



**Redstart Barn,  
Brookhampton,  
Much Wenlock.  
Shropshire.**

*On behalf of Mr David Dobson.*

**Bat Mitigation Strategy**

This document is designed to discharge condition 4 of planning consent document 18/02847/FUL to convert the barn building into dwellings.

Bat activity surveys targeting the barn at Brookhampton were undertaken in July and August 2019 and updated in May and June 2021. These surveys confirmed the target buildings as having a small *Pipistrellus pipistrellus* and Common pipistrelle (*Pipistrellus pipistrellus*) day roost.

With this in mind, a Natural England EPS licence was obtained in order to legally facilitate the proposed development.

The method statement will include the following elements:

- Evaluation of the status of the bat roost
- Timing of works
- Exclusion of bats
- Demolition methods and supervision
- Temporary roost provision
- Permanent roost provision

Any demolition activities should be supervised by a suitably licensed bat ecologist.

A method statement will be worked up and delivered to the demolition and construction operatives in a toolbox talk.

Temporary bat boxes will be erected during the demolition and construction period.

The replacement roost site will be two purpose-designed bat bricks located on the redeveloped barn.

The mitigation package will be detailed in a separate method statement, which will form the basis of a Natural England Low Impact licence application.

The replacement roost will be developed with enhanced roost features, which will aim to improve the status of bats on the site.

**A toolbox talk will be provided to all construction operatives prior to commencing work on site.**

All demolition works will employ soft hand stripping methods, whilst working on the roof or upper walls. A method statement will be delivered to the operatives during the **toolbox talk**.

A suitably licensed bat ecologist will supervise the works. Should any bats be discovered, all work will stop, and suitably licensed work methods will supersede the method statement.

Any bats will be removed by a licenced bat worker and placed in a bat box installed nearby.

### **Bat Roost Provision**

The temporary bat boxes will be erected within adjacent trees prior to the commencement of the works by the ecologist during the toolbox talk session.

The long-term bat boxes will be erected following the completion of the conversion work, these are shown in the attached document.

***Roy S Leigh ACIEEM***



## Redstart Barn, Brookhampton, Much Wenlock

### Bat Safeguard Method Statement – Toolbox Talk

The above titled building has been identified for renovation and conversion, a series of bat survey were undertaken, and a Low impact bat licence was obtained from Natural England to allow the works.

The results of the survey indicate that there is a potential small roost of Pipistrelles and Brown Long Eared Bats residing within the buildings.

Bats are highly protected by law under the EC Habitats Directive when determining a planning application, as prescribed by The Conservation of Habitats and Species Regulations 2010 (as amended).

Therefore, the wilful destruction of a roost or any action causing harm to bats can result in a large fine or imprisonment.

Bats mainly roost in the roof and upper cavities of buildings. They can fit into surprisingly small cavities and gaps between wooden cladding and the walls, the roof tiles and lining fabric or even within the wall cavities.

- Therefore, it is important that during the maintenance of the upper walls, gaps should be checked for bats prior to mortar removal, with a high level of care and diligence;
- If a bat is found during the maintenance/dismantling process ALL WORK MUST STOP;
- Cover the bat in situ;
- Call in a qualified and licenced bat ecologist;
- The bat ecologist will assess the situation and transfer the bat to a safe location nearby;

**Please sign and date below in acceptance of the above procedure.**

Print Name	Signature	Company	Date


Emergency Call Out



