# Condition 6

**Prior to works commencing on site a precautionary mitigation strategy for bats shall be submitted to and approved in writing by the local planning authority. The plan must include the following:- Overview of the proposed mitigation required, -**

**Methodology to implement the works, - Timing of the works, - Details on whether an ecologist is required to be present**.

The building is not used as a maternity roost and no evidence of bats were recorded during the inspection or the emergence surveys we accept that it is unlikely that bats are regularly roosting within the buildings. However, the Ecologist considered that it is possible that bats will use the buildings occasionally and therefore we recommend that a precautionary approach is implemented during the demolition works to minimise the risk of killing/injuring bats.

The following mitigation strategy should be followed to ensure the local bat population stays at a favourable conservation status and include the mitigation/compensation requirements suggested in the ‘Bat Mitigation Guidelines’ (English Nature, 2004).

### Mitigation Strategy

Prior to any demolition works taking place at the site a soft strip of the building shall be done as such:

* + - Briefing to contractors – A toolbox talk will be delivered to contractors in advance of works commencing on site. This will include information on relevant legislation relating to bats, and contractor’s responsibilities. It will also include confirmed bat roosts proposed for retention during works and the protection measures to be enforced.
    - Pre-demolition Survey – if the works take place more than two years after the initial bat surveys, a re-survey will be undertaken in advance of works commencing on site. This will assess the status of the roosts and record any evidence of roosting bats. If evidence of roosting bats is significantly different to previously recorded on site, then Natural England will be informed and the method statements amended prior to works commencing.
    - Supervision by a licensed bat handler – Any works affecting suitable roosting opportunities will be undertaken under the supervision of a licensed bat handler. Soft techniques will be employed , with dismantling carried out by hand in a vertical rather than horizontal sliding motion checking for roosting bats, under the supervision of a licensed bat handler.

If any bats are found during the dismantling works, they will be captured by hand, by the licensed bat worker, checked for injury and released at the site in the evening on the same day (depending on weather conditions, should weather conditions be bad, the bat would be kept in captivity by the licence holder for as little time as possible, until suitable weather conditions) or transferred to a suitable bat box which will be plugged for a short period of time to allow the bat to become acclimatised to the box.

The licensed bat worker will decide how long to supervise the works or whether to stay ‘on- call’ once the works have started. If a bat is discovered at other unsupervised times, work will cease immediately and the licensed ecologist will be called for advice. This advice will include leaving the bat to disperse of its own accord, or wait for the licensed ecologist to appear and move the bat. Builders and contractors are explicitly forbidden from handling bats.

With regards to the proposed bat boxes it is considered that three timber Kent Bat Box be located on nearby trees within the site as shown and tow on each of the southern and Northern elevations of the building and two further ‘WoodStone Bat Box (or similar) be positioned directly under the west facing roof edge/gutter to provide long-term roosting habitat.

Woodstone 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. The Beaumaris box has a single narrow cavity which makes it suitable for crevice roosting bats such as the common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, Brandt's bat and whiskered bat. The interior of the box has a rough surface for bats to cling to and the front of the box features a subtle but attractive imprint of a bat in flight.*

*Suitable for attaching to external walls and should be sited as high up on the façade as possible, at a height of at least 3m from the ground. Avoid siting under artificial lights. Bats prefer to change roosts to benefit from varying ambient temperatures, so bat boxes should ideally be clustered in small groups.*

*Specification*

***Midi:***

* *Height: 39cm*
* *Width: 29cm*
* *Depth: 6cm*
* *Weight: 4.4kg*

