Allied Ecology

Bat Survey Report

-

The Old Rectory

High Street

Withington

Gloucestershire

GL54 4BQ

-

October 2023

Site Details	The Old Rectory, Withington, Gloucestershire, GL54 4BQ
Client	Mr C Daniels
Date of Issue	01/10/2023
Report Reference	23166 – Bat Survey Report

Contents

Plans

Photographs:

1 Introduction

1.1. Background

1.1.1. Allied Ecology has been appointed prepare a Bat Survey Report, following a Preliminary Roost Assessment and Phase 2 dusk emergence / dawn re-entry surveys at The Old Rectory, Withington, Gloucestershire (grid reference SP 03158 15621).

1.1.2. The site is located in the village of Withington, and comprises a Grade II listed residential dwelling referred to as The Old Rectory, with associated driveway, outbuildings and gardens. The site and associated gardens are located within a largely rural setting, bound by agricultural land to the north and east, with private residential curtilages to the south and St. Michael & All Angels Church to the west.

1.2. Summary of Proposals

1.2.1. It is understood that the proposals are largely limited to discrete repair and restoration works to the residential dwelling.

1.3. Basis of Reporting

1.3.1. The site was subject to a Preliminary Bat Roost Assessment by a third-party ecologist in September 2021, in order to inform separate (consented) extension proposals. This third-party assessment confirmed the presence of an active bat roost within the roof void of The Old Rectory, which was characterised at the time as a non-breeding Brown Long-eared Bat *Plecotus auritus* day roost, with a single bat recorded. External features, including dormer windows, hanging tiles and stone roof tiles, were also assessed as providing potential to support an active bat roost, albeit no evidence of roosting bats associated with these features was identified.

1.3.2. This report documents the findings of the Preliminary Roost Assessment and Phase 2 bat survey work undertaken at the site, comprising an internal and external visual inspection of all relevant accessible features and dusk emergence / dawn re-entry surveys, in order to establish the presence / absence status of roosting bats and to characterise the status of confirmed roosts that may be impacted under the proposals. This report sets out the likely effects of the proposals in respect of roosting bats and, where necessary, any licensing requirements, in line with relevant best practice guidance.

1.3.3. Where appropriate, proportionate recommendations for mitigation and / or compensation measures are also provided, in order to ensure that individual bats and local bat populations remain fully safeguarded under the proposals.

1.4. Surveyor and Author's Experience

1.4.1. The lead surveyor and author is Jonathan Byrd. Jonthan is a Chartered Ecologist (CEcol) and Full Member of the Chartered Institute of Ecology and Environmental Management (MCIEEM), with over 16 years of relevant experience within a consultancy setting. Jonathan has held a Natural England survey licence (Class 2 or equivalent) for bats since 2008 and has been actively involved in managing and undertaking professional survey and mitigation work for UK bats from this date. As a Registered Consultant for Natural England's Bat Mitigation Class Licence, and having been the Named Ecologist on numerous standard Natural England mitigation licences, Jonathan is a suitably qualified ecologist and is competent to assess the potential impacts of the proposals with regard to roosting bats.

2 Ecological Background and Legislation

2.1. Ecological Background

2.1.1. A total of 17 species of bat are known to breed in Britain, all of which remain at risk from development as a result of disturbance and damage to roosting features, and the loss of suitable foraging / commuting habitat.

2.1.2. Species form localised populations and are distributed unevenly across Britain according to their specific habitat and climatic requirements, with common species more widely distributed than the uncommon / rare species. Bats are known to roost in both natural and artificial structures, including trees and buildings, and readily use a range of habitats for foraging and commuting.

2.1.3. Bats are well adapted for flight mobility and will typically emerge from their roosts between dusk and dawn to forage for prey, which consists exclusively of insects. To capture their prey, bats will emit short, high frequency bursts of sound, the process of which is known as 'echolocation'. From this, they are able to formulate an image of their surrounding environment and the precise locations of objects within it.

2.1.4. During the winter, bats will hibernate to reduce their metabolic activity / energy expenditure whilst prey is scarce. Suitable hibernation roosts will typically have high humidity levels, a stable low temperature and be free from predators. Bats are known to intermittently wake from hibernation, and sometimes even move between hibernation roosts, albeit will not typically do so fully until the beginning of the active season in April / May. Buildings and trees often provide suitable conditions to support hibernating bats.

2.1.5. During the summer, female bats will form maternity roosts within buildings and trees where they will rear their young. Females typically give birth to a single pup in any given year, which will be dependent upon the mother until they are able to take flight and forage for themselves. Once their young are independent, females will disperse to find a mate and to prepare for the upcoming hibernation season.

2.2. Legislation Summary

2.2.1. All British bats are protected under domestic (Wildlife and Countryside Act 1981) and international (Conservation of Habitats and Species Regulations 2017, as amended) legislation, and as such, they are classified as European Protected Species.

2.2.2. Under Regulation 39 of the Conservation of Habitats and Species Regulations 2017, as amended, it is a criminal offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat;
- Damage or destroy a breeding site or resting place of a bat; and
- Keep, transport, sell or exchange, or offer for sale or exchange a live or dead bat or any part of a bat.

2.2.3. Furthermore, under Schedule 5 the Wildlife and Countryside Act 1981, all bats are subject to the provisions of Section 9, which makes it an offence to:

- Intentionally kill, injure or take a bat;
- Possess or control any live or dead specimen or anything derived from a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat; and
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose.

2.2.4. In addition to the above legislation, a number of bats are classified as Section 41 Priority Species, and are therefore afforded a greater level of consideration within development under the Natural Environment and Rural Communities (NERC) Act 2006, representing a material consideration at planning.

3 Methodology - Preliminary Roost Assessment

3.1. Desktop Study

3.1.1. A review of information published on the online Multi-Agency Geographic Information for the Countryside (MAGIC) was undertaken, to identify any Natural England bat mitigation licences granted within 2km of the site.

3.1.2. In addition, the Cotswold District Council website was searched to identify any current and recent planning applications within 500m of the proposed development, which are likely to affect roosting bats.

3.1.3. Gloucestershire Centre for Environmental Records (GCER) was contacted in August 2023, to obtain relevant background bat records from within 2km of the site.

3.1.4. A detailed review of the site-specific third-party ecologist's Preliminary Bat Roost Assessment (dated September 2021) has also been undertaken.

3.2. Preliminary Roost Assessment (PRA)

Visual Inspection Survey

3.2.1. In accordance with best practice guidance[1,2,3] available at the time of survey and aided by the use of ladders, high-powered torches, and binoculars, all safely accessible external and internal areas of the buildings were subject to a detailed visual inspection survey in August 2023, in order to search for evidence of roosting bats. Evidence may include but not be limited to bats themselves (including deceased), droppings / excreta, feeding / prey remains, possible fur staining, and the sound of bats within a roost.

3.2.2. External areas searched include, albeit were not limited to fascias / soffits, lead flashing, hanging tiles, gaps around windows and doors, mullions, missing stonework and mortar, to search for features capable of supporting roosting bats, or features capable of facilitating bat access to internal areas of the structure.

3.2.3. Internally, all accessible areas were searched with particular attention afforded to features such a roof voids / lofts, eaves cupboards, basements / cellars, and sash windows, where present.

Assessment

3.2.4. Based on the findings of the visual inspection survey, the bat roosting potential category of a structure can be classified (see Table 3.1 below). In accordance with best practice guidance available at the time of survey, further dusk emergence and / or dawn re-entry survey work may be required to determine the status of roosting bats within a structure.

Table 3.1. Summary of Bat Roosting Potential Categories and Further Survey Requirements

1 Collins, J. (ed.) (2016) '*Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn).' Bat Conservation Trust

2 Surveys based on: English Nature (2004) '*Bat Mitigation Guidelines'* and Collins, J. (ed.) (2016) '*Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn).' Bat Conservation Trust

3 Stebbings, RE, Yalden DW and Herman, JS (2007). '*Which bat is it? A guide to bat identification in Great Britain and Ireland.'* The Mammal Society

Bat Roosting Potential Category	Typical Features / Evidence Present	Further Survey Requirements
Confirmed Roost	Evidence of roosting bats (as detailed above) is identified.	Roost Characterisation Survey – typically comprising a minimum of two - three dusk emergence / dawn re-entry surveys*.
High	One or more potential bat roost locations present, which could support a high conservation status roost, with suitable foraging / commuting habitats nearby.	Three dusk emergence / dawn re-entry surveys.
Moderate	One or more potential bat roost locations present, albeit unlikely to support a high conservation status roost, with suitable foraging / commuting habitats nearby.	Two dusk emergence / dawn re-entry surveys.
Low	One or more potential bat roost locations present, capable of supporting individual bats, albeit unlikely to be in regular use.	A single dusk emergence survey#.
Negligible	No features present that could support roosting bats.	No further survey work required.
*Dusk emergence and dawn re-entry survey work is undertaken during suitable weather conditions / temperatures, between May – August / September inclusive (for most bat roosting scenarios). # If sufficient areas of a structure have been inspected and no evidence found, then further surveys may not be appropriate.		

3.3. Phase 2 Dusk Emergence / Dawn Re-entry Surveys

3.3.1. A dusk emergence survey and dawn re-entry survey were undertaken in August 2023, with a third (dusk) emergence survey undertake in September 2023 to confirm the presence / absence status of roosting bats, and in order to characterise the status of identified active bat roosts.

3.3.2. Surveyors utilised Anabat Scout hand-held full-spectrum electronic bat detectors, to aid the identification of any bats observed. In addition; four Infrared (IR) camera set-ups, each comprising a Canon XA-11 1080p IR sensitive camera and two independent Evolva T38 IR lights (per IR camera), were also deployed at strategic locations during the survey. IR cameras, supported by Anabat Scout detectors, were utilised to aid in the identification of precise roosting locations and confirm the number of any emerging / re-entering bats recorded. The dusk emergence surveys started 15 minutes prior to sunset, and continued 1.5 hours after sunset. The dawn re-entry survey started 1.5 hours prior to sunrise, and continued 15 minutes after sunrise. Surveyors and IR cameras were positioned at suitable locations throughout the duration of the surveys, to identify any bats emerging from potential roosting sites associated with the building.

3.3.3. The weather conditions during the survey are set out in Table 3.2 below.

Table 3.2. Summary of Weather Conditions.

Date	Building ref.	Equipment deployed	Weather conditions	Survey start and end times
04/08/2023 (Dusk)	The Old Rectory	Anabat Scout (x6) and Infrared (IR) camera set-up (x4)	Dry, 100% cloud, BF2, 15°C	Start – 20:38 Sunset – 20:53 End – 22:23
24/08/2023 (Dawn)	The Old Rectory	Anabat Scout (x6) and Infrared (IR) camera set-up (x4)	Dry, 90% cloud, BF1, 15°C	Start – 04:36 Sunrise – 06:06 End – 06:21

13/09/2023 (Dusk)	The Old Rectory	Anabat Scout (x6) and Infrared (IR) camera set-up (x4)	Dry, 100% cloud, BF2, 15°C	Start – 19:13 Sunset – 19:28 End – 20:58

3.3.4. Anabat Scout detectors comprise built-in full-spectrum recording equipment, from which all bat calls were extracted and analysed using Analook Insight to verify the species recorded during the survey work. All recordings were attributed to species level and are detailed within this report.

3.4. Survey Constraints

3.4.1. The survey work was undertaken at a suitable time of year, under ideal conditions. As such, no overriding constraints to the assessment were encountered. As such, the results are considered able to be relied upon to assess the likely character of bat roosts encountered and their conservation significance.

4 Results

4.1. Pre-existing Records

4.1.1. A review of the MAGIC database identified two Natural England bat mitigation licences having been granted within 2km of the site. The closest, located ~260m from the site was granted in 2018 due to the presence of Common Pipistrelle *Pipistrellus pipistrellus* and Whiskered Bat *Myotis mystacinus*. The second licence, located ~1km from the site, was granted in 2013 due to the presence of Common Pipistrelle, Brown Long-eared Bat *Plecotus auritus*, and Lesser Horseshoe Bat *Rhinolophus hipposideros*.

4.1.2. Information obtained from the Cotswold District Council's website did not identify the presence of any proposals / applications within 500m of the site, that are known to impact roosting bats.

4.1.3. Gloucestershire Centre for Environmental Records (GCER) returned a relatively small number of bat records from within 2km of the site, including records of generic 'bat', Common Pipistrelle, Pipistrelle *Pipistrellus* species, Brown Long-eared Bat, Natterer's Bat *Myotis nattereri*, Whiskered Bat, Myotis *Myotis* species and Lesser Horseshoe Bat, dating between 2011 and 2021. The closest records are that of a Lesser Horseshoe Bat feeding perch, *Myotis* species day roost, and field observations of Common Pipistrelle and Brown Long-eared Bat, located approximately 60m to the south-west of the site (Withington Court, grid ref: SP 03121 15547), dated in 2016.

4.1.4. Third-party survey work undertaken at the site in September 2021, characterised The Old Rectory as supporting as a non-breeding Brown Long-eared Bat *Plecotus auritus* day roost, with a single bat recorded within the roof void. No other roosts or evidence of roosting bats was identified, albeit a number of external features with potential to support a bat roost(s) were recorded.

4.2. Building Description and Potential Bat Roosting Features

4.2.1. A single residential dwelling is present within the site, referred to as building B1 on Plan 23166-PRA1. Additional outbuildings are present within the curtilage of the property, albeit would not be subject to works as part of the planning application and are not included within this report.

4.2.2. **Building B1** (The Old Rectory) is a two / three-storey height residential dwelling of stone construction, supporting a hipped local stone tile roof covering, with gable ends at the southern aspects. A number of chimneys and dormers are present within the roof, with associated areas of well-sealed lead flashing. The building was recorded to be in a good state of repair at the time of survey, albeit occasional gaps in mortar and missing stones were recorded towards the eaves. The nature of the roof covering is such that abundant crevices are present. A vent is present on the northern aspect of the roof, towards the western end, with small gaps around this feature likely to provide bat access to the internal roof space.

4.2.3. A single-storey extension at the eastern aspect supports three dormer windows with associated hanging tiles and, along the eastern aspect of the main roof, five further dormers are present, all of which are generally in good condition, albeit still offer areas of bat roosting potential where hanging tiles are located. No barge boards or soffits were noted, and windows / mullions and doors appear well-sealed throughout. Managed climbing vegetation was

recorded at the time of the survey, within the southern courtyard, mainly associated with the west and south facing aspects.

4.2.4. A stone curtilage boundary wall, topped with lead flashing, running south-north from the northwest corner of the building was recorded during the inspection survey. The wall is in a good state of repair overall, however large gaps were recorded at points where lead flashing has lifted and small gaps between the stone were also noted.

4.2.5. Internally, a single loft void is present, which is lined with mortar-backed / torched roof tiles, a bituminous felt membrane, and occasional patches of breathable roof membrane, supported by treated timber beams, with a relatively simple roof structure approximately 3m in height and 6m in width. The loft void was not in active use at the time of survey, and the floor is boarded throughout with insulation, which allowed an exhaustive inspection to be carried out. Small gaps at the eaves and occasional holes in the felt membrane / associated tiles, possibly associated with the external vent, are visibility from within the void which offer potential access points for bats. A section furthest to the east was separated from the rest of the loft by a stone wall and a door, although this was open at the time of survey and therefore formed one continuous void. This section has been plaster-boarded and skimmed, and was therefore very well sealed except for a single area of ventilation. Overall, the interior of the loft void was recorded to be warm, dark and uncluttered, with very few cobwebs present.

4.2.6. Approximately 30-50 scattered bat droppings were recorded within the roof void during the survey, largely located beneath the apex, re-confirming its presence as an active bat roost. Given the previous confirmation of Brown Long-eared Bat presence through DNA analysis of droppings in 2021, and size / shape and location of the droppings, it is highly likely that these would remain attributable to Brown Long-eared Bat. It is understood that no works to or associated with the roof void are included under the current proposals and as such, no direct impacts are predicted.

4.3. Roost Characterisation Survey Results

4.3.1. In order to establish the presence / absence status of additional roosting bats that may be utilising additional external features of the building, and to effectively characterise the status of active roost encountered, a single dusk emergence survey was undertaken by Allied Ecology in August 2023. The results of the survey work undertaken are set out in Table 4.1 below and shown on Plan 23103-PRA1.

Table 4.1. Dusk emergence survey results (of areas of the building to be subject to works).

Building Reference	Date	Emerging / Re-entering Bats	Foraging / Commuting Summary
The Old Rectory (B1)	04/08/2023 (Dusk)	**Single Common Pipistrelle emergence (21:05)** from a roof tile on the northern aspect of the single-storey eastern extension of B1. **Single Soprano Pipistrelle emergence (21:14)** from a roof tile on the southern aspect of the single-storey eastern extension of B1.	Moderate levels of bat activity attributed to frequent passes by Common Pipistrelle, with occasional passes by Soprano Pipistrelle, *Myotis* species, Noctule *Nyctalus noctule* and Brown Long-eared Bat.
The Old Rectory (B1)	24/08/2023 (Dawn)	**Single Common Pipistrelle re-entry (05:30)** to a roof tile on the northern aspect of the single-storey eastern extension of B1. **Single Soprano Pipistrelle re-entry (05:31)** to a hanging tile on eastern	Moderate levels of bat activity attributed to frequent passes by Common Pipistrelle, with occasional passes by Noctule, and individual passes by Soprano Pipistrelle, *Myotis* species, and Brown Long-eared Bat.

		dormer, on the northern aspect of the single-storey eastern extension of B1.	
The Old Rectory (B1)	13/09/2023 (Dusk)	**Single Common Pipistrelle emergence (19:42)** from a roof tile on the western aspect at the southern courtyard of B1. **Single Common Pipistrelle emergence (20:25)** from a roof tile on the western aspect at the southern courtyard of B1.	Relatively low levels of bat activity attributed to occasional passes by Common Pipistrelle, with infrequent passes by Noctule, Soprano Pipistrelle, and Brown Long-eared Bat, and a single pass by Lesser Horseshoe.

4.3.2. In addition to the results shown in Table 4.1, during the dusk emergence / dawn re-entry surveys, low numbers of bats were incidentally recorded emerging from sections of the building located outside the areas to be subject to works. Brown Long-eared Bat and Common Pipistrelle were recorded emerging from / re-entering beneath separate roof tiles at the eastern and southern aspects during the dusk emergence survey (04/08/2023) and dawn re-entry survey (24.08.2023), at sections of the building which are not to be impacted by the current proposals. These results are also shown on Plans 23166-BSR1 and 23166-BSR2.

4.4. Summary and Evaluation[4,5,6]

4.4.1. On the basis of the above Preliminary Roost Assessment and single dusk emergence survey, an initial summary of the bat roosting status for The Old Rectory is provided at Table 4.2 below, along with an assessment of likely impacts of the proposals.

Table 4.2. Summary of identified bat roosts and potential impacts.

Building Reference	Species Present	Roost Location	Roosting Category	Peak Count	Potential Impact of Works
The Old Rectory (B1)	Brown Long-eared Bat	Internal void	Day Roost	**1**	**No impacts to roost**
		Beneath roof tile	Day Roost	**1**	**No impacts to roost**
	Common Pipistrelle	Beneath roof tile	Day Roost	**1**	**Temporary disturbance / potential temporary damage**
		Beneath roof tile	Day Roost	**1**	**Temporary disturbance / potential temporary damage**
		Beneath roof tile	Day Roost	**1**	**Temporary disturbance / potential temporary damage**
		Beneath roof tile	Day Roost	**1**	**No impacts to roost**
		Beneath roof tile	Day Roost	**1**	**No impacts to roost**
		Beneath roof tile	Day Roost	**1**	**No impacts to roost**

[4] Collins, J. (ed.) (2016) '*Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn).' Bat Conservation Trust

[5] Surveys based on: English Nature (2004) '*Bat Mitigation Guidelines*' and Collins, J. (ed.) (2016) '*Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn).' Bat Conservation Trust

[6] Stebbings, RE, Yalden DW and Herman, JS (2007). '*Which bat is it? A guide to bat identification in Great Britain and Ireland.*' The Mammal Society

	Soprano Pipistrelle	Beneath roof tile	Day Roost	**1**	**Temporary disturbance / potential temporary damage**
		Beneath hanging tile	Day Roost	**1**	**Temporary disturbance / potential temporary damage**

4.4.2. On the basis of the above survey work and available background information, The Old Rectory is assessed to support two Brown Long-eared Bat occasional day roosts each used by a single bat, six Common Pipistrelle occasional day roosts each used by a single bat, and two Soprano Pipistrelle occasional day roosts, each used by a single bat.

4.4.3. Brown Long-eared Bat, Common Pipistrelle and Soprano Pipistrelle are common and widespread throughout Britain[7], and as such, in accordance with guidance set out within Natural England's 'Bat Mitigation Guidelines' (2023), The Old Rectory is considered to support roosts of low conservation significance.

4.4.4. Due to the nature of the proposals, active bat roosts associated with the single-storey eastern extension and the western aspect of the two / three-storey southern courtyard could be temporarily disturbed and potentially temporarily damaged (and reinstated), albeit opportunities to incorporate new roosting locations for the species affected are present and the works could be timed to avoid periods of the year when bats may be expected to be present. Identified Brown Long-eared Bat roosts would not be directly impacted under the proposals. A number of proportionate mitigation measures are proposed at Section 5, to ensure individual bats are not harmed during the works and to ensure that all local bat populations are fully safeguarded.

[7] JNCC (2017) The State of the UK's Bats 2017: National Bat Monitoring Programme Population Trends. Bat Conservation Trust

5 Recommended Mitigation and Safeguarding Measures

5.1. Mitigation Strategy

5.1.1. The Old Rectory is confirmed to support bat roosts of low conservation significance, a number of which would be subject to temporary disturbance / potential temporary damage under the proposals. To enable works to proceed lawfully, a Natural England mitigation licence would need to be obtained prior to commencement. Based on the findings of the survey work undertaken to date, a standard European Protected Species Licence could be readily obtained, due to the low number of bats / roosts present and their low conservation status.

5.1.2. As part of the Natural England mitigation licensing process, a proportionate mitigation strategy will be implemented prior to / during works in order to effectively safeguard local bat populations and individual bats. An outline of the proposed mitigation strategy is provided below, albeit this would be superseded by any specific additional measures / conditions imposed by Natural England as part of the licensing process:

5.1.3. **Update survey.** Should a considerable amount of time elapse (>1 year) between the survey work detailed in this report and the proposed works commencing, it is recommended that an update visual inspection survey be undertaken prior to works commencing, with consideration given to undertaking an additional update dusk emergence survey of the building. Such survey work would aim to establish the current status of bats at the site, and to identify any change in the potential for the building to support roosting bats.

5.1.4. **Timing of works.** On the basis of the information set out above, day roosts of Common Pipistrelle and Soprano Pipistrelle would be directly affected by the proposals. Under relevant best practice guidance, works affecting low conservation importance bat roosts are not subject to timing restrictions, albeit the works must be carried out under suitable weather conditions.

5.1.5. **Provision of roosting opportunities.** Compensation for the temporary loss of bat roosts (of low conservation importance), and provision of new opportunities for roosting bats, will be secured under the proposals, subject to implementation of a number of mitigation measures:

- The provision of alternative roosting opportunities at the site, in the form of three artificial bat boxes, will be secured prior to the commencement of any works. The bat boxes will provide immediate alternative roosting sites for bats, and will also ensure that any bats discovered prior to or during the works can be relocated by the suitably licensed ecologist. It is recommended that the bat boxes are erected on retained trees within proximity of the building, and sited as high up as possible in sheltered wind-free locations that are exposed to the sun for part of the day, facing a south-easterly or -westerly direction.
- Given the nature of the works, bat roosting opportunities will remain available associated with the roof covering of the building.

5.1.6. **Safeguards to be employed before and during works.** Prior to and during works, the following mitigation measures will be implemented:

- Prior to the commencement of works to any features providing bat roosting potential, in particular roof tiles / structure, a ‘tool box talk’ will be delivered to all site staff and contractors by the licensed ecologist to inform them of the potential presence of bats. The tool box talk will include details of the legislative protection afforded to bats,

working practices to be followed to avoid harming bats, and what to do if a bat is encountered. A written record of the tool box talk and the licence documentation will be kept and made available on site at all times;

- Prior to the commencement of works, a visual inspection survey of all accessible internal and external features of the building will be undertaken by the licensed ecologist and / or accredited agent, to identify any bats / evidence of bats. Should a bat(s) be discovered during the inspection survey, it will be left *in situ* to allow it to disperse the following evening. Where this is not practicable, the bat will be relocated by the licenced ecologist to one of the nearby pre-erected bat boxes, prior to works commencing;

- Following the inspection survey, works will commence with the removal of specific features providing bat roosting potential being destructively searched under the direct supervision of the licenced ecologist and / or accredited agent. Safe access to such features will be facilitated by the use of scaffolding and / or Mobile Elevated Work Platforms (MEWP). The destructive search will include the careful removal of features providing bat roosting potential using hand tools only. It will be at the discretion of the licensed ecologist to determine the point at which all features providing bat roosting potential have been destructively searched, and that remaining works to follow are considered reasonably unlikely to cause an offence to the relevant legislation;

- In the unlikely event that a bat(s) is encountered during the remaining works, works will cease immediately and the licenced ecologist will be contacted for advice and, if necessary, immediately visit the site. The bat(s) would be left *in situ* to disperse on its own accord, albeit where this is not practicable, the licenced ecologist will relocate the bat(s) to one of the nearby pre-erected bat boxes;

- The destructive search must be carried out under suitable weather conditions, and not during heavy rainfall, high winds or unfavourable low temperature; and

- Care will be taken to avoid injury of bats during the destructive search, albeit in the highly unlikely event any are injured they will be immediately taken into care (as directed by the JNCC's publication entitled Bat Workers Manual, 2004).

5.1.7. **Sensitive Lighting.** It is recommended that consideration be afforded to the implementation of any new lighting at the site so as to ensure the bat mitigation and compensation features that may be required are not directly illuminated. A sensitive lighting design should be adopted, in accordance with the relevant best practice guidance[8].

5.1.8. **Nesting Birds.** In order to avoid breaching the relevant legislative protection afforded to nesting birds, it is recommended that no suitable parts of any structures or associated vegetation be subject to removal / damage during the recognised 'nesting bird season' (March – August inclusive). Where this is not practicable any removal of suitable vegetation or structures should first be checked by a suitably experienced ecologist to establish whether any active nests may be present. Where present, active nests would be safeguarded by instating a minimum 5m buffer (in order to avoid accidental harm) until the chicks have fledged and / or the nest becomes inactive.

[8] Bat Conservation Trust and Institute of Lighting Professionals (2023) 'Guidance Note 08/23: Bats and Artificial Lighting at Night''; Stone, E.L. (2013) 'Bats and lighting: Overview of current evidence and mitigation guidance.'; ILP (2011) 'Guidance notes for the reduction of obtrusive light' Institution of Lighting Professionals, GN01:2011.

6 Conclusions

6.1 Allied Ecology has undertaken specific survey work in respect of bats at The Old Rectory, Withington, comprising a Preliminary Roost Assessment and Phase 2 dusk emergence / dawn re-entry surveys, in order to establish the presence / likely absence status of roosting bats and to characterise the status of confirmed roosts, and to inform the proposals.

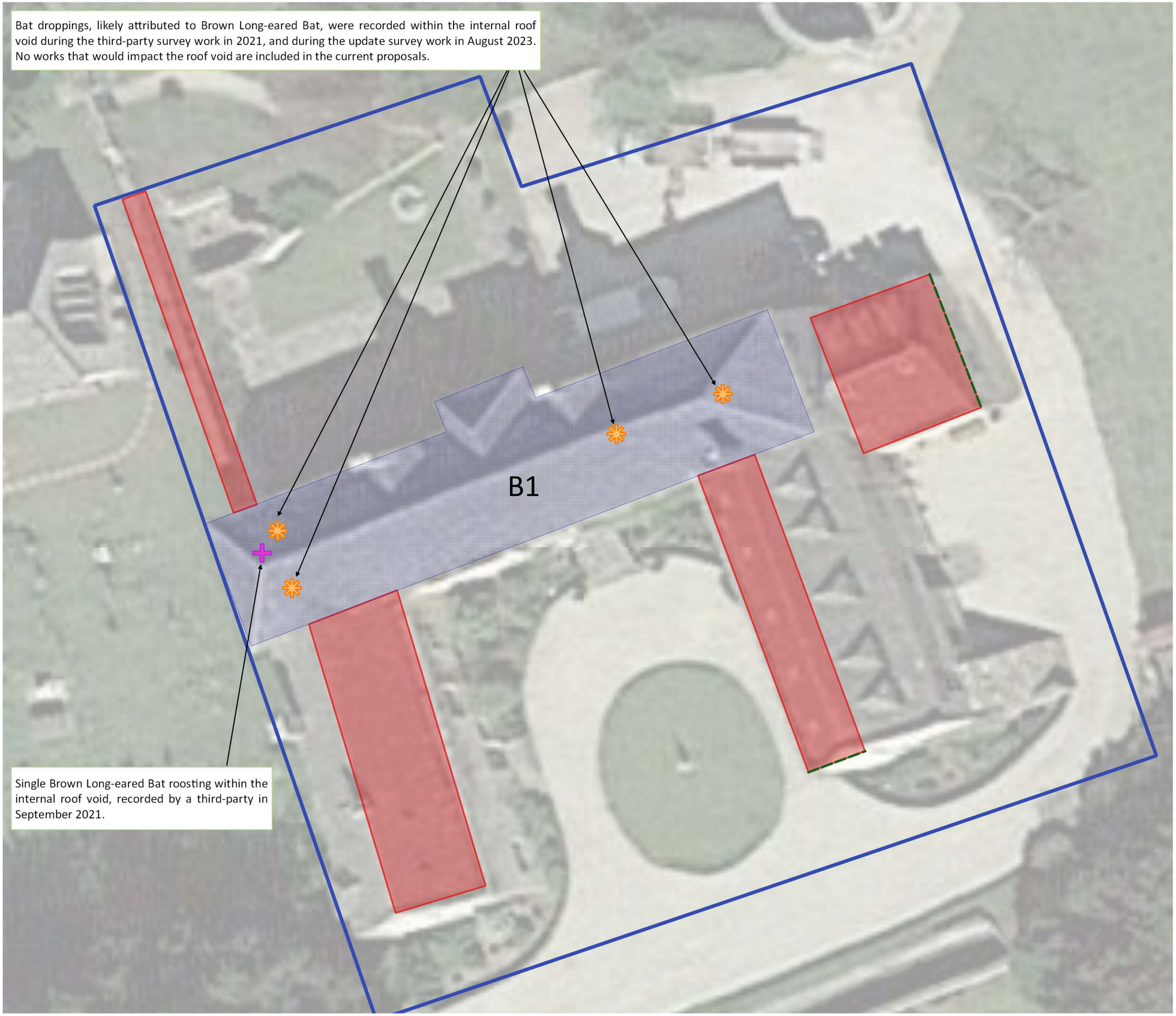
6.2 Active bat roosts have been identified within a building proposed for works and as such, a Natural England mitigation licence will be obtained (post-planning, where relevant) prior to works commencing. Proportionate mitigation measures will be implemented, to minimise the risk of harm to protected species and safeguard local populations.

6.3 Subject to implementing the recommended mitigation and safeguarding measures, it is anticipated that the proposals will not result in any adverse impacts on bats, or other protected faunal species.

Plan 23166-PRA1

Preliminary Bat Roost Assessment

Results



Key:

- Survey Area

Preliminary Roost Assessment Results:

- Building sections with high bat roosting potential to be subject to works
- Building sections with negligible bat roosting potential
- Internal roof void
- Location of Brown Long-eared Bat roost, recorded by a third-party in September 2021 and during the PRA in August 2023.
- Location of scattered bat droppings (likely attributed to Brown Long-eared Bat)

The Old Rectory, Withington, Gloucestershire, GL54 4BQ

Preliminary Roost Assessment Results

23166-PRA1

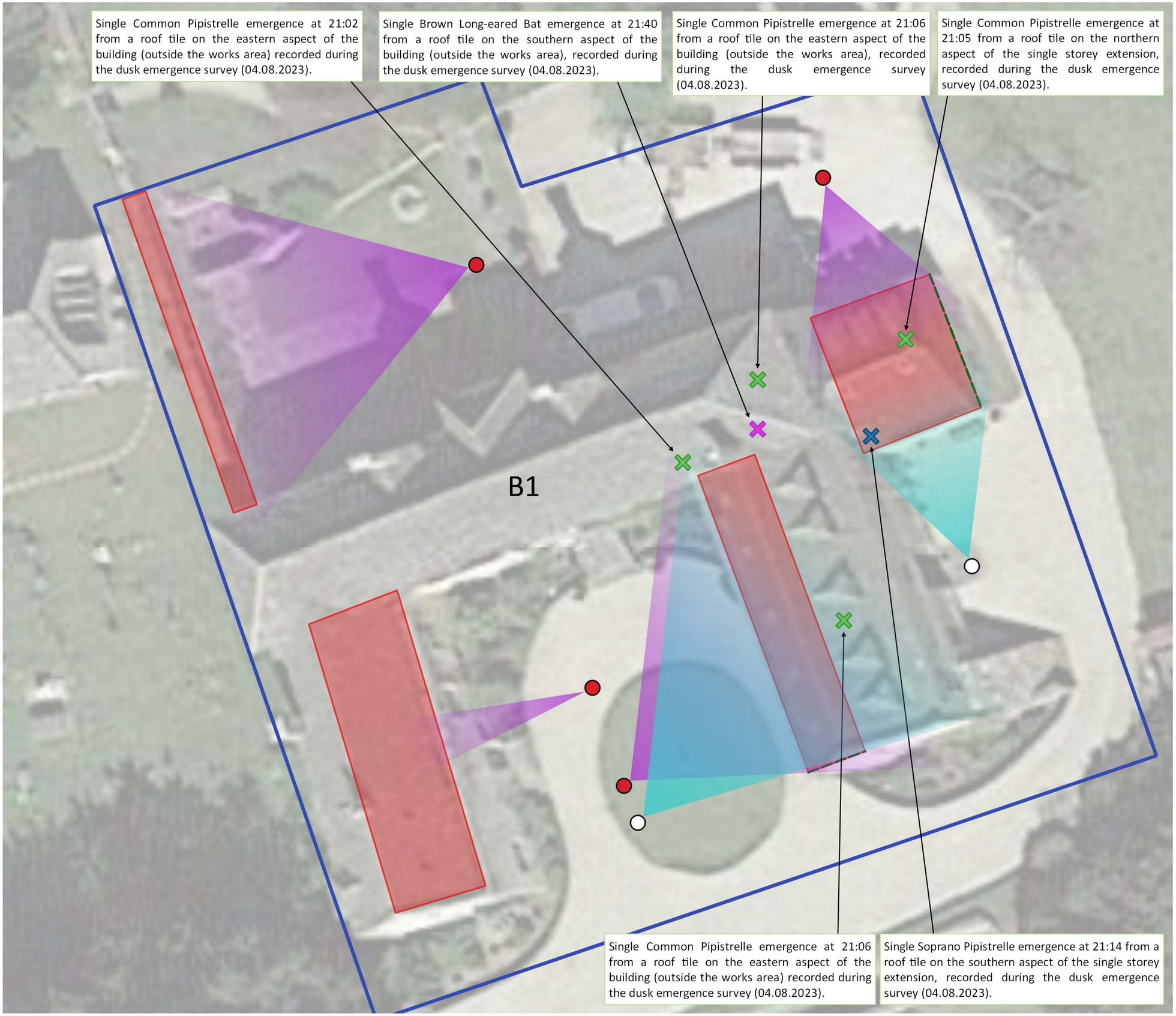
October 2023

Allied Ecology

Allied Ecology Limited
T: 07341 396984
E: info@alliedecology.co.uk
W: www.alliedecology.co.uk

Plan 23166-BSR1

Bat Dusk Emergence Survey Results (04/08/2023



Key:

- Survey Area

Dusk Emergence Survey Results (04.08.2023):

- Infra red (IR) camera position
- Infra red (IR) camera field of view
- Surveyor position
- Surveyor field of view
- Location of Soprano Pipistrelle roost, recorded during the dusk emergence survey (04.08.2023)
- Location of Common Pipistrelle roost, recorded during the dusk emergence survey (04.08.2023)
- Location of Brown Long-eared Bat roost, recorded during the dusk emergence survey (04.08.2023)

The Old Rectory, Withington, Gloucestershire, GL54 4BQ

Bat Dusk Emergence Survey Results (04.08.2023)

23166-BSR1

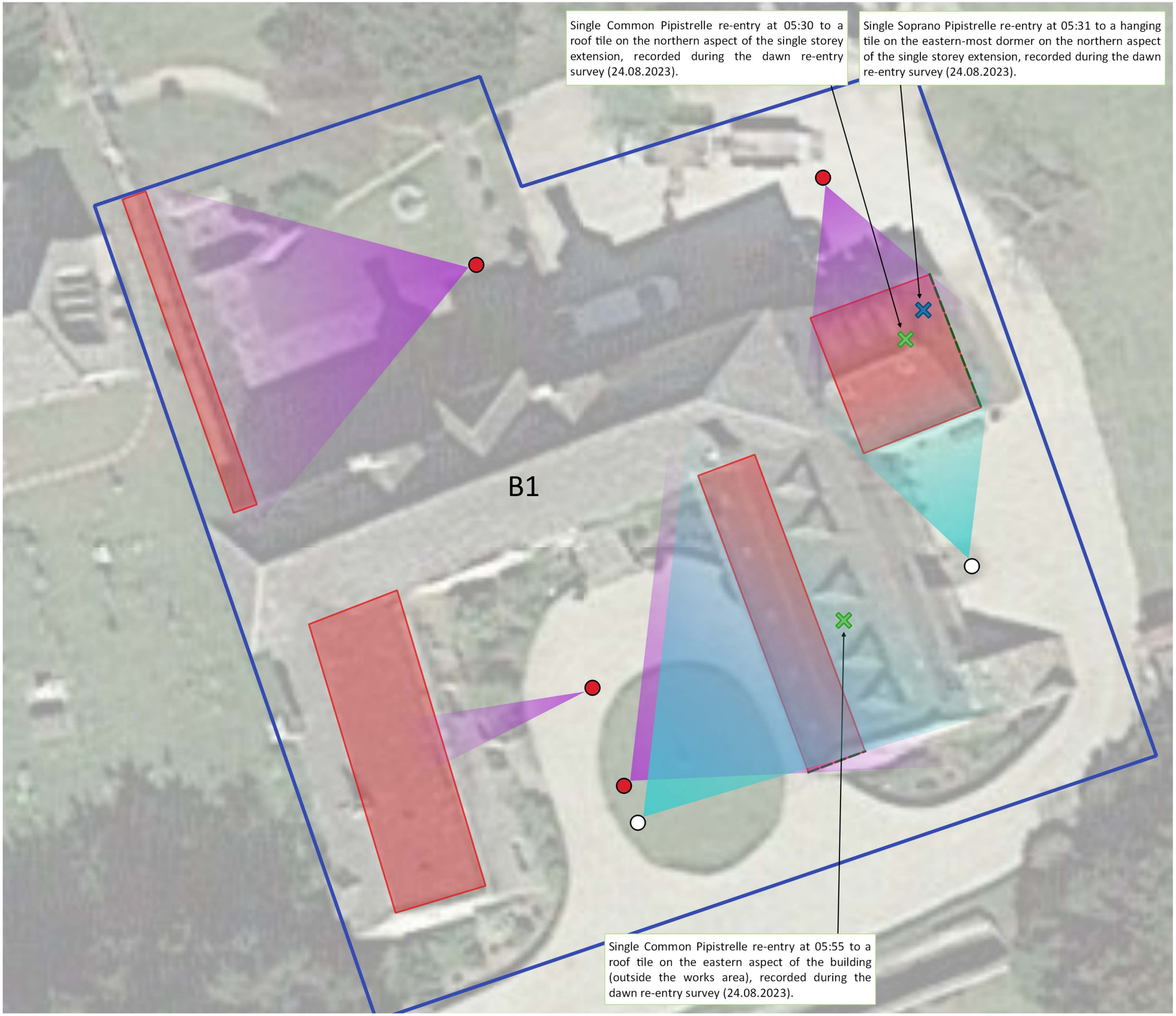
October 2023

Allied Ecology

Allied Ecology Limited
T: 07341 396984
E: info@alliedecology.co.uk
W: www.alliedecology.co.uk

Plan 23166-BSR2

Bat Dawn Re-entry Survey Results (24/08/2023



Key:

- Survey Area

Dawn Re-entry Survey Results (24.08.2023):

- Infra red (IR) camera position
- Infra red (IR) camera field of view
- Surveyor position
- Surveyor field of view
- Location of Soprano Pipistrelle roost, recorded during the dawn re-entry survey (24.08.2023)
- Location of Common Pipistrelle roost, recorded during the dawn re-entry survey (24.08.2023)

The Old Rectory, Withington, Gloucestershire, GL54 4BQ

Bat Dawn Re-entry Survey Results (24.08.2023)

23166-BSR2

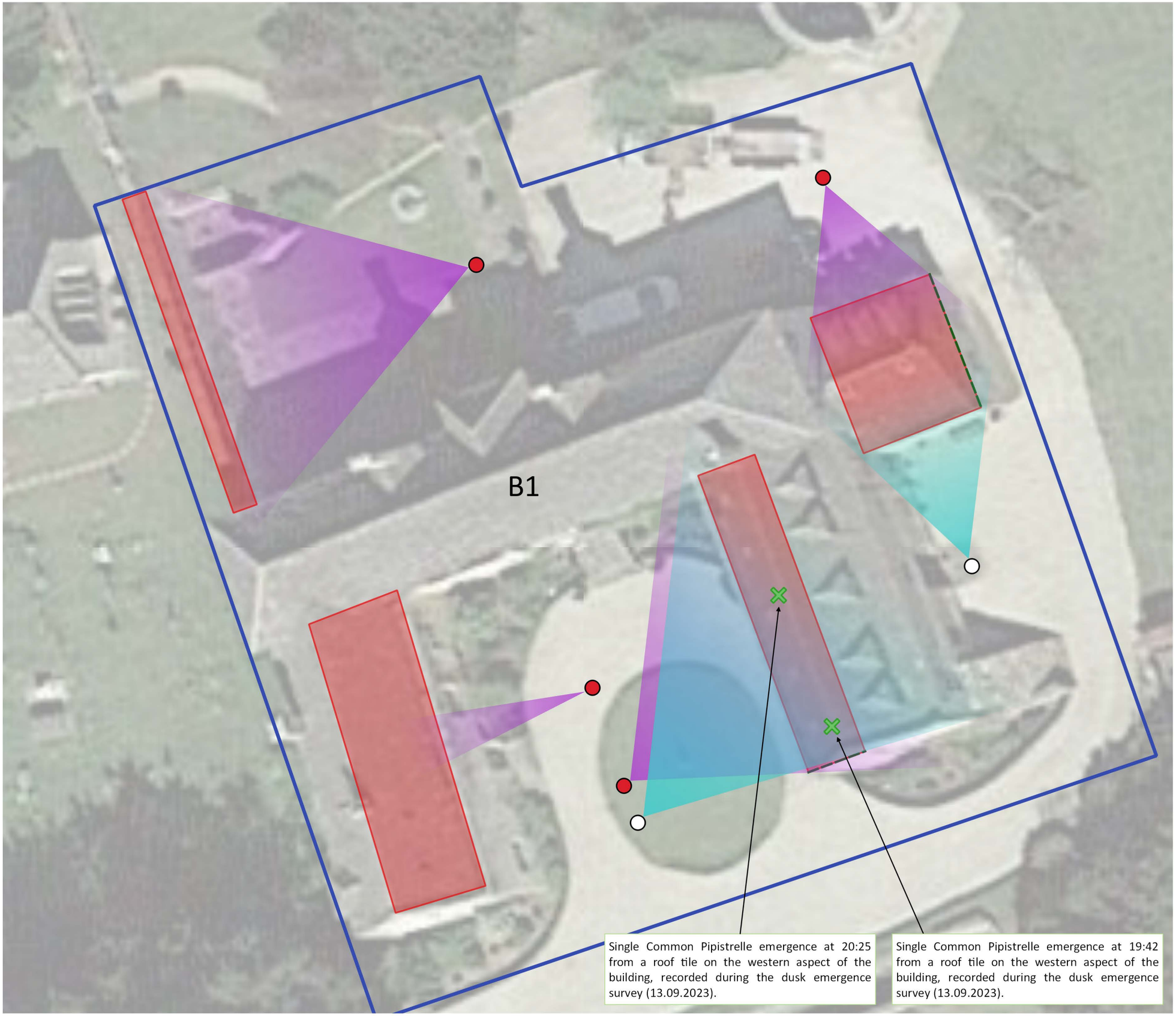
October 2023

Allied Ecology

Allied Ecology Limited
T: 07341 396984
E: info@alliedecology.co.uk
W: www.alliedecology.co.uk

Plan 23166-BSR3

Bat Dusk Emergence Survey Results (13/09/2023



Key:

- Survey Area

Dusk Emergence Survey Results (13.09.2023):

- Infra red (IR) camera position
- Infra red (IR) camera field of view
- Surveyor position
- Surveyor field of view
- Location of Common Pipistrelle roost, recorded during the dusk emergence survey (13.09.2023)

The Old Rectory, Withington, Gloucestershire, GL54 4BQ

Bat Dusk Emergence Survey Results (13.09.2023)

23166-BSR3

October 2023

Allied Ecology

Allied Ecology Limited
T: 07341 396984
E: info@alliedecology.co.uk
W: www.alliedecology.co.uk

Appendix 23166-AE1

Photographs


Photo 1. Eastern extension to be subject to works


Photo 2. Section of lead flashing to be subject to works


Photo 3. Rainwater goods on left hand side to be subject to works


Photo 4. Window repairs / replacements beyond parapet wall on right hand side


Photo 5. Loft void – torching and felt lined


Photo 6. Loft void – separate enclosed section

Allied Ecology

Allied Ecology Ltd
51 Hereward Way
Deeping St. James
Peterborough
PE6 8QB

T: 07341 396948

E: info@alliedecology.co.uk

W: www.alliedecology.co.uk