecologist for over 15 years including working for the Centre for Ecology and Hydrology, Scottish Natural Heritage and more recently as a consultant
- Licensed bat worker (licence no. 15527)
- Treasurer of North-East Scotland Bat Group.

Emma O'Shea

- BSc Geology
- Ranger/Naturalist for 12 years
- Trained with the Bat Conservation Trust in 2004 on bat ecology and ID
- Bat surveyor with National Trust for Scotland 2004 - 2006 and 2009 - 2014
- Trained with Echoes Ecology Ltd since 2014 - Bat Survey Methods and Echolocation Analysis 5 day course 2014; Bat Handling 2 day Course 2015
- Working towards gaining a bat licence on Echoes Ecology Bat Development Training Programme, ongoing at present
- Member of Tayside Bat Group

Nigel Astell MCIEEM

- BSc Botany (Hons)
- BSc Zoology (Ord)
- Eleven years bat survey experience

Bat Conservation Trust (2016) "Bat Surveys for Professional Ecologists: 3rd Edition", BCT, London
Mitchell-Jones, A. J. (2004) "Bat mitigation guidelines", English Nature

Appendix 2 - Bat species and lifecycles

In the north-east of Scotland there are five species of bats generally found: common and soprano pipistrelle, brown long eared and two species of Myotis bats, namely Daubenton's and Natterer's.

Both species of pipistrelle use man-made structures to roost and can be found in both a rural and urban context. Brown long eared bats often roost in old buildings with large attics, preferring buildings associated with mature woodland in which they can forage. Daubenton's roost close to still or running water bodies, either in trees or structures such as bridges. Natterer's have a similar habit to brown long eared bats but are less common in the north east of Scotland.

Female bats roost together as a colony from May until the autumn. They usually have one baby in June which is reliant on its mother for two months and will remain in the roost while the mother goes out to feed. In the autumn the colony will move from their warm summer roost, often in buildings, to a cooler winter roost which may be in trees, unheated buildings with thick stone walls, caves and similar places. In their winter roost they become torpid as the weather cools and they hibernate.

Male bats live in smaller groups or individually in cooler roosts such as steadings or tree holes but can be found in maternity colonies in the early autumn when mating takes place.

While bats are hibernating they are particularly vulnerable to disturbance. Each time they wake it uses up their energy stores and with repeated disturbance the result can be their death.

Appendix 3 - The legal status of bats

All British bats have been protected by law under the Wildlife and Countryside Act 1981 (as amended) and more recently by the Conservation (Natural Habitats, &c) Regulations 1994 (as amended) (the Conservation Regulations). These Regulations implement, the European Habitats Directive ((EC Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Flora and Fauna) in Great Britain. All species of bat found in Britain are listed in the Conservation Regulations as European protected species.

In Scotland you may be committing an offence if you, deliberately or recklessly:

- Capture, injure or kill a bat;
- Harass a bat or group of bats;
- Disturb a bat while it is rearing or otherwise caring for its young;
- Obstruct access to a breeding site or resting place (bat roost or hibernation site), or otherwise deny a bat use of a breeding site or resting place;
- Disturb a bat while it is occupying a structure or place used for shelter or protection;
- Disturb a bat in a manner that is, or in circumstances which are, likely to significantly affect the local distribution or abundance of the species to which it belongs; or
- Disturb a bat in a manner that is, or in circumstances which are, likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for its young; or obstruct, damage or destroy a breeding site or resting place (whether or not the damage or destruction is carried out deliberately or recklessly).

It is important to note that bat roosts are protected, even when the bats are not present. An offence does not need to be intentional, as seen by the term "recklessly", which covers any damaging action regardless of intention.

Appendix 4 - Licensing

There may be occasions where work is required which may be contrary to these regulations, such as tree surgery or the re-roofing of a house which has a bat roost. In this case a licence from Scottish Natural Heritage is required before any work can commence and any conditions imposed must be met. There is no guarantee that such a licence will be granted.

Three tests from the Conservation Regulations must be satisfied before SNH can grant a licence:

1. the licence relates to one of the specified purposes, including preserving public health or public safety or other imperative reasons of overriding public interest; preventing the spread of disease; preventing serious damage to property. Supporting evidence for any assertions about the significance of the project, such as its social or economic importance will be required by the licensing authority.
2. there is no satisfactory alternative to carrying out the work which will affect bats or their roosts; and
3. the work will not adversely affect the local bat population.

An application for a licence will fail if these three tests are not met.

Further guidance on bats in houses can be found at:

Licence information and application forms

<http://www.snh.gov.uk/protecting-scotlands-nature/species-licensing/forms-and-guidance/guidance/>

<http://www.snh.gov.uk/protecting-scotlands-nature/species-licensing/mammal-licensing/bats-and-licensing/in-houses/>

Licensing Section
Scottish Natural Heritage
Great Glen House
Leachkin Road
Inverness IV3 8NW
01463 725000
LICENSING@snh.gov.uk

Bat mitigation guidelines:

publications.naturalengland.org.uk/file/111044

Information on all aspects of bats

www.bats.org.uk

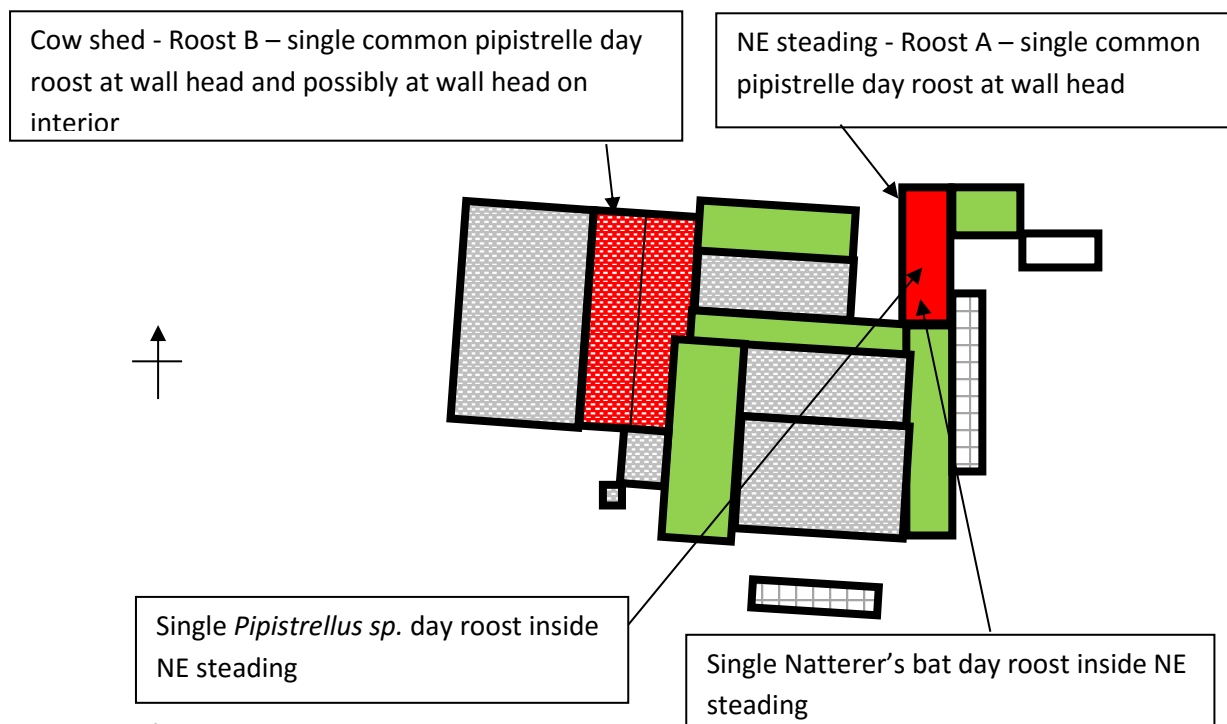
Bat Species Protection Plan Method Statement

Mains of Portlethen steading complex, Portlethen, AB12 4QP

Grid Reference: NO928966

Sept 2016

This method statement provides details of the measures required to protect day roosts of common pipistrelle (*Pipistrellus pipistrellus*), *Pipistrellus* sp. and a Natterer's bat (*Myotis nattereri*). **A bat licence and bat worker input is required for the proposed demolition of buildings.**



Avoidance of harm to the bats

1. Demolition in October, November or March is recommended for the NE steading
2. There is no requirement for a timing constraint to the demolition of the cow shed or the other buildings in the steading complex.
3. Erection of one Schwegler 2F double fronted and one Schwegler 2FN bat box in adjacent trees before work commences, so that any bats found during work can be safely relocated.
4. Within 5 metres of roosts and for NE steading, roofing materials to be removed carefully by hand, with a bat worker supervising the removal. Exclusion is not feasible.
5. Contractors to be briefed on what to do if bat is found
6. A procedure will be put in place to ensure that this method statement is adhered to.

Roost retention and enhancement

1. Provision of a Schwegler 1FF on a south facing wall on one of the other buildings to the east of the site and a second Schwegler 1FF near to the remaining farm buildings to the west of the site.
2. Retention of bat boxes in longer term.
3. External lighting around the remaining farm buildings to be minimised