



Glaven Ecology



**Barn at
Strange Farm
Felmingham**

**Precautionary Method of
Working: Bats**

**Prepared by
Glaven Ecology**

**on behalf of
Mr. D. baker**

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The data contained within the report are accurate to the best of our knowledge and have been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management’s Code of Professional Conduct.

The report conforms to the British Standard 42020:2013 Biodiversity – Code of practice for planning and development.

We confirm that any opinions expressed are our best and professional true opinions. This report has been prepared by an ecology specialist and does not purport to provide legal advice.

Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that animals and plants can migration/establish and whilst such species may not have been located during the survey duration, their presence may be found on a site at a later date.

1 Background

1.1.1 Glaven Ecology was commissioned to undertake a Preliminary Roost Assessment (PRA) at Strange Farm, Felmingham, North Walsham. NR28 0LT. The survey work was completed by Carolyn Smith MSc., BSc. (Hons) MCIEEM on 11th June 2022. This was followed up by a dusk emergence survey 29th June 2022 and a dawn re-entry survey on 18th July 2022. No emergence or re-entry was observed during these surveys.

1.1.2 A previous survey by Wild Frontier Ecology in 2017 for planning reference PF/17/2029 found one common pipistrelle roosting under the corrugated sheeting on the external wall.

1.1.3 As part of planning approval PF/22/0584 condition 5 states that:

No development shall take place (including any demolition, modification or site clearance) to the existing building identified in the Ecological Impact Assessment (Glaven Ecology, 27th July 2022) until a Precautionary Method of Works (PMoW) statement for the mitigation and protection of, and enhancement for, bats has been submitted to and approved in writing by the local planning authority.

The content of the method statement shall include:

- a) Purpose and objectives for the proposed works;*
- b) Detailed design(s) and/or working method(s) necessary to achieve the stated objectives (including where relevant, type and source of material to be used);*
- c) Extent and location of proposed works shown on appropriate scale maps and plans;*
- d) Timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;*
- e) Persons responsible for implementing the works;*
- f) Initial aftercare and long-term maintenance (where relevant);*

2 Purpose of the PMoW

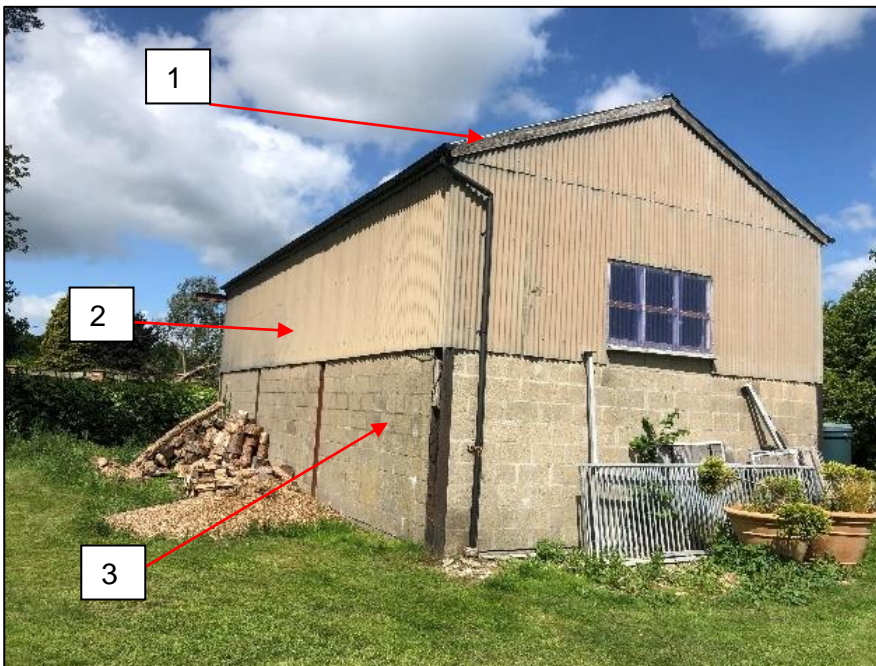
2.1.1 All species of bats found in the UK and great crested newts are fully protected as European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2010 (as amended). These species, along with common species of reptile are protected under the Wildlife and Countryside Act 1981 (as amended).

2.1.2 Based on the current Site conditions, as long as the methods of working outlined in this document are implemented in full, the proposed works would not result in a breach of the above legislation. However, if recent evidence of roosting bats was identified, works will cease and the appropriate licence sought in order to derogate from the protection

afforded to bats by The Conservation of Habitats and Species Regulations 2017 (as amended).

3 Working Methods

- 3.1.1 The details of the PMoW will be delivered to the Principal Contractor for the works through a Toolbox Talk, which is an onsite briefing given by a suitably qualified ecologist outlining the known and potential ecological constraints within the footprint of the site and sets out the methods of working that need to be employed by the Principal Contractor for minimising impacts to wildlife during the proposed works
- 3.1.2 Prior to any demolitions work starting a suitably qualified ecologist will inspect any potential roost features.
- 3.1.3 The building will be taken down by hand (Figure 1).
- 3.1.4 The roof features will be removed first.
- 3.1.5 Following this the corrugated wall sheeting will be removed.
- 3.1.6 Once the corrugated sheets have been removed the breezeblocks will be inspected by the ecologist before demolition of these can begin.
- 3.1.7 The ecologist will be on site during the whole operation.



1: removal of roof features
2: Removal of corrugated wall sheets
3: removal of breeze blocks following second inspection

Figure 1: demolition stages for the barn

3.1.8 If a bat is uncovered during the works all works should cease. At no point should any worker touch or handle any bats.

3.1.9 Should any bats be discovered the ecologist will stop all works and it will be necessary to obtain a mitigation licence from Natural England before the works can proceed.

4 Responsible persons and lines of communication.

4.1.1 This section summarises the key roles of Developer and Contractor as well as the role and responsibilities on site of an ecologist to ensure implementation of the protection measures set out above.

4.1.2 All contractors and visitors to the site will be made aware of the PMoW document and the protection measures in place.

4.2 Developer

The Developer is responsible for:

- Appointing the Ecologist and overall implementation of the measures set out in this document.
- Making the Contractor aware that there are potential ecological constraints on site and provide them with this document.
- Appointing a Licenced Ecologist to deliver a toolbox talk on the ecological constraints at the site and to explain the content of this document.

4.3 Main Contractor

The Main Contractor is responsible for:

- Making the Sub-Contractors aware that there are ecological constraints on site and provide them with this document.
- Ensuring that the construction activities are carried out in accordance with the measures set out in this document.
- Overseeing the project delivery and will be managing the site in line with The Construction (Design & Management) Regulations 2015.

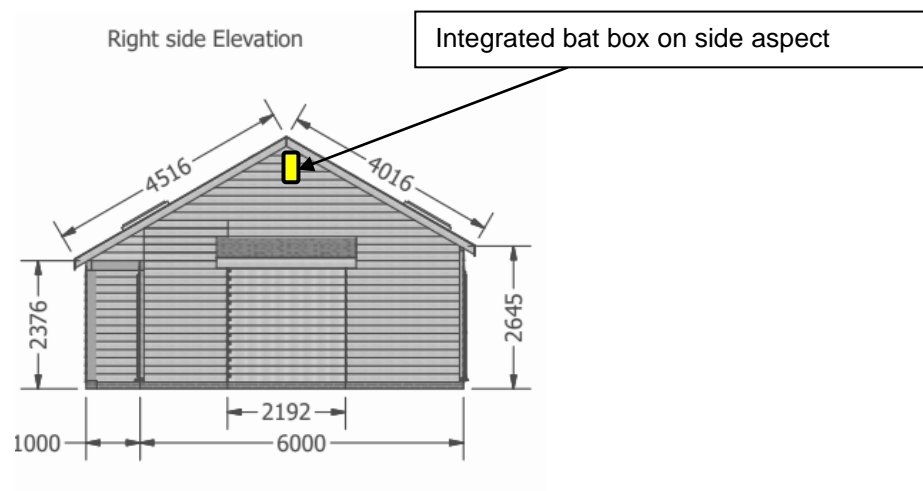
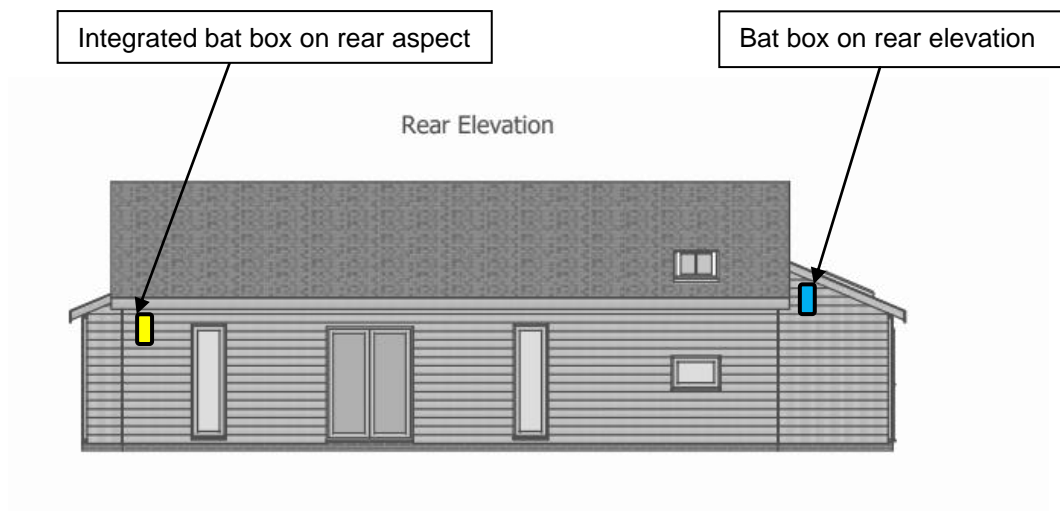
4.4 Ecologist

The Ecologist should be a professionally qualified ecologist and will be responsible for:

- Ensuring that the relevant working methods are understood prior to works, through the delivery of relevant toolbox talks, and to oversee the required works as necessary thereafter.
- Being the first point of contact for the Site Manager in the event of any ecological issues during the construction phase.

5 Mitigation and Enhancements for bats

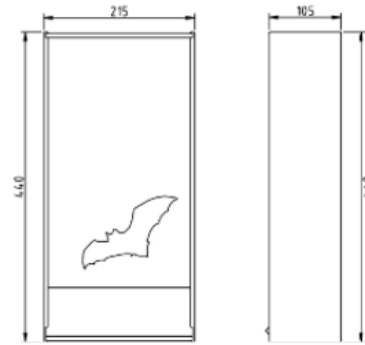
- 5.1.1 Considering the existing building has previously supported roosting bats and there will be a loss of roost opportunities, it would be appropriate for two bat boxes to be installed as mitigation, in addition to the one bat box proposed as an enhancement in the EclA.
- 5.1.2 Two integrated bat boxes, such as the Integrated Eco Bat box, to be installed within the building. One on the rear and one on the right side elevation.
- 5.1.3 One bat box to be installed on the rear elevation, something similar to the Beaumaris bat box would be suitable.



Drawings courtesy of Scott Timber Buildings, 2022

6 Specification of bat boxes

Integrated Eco Bat Box



- The box has an external shell of UV stabilised recycled plastic which provides a weatherproof and long lasting finish. Inside of this is a wooden box made from FSC certified orientated strand board which provides a warm and comfortable roost for the bats.
- Available in either a red or green finish.
- Height: 440mm; Width: 215mm; Depth: 111mm; Weight: 3kg

Beaumaris bat box



- This bat box is made entirely from Woodstone, a robust material comprising concrete and wood fibres. This means that, not only does the box have excellent insulating properties maintaining a more consistent temperature throughout the year, it also provides excellent protection from predators
- Height: 390mm; Width: 290mm; Depth: 60mm; Weight: 4.4kg