

Abbey Sanders Ecology



**Rosetree Cottage, High Street,
Newnham-on-Severn, Forest of Dean**

PRELIMINARY BAT ASSESSMENT &

ECOLOGICAL APPRAISAL

December 2023

Abbey Sanders CEcol CEnv MCIEEM

For

Anita Adams

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SUMMARY

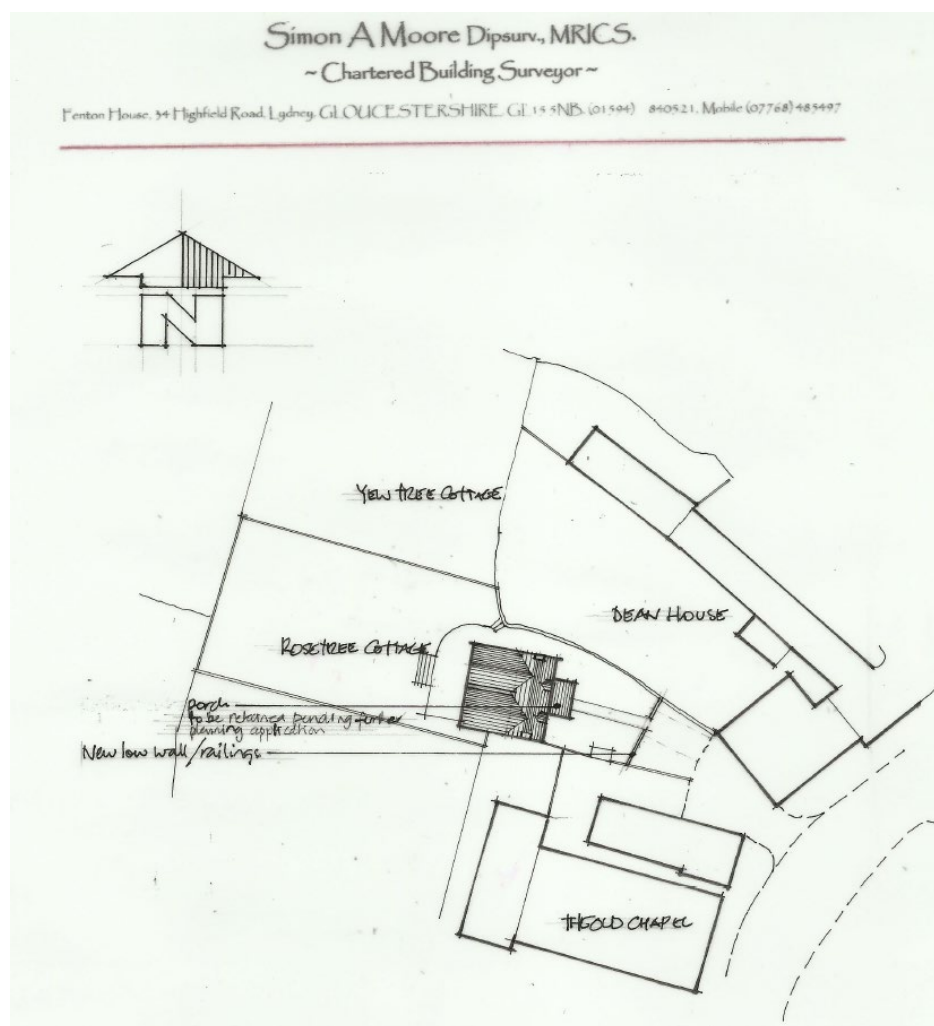
- The survey site is the dwelling house at Rosetree Cottage, High Street, Newham-on-Severn in the Forest of Dean. The new owner seeks to carry out repair and renovation works that are understood to require consent from the local planning authority, the site being within a Conservation Area.
- Abbey Sanders Ecology were appointed in 2023 to undertake an initial Preliminary Ecological Appraisal including a Preliminary Bat Roost including Daytime Bat Walkover ‘DBW’ and Breeding Birds Assessment to inform the proposed works and decision making process.
- The surveys and assessment have been carried out in accordance with current best practice guidelines including those issued by the Bat Conservation Trust (BCT) and Chartered Institute for Environmental Management (CIEEM). The works have been informed by a desk study and include an Ecological Impact Assessment.
- The initial daytime internal and external inspection in December 2023 carried out by Abbey Sanders found the building to have overall low to moderate potential for bats to roost in areas affected by the works, in accordance with the BCT ‘Bat Surveys for Professional Ecologists: Good Practice Guidelines’ 4th Edition (2023). However, the proposals are to take place in two phases, the **first phase** will avoid impacts to areas with bat roost potential and is proposed to take place under a non-licenced working method statement ‘**Reasonable Avoidance Measures Statement ‘RAMS’**’ detailed within this report. The **second phase will require further bat survey** to take place before that goes forward for consent.
- Due to the nature and scale of the proposed works, it is considered appropriate for these to follow the Forest of Dean District Council’s ‘Biodiversity Specification #1 ‘**Precautionary Method of Working for Reptiles, Common Toads, Hedgehogs, Badgers and Nesting Birds**’ (or superceding version as appropriate).
- Suitably low spill external lighting will be required should any alterations to the existing be proposed.
- To meet best practice, development works are proposed to include bat roost and bird nesting provision as ‘biodiversity enhancement’ measures.

1.0 INTRODUCTION

The survey site, a dwelling, known as Rosetree Cottage, High Street, Newnham-on-Severn, in the Forest of Dean, is located at National Grid Reference: SO 69057 11885 (What3Words 'seabirds.possible.sprawls').

Works to improve the accommodation are proposed by the new owner, to include repairs and updating, which it is understood will require consent from the local planning authority, the site being within a heritage Conservation Area.

An initial enquiry to the authority has been made under reference P1420/23/FUL for 'refurbishment including replacement porch, replacement windows and new section of low brick wall and railings'. The works are now proposed to progress under two phases with separate applications as detailed further below.



Rosetree Cottage Site Location and Layout Plan provided by agent Simon Moore
Rosetree Cottage, Newnham-on-Severn, Forest of Dean
Preliminary Bat Assessment & Ecological Appraisal 2023



Rosetree Cottage viewed from the front, east elevation (December 2023)

Abbey Sanders Ecology were appointed to undertake an ecological assessment of the site, including an initial daytime internal and external inspection of the site with particular regard to bats ‘Preliminary Roost Assessment’ with ‘Daytime Bat Walkover’ survey, carried out by Abbey Sanders on 7th December 2023. This aimed to identify the presence and potential use of the site by notable habitats and protected species and the potential for and scale of impacts to protected species, habitats or designated sites. Recommendations are made for avoidance, mitigation and enhancement measures and / or for further surveys where necessary as appropriate.

Abbey Sanders is a qualified professional consultant ecologist (BSc and MSc degrees), Chartered Ecologist, full Member of the Chartered Institute of Ecology and Environmental Management and Chartered Environmentalist. Abbey Sanders is trained and experienced in ecological surveying with over 20 years’ experience, including for bats (Natural England licence registration number **2015-12398-CLS-CLS**).

The results of the surveys are detailed in **4.0 Results** below.

2.0 SPECIES ECOLOGY, LEGISLATION & POLICY

Relating to species that have been identified as potentially relating to the scheme;

2.0 Bats

UK bat species are nocturnal, roosting by day and foraging during the night, particularly at dusk and dawn during the main active months, March to October. Summer roost sites include cavities and crevices within buildings or trees with bats relocating to winter roosts to hibernate, during which they can wake and emerge to feed for short periods. Winter roost sites are in more sheltered sites with relatively constant cool temperatures, such as disused mines or caves. When commuting to feeding sites or foraging, bats tend to follow linear features within the landscape such as hedgerows or rivers and feed on insects where these are readily found. Some bats commute through open areas and some feed over open habitat such as water bodies.

All bat species occurring in the UK are afforded full legal protection under the Wildlife and Countryside Act 1981 (as amended) and are included in Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations 1994, amendments to which have been consolidated by the Conservation of Habitats and Species Regulations 2010, since updated in 2017 (as amended) which gives them protection under UK law. Through this protection it is illegal, among other offences to;

- Capture, kill or injure a bat
- Disturb bats
- Obstruct, damage or destroy the places where they breed or rest

unless a licence has been obtained to do so, for reasons of conservation, scientific research or through development (licences from Natural England / NE). Licences are only granted for these purposes where works are necessary and measures to adequately protect the bats are in place.

2.2 Reptiles

Species of reptile which may be expected to potentially occur in the wider area include four species of reptile; Common or Viviparous Lizard (*Lacerta vivipara*),

Slow-worm (*Anguis fragilis*), Grass Snake (*Natrix natrix*) and Adder (*Vipera berus*). From the habitats present in site it is considered that Slow-worm and possibly Common Lizard would be the most likely to occur in site, although the site is quite exposed and isolated from surrounding similar habitats reducing the likelihood of their presence.

All of these reptile species are afforded some protection, including against killing or injury, under the Wildlife and Countryside Act (1981, as amended).

Reptiles are active during the summer months, emerging from hibernation from April to breed in the spring and early summer before returning to hibernation from around October. Grass Snakes are often found in association with water due to their preference for amphibian prey. Reptile species, including notably Adders, often hibernate together and mate on emergence before migrating potentially several hundred metres to habitat where they will spend the rest of the summer.

Reptiles require shelter and foraging habitat during the summer months and hibernate in well sheltered areas offering relatively constant temperatures, such as log or rock piles, stone walls, or underground cavities such as around tree roots.

2.3 Nesting Birds

The main bird breeding season is between March and August inclusive although breeding activity can also often take place in February and September. Whilst the specific requirements of different bird species are varied, any buildings and areas of vegetative cover including trees, hedgerow, scrub and tussocky grassland can provide potential nesting areas for birds. Under the Wildlife and Countryside Act, 1981, as amended, it is an offence to kill injure or take any wild bird, to take, damage or destroy the nest of a bird whilst it is being built or in use and to take or destroy eggs, or to possess or control a bird or eggs (unless done so legally). Some species have further protection including Barn Owls *Tyto alba* which are also listed on Schedule 1 of the Wildlife and Countryside Act, which gives them further special protection.

2.4 Planning Policy

The **National Planning Policy Framework (July 2021)** states in Section 15.

Conserving and Enhancing the Natural Environment (extracts from full text);

174. *Planning policies and decisions should contribute to and enhance the natural and local environment by:*

(a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

(c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

(d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

(f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate

180. *When determining planning applications, local planning authorities should apply the following principles:*

(a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

(b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons ⁶³ and a suitable compensation strategy exists; and

(d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can

secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate

Section 6.4 of the Forest of Dean District Council's Core Strategy (February 2012)

states that;

'The Forest of Dean has a large number and variety of protected sites and landscapes

. They include areas protected by European and national legislation and development within them is strictly controlled. Examples include the Special Areas of Conservation, Ancient Monuments and Sites of Special Scientific Interest. There are also locally protected Key Wildlife Sites and other areas of local interest. In addition it is essential to take proper account of the need to safeguard certain protected species which may be present throughout the district. As a general principle development in these areas or development which adversely affects protected species is very unlikely to be permitted. Semi natural habitats such as ancient woodland will be protected from development. Enhancement will be sought either independently or as a part of new development. Combinations of sites forming larger general areas are of greater importance in nature conservation and it is therefore important to assess the impact of proposals on the wider area using such considerations as the Gloucestershire Nature Map. All protected areas and others can form part of particularly important networks of 'green infrastructure'. This can be multi-functional so for example recreational routes can be useful wildlife corridors.'

3.0 METHODOLOGY

The methodology for bat surveys was as follows, in accordance with current best practice including the BCT Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition, October 2023);

- **Desk study** - A review of aerial photography, maps, and available details on records within the planning portal and MAGIC maps was undertaken. A data search through the Gloucestershire Centre for Environmental Records has not been commissioned at this point although is expected for the phase 2 of proposed works and associated further survey and assessment.

- **An internal and external inspection of the building(s)** was undertaken by licensed bat worker and ecologist Abbey Sanders during daylight hours on 7th December 2023 during which conditions were dry with typical temperatures for the time of year. A search of the buildings and grounds was made, with the use of high-power binoculars and a torch, for evidence of bats including;
 - The chattering noise of bats
 - The presence of droppings at entrances or beneath potential perching sites
 - Signs of oil staining from bat fur or urine stains around the edge of potential roost entrances
 - Feeding remains such as insect wings below potential perching sites.

An assessment of the potential for the building and surrounding area to support roosting bats was also undertaken. This identifies areas where bats may be able to access and use areas of the building for roosting in accordance with the best practice guidelines. The building is then given a score of ‘negligible’, ‘low’, ‘moderate’ or high bat roost potential which then determines whether further surveys at dusk and dawn are required and how many of these are needed where there is greater than ‘negligible’ potential.

During the survey searches were also made for signs of nesting birds and an assessment of other potential impacts to habitats and species was undertaken.

Constraints: None noted that affected the viability of the survey or assessment. Although the preliminary survey was undertaken outside of the main bat activity season, this was within the relevant timings for this survey type.

The results are described in **4.0 Results** below.

4.0 RESULTS

4.1 Data search and desk study

Protected species

- The adjacent site, the ‘Old Chapel’ at High Street, Newnham, was surveyed for bats (including preliminary survey and follow up dusk / dawn emergence / entry surveys) between 2016 and 2021 with none being found. Potential for bird nesting was also identified and precautionary working methods were recommended (planning reference P1303/21/FUL).
- MAGIC Natural England mapping provides records of a bat licence for lesser horseshoe and soprano pipistrelle bats 1.5km west of the site in 2020. A licence for Daubentons bat, common pipistrelle, soprano pipistrelle and whiskered bat is recorded 1.9km east of the site in 2016. No records were identified closer to the site.

Sites designated for bats within 10km

- **Wye Valley and Forest of Dean Bat Sites SAC (1km)** – encompasses a range of sites on the Gloucestershire-Monmouthshire border designated for their importance to lesser and/or greater horseshoe bats. The following component sites are within closest proximity to the site:
 - **Dean Hall Coach House and Cellar SSSI (1km)** – greater horseshoe bat maternity and juvenile winter roost site.
 - **Buckshraft Mine and Bradley Hill Railway Tunnel SSSI (3.8km)** – two separate locations primarily designated for nationally important winter

populations of greater horseshoe bat with lesser horseshoe bats also using the site in lower numbers. Closely linked with the use of Dean Hall by juvenile greater horseshoe bats.

Habitats at and around the site

The site is immediately surrounded by its own gardens and other properties, which are largely older character dwellings, shops and other village buildings with open countryside over 100m each direction other than east, where the River Severn lies within 250m approx. of the site.

Internal inspection

House

The internal space of the dwelling comprises of three main roof sections;

- The **front original cottage** part, facing east, has no accessible roof void with the rooms being built into the roof and only a small area above the ceilings at the ridge with no hatch access.



Roof over front of cottage with rooms built mostly into the roof ridge area leaving a small space above with no hatch access

- The **rear south gable section**, accessed via the roof hatch from the bedroom below, with modern breathable roofing membrane lining below the roof tiles and

exposed modern block stones at the west gable end. Some sheets of timber and insulation were noted and droppings of large rodents observed on the loft floor. The internal loft floor to ridge height was approximately 1.2m. No evidence of bats or potential bat access points were noted inside the loft.



Southern rear loft void



Internal view of west gable wall inside southern rear loft

- The **rear north gable section**, accessed via the roof hatch from the bedroom below, was of similar construction and condition to the south roof section as above. No evidence of bats or potential bat access points were noted inside the loft.

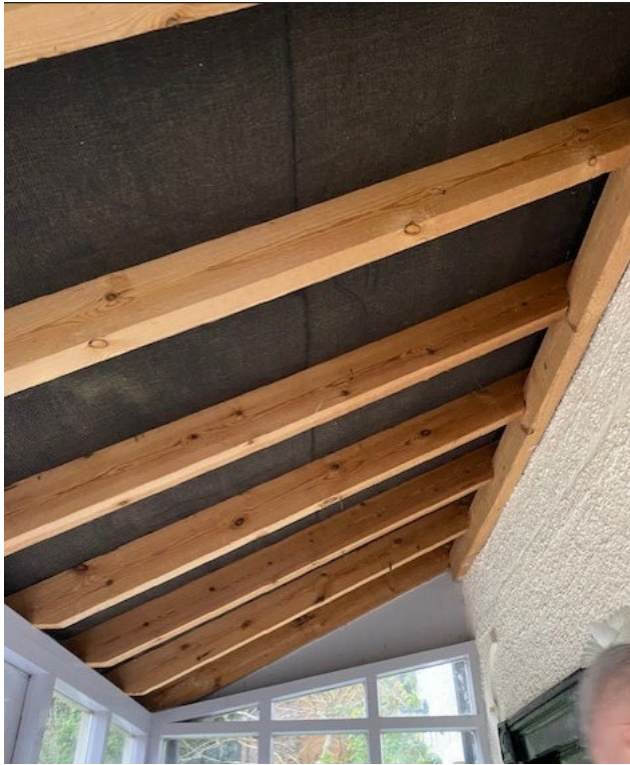


Northern rear loft void



Inside northern rear bedroom illustrating sloping ceiling of part of roof within room

The front porch of the cottage is open inside to the traditional bitumen felt roof lining, this was intact with no gaps into the porch which was fully enclosed.



Internal view of porch

External inspection

House

The exterior walls of the house were rendered with no exposed stonework or other gaps. The roof was largely of inter-locking concrete ‘pantile’ style tiles. Jackdaws and crows were noted on the cottage roof and the roof of the adjacent chapel.

Front cottage roof

A range of crevices and gaps were noted on the front, east facing part of the cottage roof which may offer access to bats or nesting birds, although some were noted to be open and allowing in water and weather so reducing their potential. The gaps were noted in the following areas;

- Small gaps below lead flashing around chimney bases on each gable end (north and south)
- Gaps below fascias on the east elevation and bargeboards on the north and south gable ends, on the north-east corner a gap was noted potentially extending into the wall top area.
- Gaps below lead flashing adjacent to the two front dormer windows and below the front end roof tiles and concrete bases to this at the dormer window tops



Gaps around dormer and lead flashing on east elevation, south end of cottage



Gap below tiles at wall top of north-east corner of cottage



Gaps around dormer window, front elevation

Porch

The porch roof was of small flat clay tiles, these were well bedded into the concrete base at the edges although there were 5+ small gaps between the tiles, some being of sufficient size to allow potential bat access.



End tiles are well bedded in on side of porch



Uneven roof providing small gaps between tiles on porch roof



Close view of porch roof gaps

Rear gable roof sections

The rear roof slopes were inspected and no potential bat access points were noted within the roof slopes themselves. The rear, west facing gable ends were also rendered to meet the roof tiles with no wall top gaps or timbers providing potential bat

access. Small fascia boards were present on the north and south sides of the house although had only small gaps behind and did not appear to allow access to the wall tops.



South gable roof section, north side slope



South gable roof section, south side slope and gable end



North gable roof section, south side slope and gable end



North gable roof section, north side slope and join with front, east cottage

No evidence of bat or bird use was observed.

Outbuildings

A small **single storey brick shed** close to the south-east of the house had a sealed door and a small grilled opening that would allow potential bat or bird access

although ‘fly-in’ access by horseshoe bats would not be considered likely. No evidence of bat or bird use was present inside the shed.

A **greenhouse** in the rear gardens to the north-west of the house was also noted with no likely bat or bird potential.



Small outbuilding to the south-east of the house



Grilled opening on the north side of the outbuilding



Greenhouse in gardens to the north-west of the house

Gardens and grounds

The front and rear gardens contained areas of ornamental planting beds with shrubs and lawns. The house was immediately surrounded by hardstanding with paved areas to all sides. A disused birds nest was noted in a shrub to the front of the cottage. A small well is understood to be located in the front garden and was covered over with no likely bat roost potential



Front garden



Shrub containing disused birds nest



Disused birds nest

5.0 ASSESSMENT & CONCLUSIONS

Proposed works

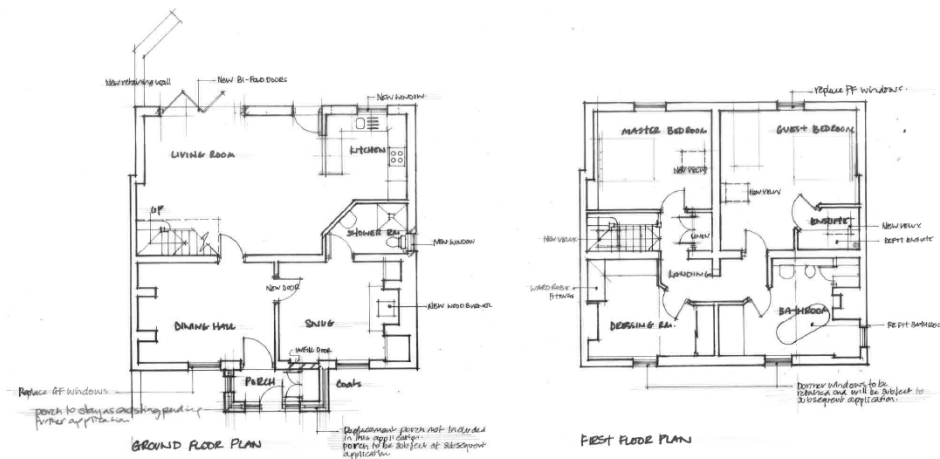
The proposed works relating to the **current planning (Conservation Area) application** are understood to involve;

- General refurbishment of dwelling areas of the house
- A new front boundary wall
- Replacement of ground floor front elevation windows, rear windows and installation of new velux windows to the rear roof valleys.

Works to be deferred until after the recommended further bat surveys will include;

- Replacement of front elevation dormer windows
- Replacement front porch

Proposed plans and elevations;



ROSETREE COTTAGE,
HIGH STREET, NEWNHAM.

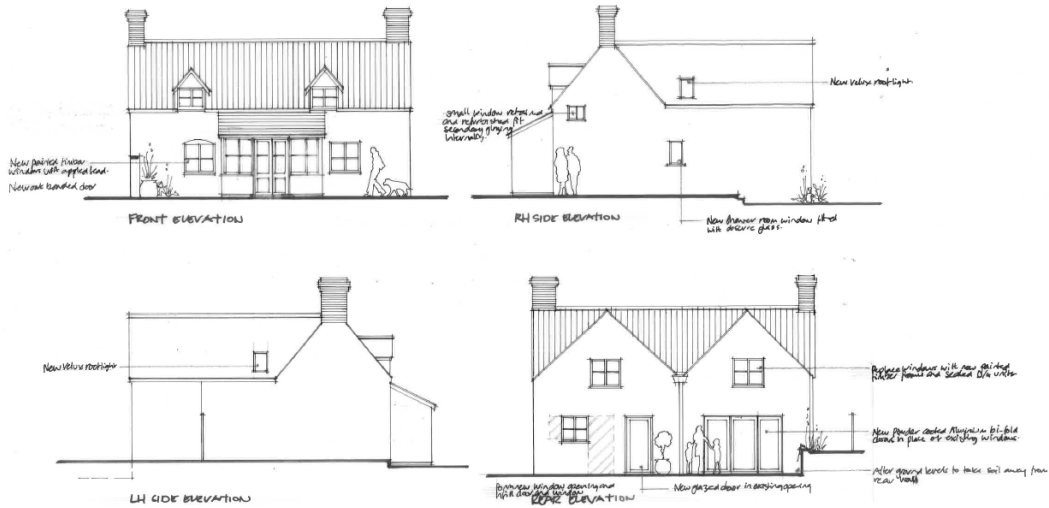
PROPOSED FLOOR PLAN c.
porch and dormer windows omitted from
Plan 1

Scale 1:100 (A3) © APRIL 2023

Simon A Moore DipSurv, MRICS
- Chartered Building Surveyor -

Tonson House, 34 Highfield Road, Lydney,
GLOUCESTERSHIRE, GL15 2NB (01594) 240521

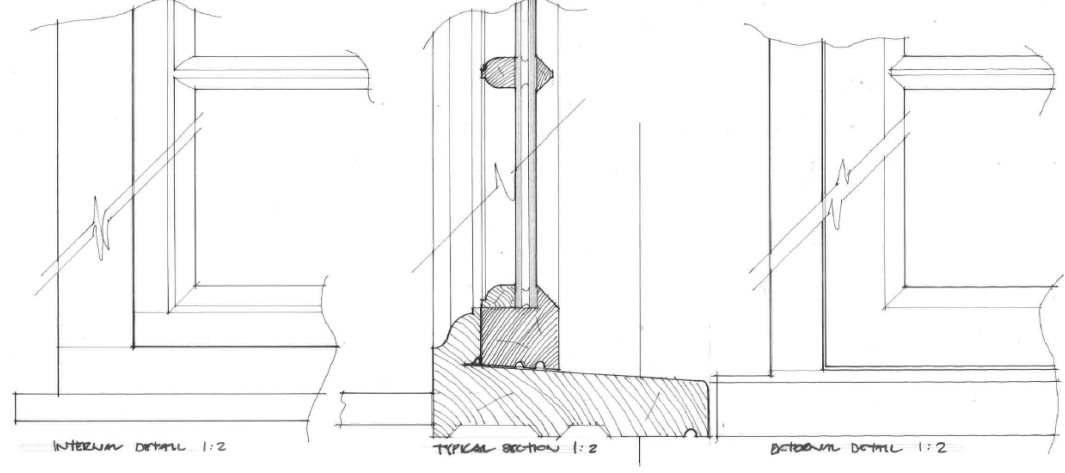
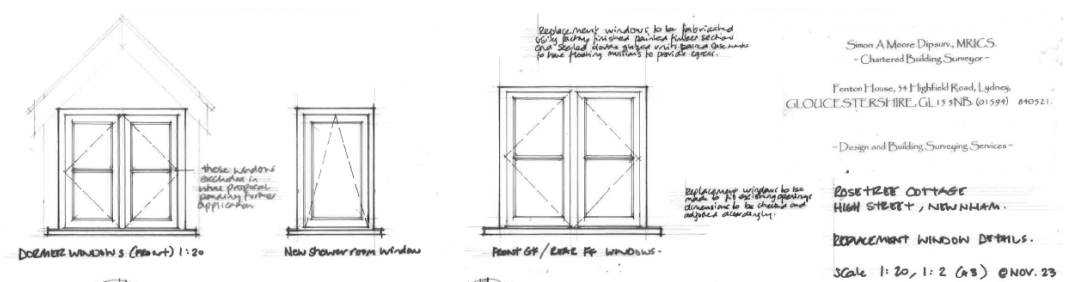
- Design and Building Surveying Services -



ROSETREE COTTAGE
HIGH STREET, NEWNHAM

Simon A Moore Dipsway, MRICS
- Chartered Building Surveyor -
Fenton House, 54 Highfield Road, Lydney,
GLOUCESTERSHIRE, GL15 5NB (01594) 840321.
- Design and Building Surveying Services -

PROPOSED ELEVATIONS
Notes covered B11/23
Replacement period: 04/2023
SCALE 1:100 (A3) @ APRIL 2023



Provided by agent Simon Moore

Bat Roost Potential Assessment

The site is located in a wider area of moderate habitat value to bats, with open farmland and the River Severn corridor close by, although the built up nature of the immediate surroundings reduces the value particularly to more scarce, light sensitive species. The older, characterful nature of the buildings in the village do offer a range of likely roosting opportunities to bats, particularly more common and less light sensitive species. Bat roost records have been identified in the wider area but not in the vicinity of the site (from a search of planning records and MAGIC, a GCER search being proposed to inform the further surveys and assessment at a later date).

Phase 1 stage of proposed works

The more modern, rear roof parts of the house, the rear windows and the ground floor front windows, were not noted to contain any likely bat roost potential. It is therefore recommended that works to these areas may proceed under a **Reasonable Avoidance Measures Statement (RAMS)** as detailed below.

Phase 2 stage of proposed works

The dormer windows and other crevice areas around the older, cottage roof and the front porch contained a range of features that were considered to offer bat roost potential, factoring in the condition of these areas and the location, this is considered to hold an overall 'low' to 'moderate' bat roost potential.

Therefore, **further bat surveys are required** before these areas can progress to planning application consideration.

Depending on the results of these further surveys, mitigation measures may need to be designed into the scheme and works to these areas may require a bat licence to be in place before commencing.

Other Ecological Impacts

Depending on the findings of further surveys, any additional **artificial lighting** at the site is likely to require sensitive design to avoid spill into the wider environment that may affect bat roosts or flight paths.

A former birds nest within the front garden is in a shrub not directly affected by works, however, there is potential for birds to nest within the building areas that are directly affected by proposed works.

Due to the scope of the wider site to support protected species, general best practice **precautionary working measures** as detailed below, are proposed for the works and longer term management of the site. Impacts are expected to be low, however, due to the small footprint of works and associated storage and vehicle movement areas comprising of hardstanding and paving.

Measures for **biodiversity enhancement** are also proposed below.

In order to ensure that any potential low impacts to designated sites, habitats and protected species are minimised and to mitigate and compensate for these as well as providing some net biodiversity enhancements at the site, the following **ecological protection, mitigation and enhancement measures** are proposed;

- **Reasonable Avoidance Measures (RAMS)** will be followed as set out in **Appendix A**.
- Clearance and construction works will proceed in accordance with the Forest of Dean District Council's 'Biodiversity Specification #1 **'Precautionary Method of Working for Reptiles, Common Toads, Hedgehogs, Badgers and Nesting Birds'** (or superceding version as appropriate).
- **Lighting – if any additional or altered lighting is proposed, a lighting strategy** where required will need to be designed with the aim to minimise spill into the environment, in order to protect wildlife including foraging and commuting bats. Suitable lighting considerations include downward pointing shielded lamps below eaves level and lighting operated on a timed PIR system – refer to ILP / BCT Guidance Note 8 Bats and Artificial Lighting at Night 2023.

As **biodiversity enhancement** features, the following, or suitable similar alternatives as agreed with an ecologist, will be installed;

- **1 x ‘Vivaro Pro open Woodstone Open’ nest boxes** - to be installed on the tree within the rear garden, north-west corner.



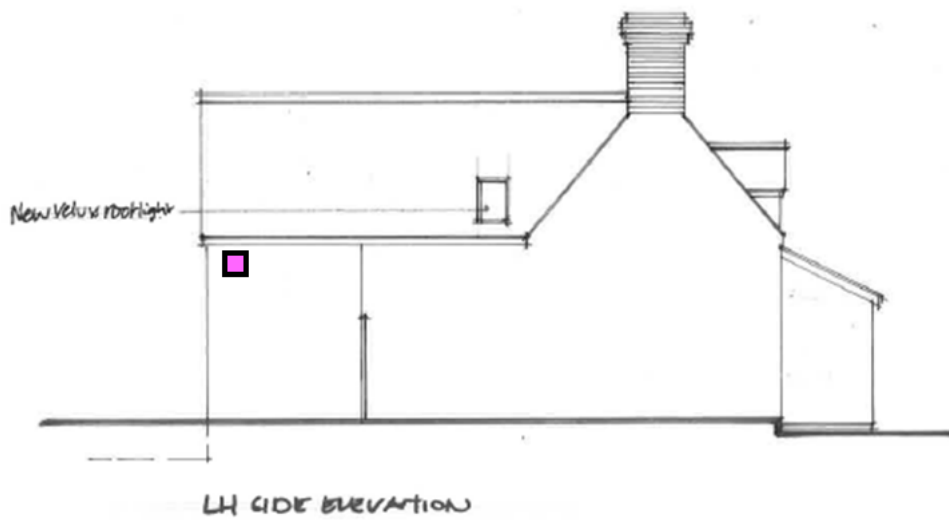
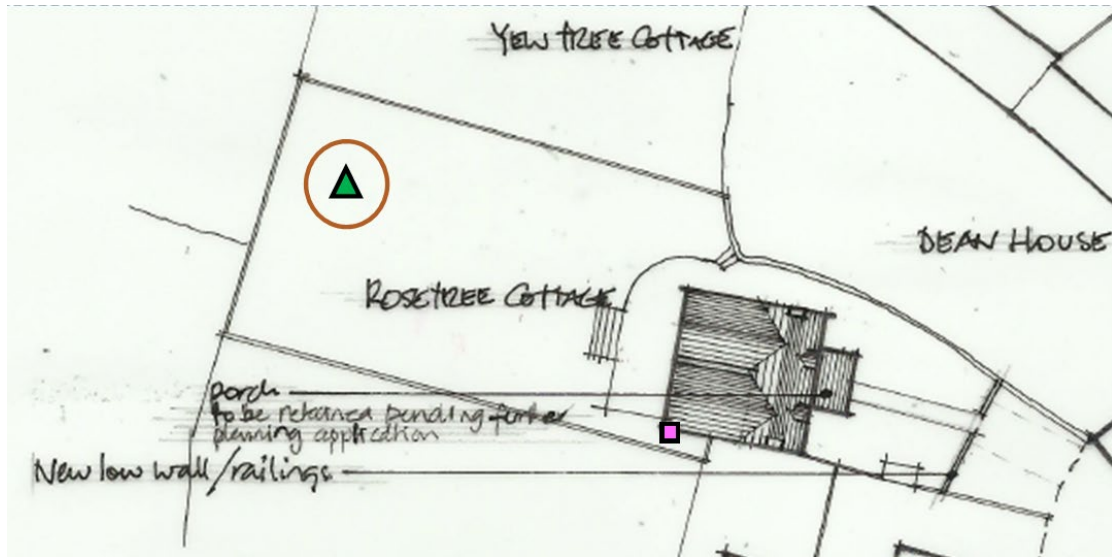
Vivara Pro Barcelona bird nest box

- **1 x ‘Brigida bat shelter’ wood concrete bat box**, suitable for species such as robin and wren, to be installed on the south west corner, south-west elevation of the rear extension part of the house.




Brigida bat shelter


Biodiversity Enhancement Plan:



Base plans provided by agent Simon Moore

KEY:

 Bat box to be installed

 Bird box to be installed

Lifetime of the ecology survey and report: It should be noted that, whilst it is understood that the planning application and proposed works are due to take place in the near future, ecology surveys are generally considered up to date for a maximum of 2 years, so if there is any significant delay it is recommended that update advice is sought from an ecologist before commencing works.

6.0 REFERENCES

BCT ‘Bat Surveys for Professional Ecologists; Good Practice Guidelines – 4th Edition’ 2023 Bat Conservation Trust

CIEEM **‘Guidelines for Preliminary Ecological Appraisal’ 2nd Edition**, December 2017

CIEEM **‘Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK, 2nd Edition’** March 2020

Field Studies Council/ The Mammal Society **‘A guide to British Bats’** 2001

Mitchell-Jones, A. J. & McLeish, A. P. (Eds.) **‘Bat Workers’ Manual’** Joint Nature Conservation Committee (JNCC) 2004.

Newton, J., Thackray, C. and Nicholson, B. **‘Working With Wildlife Site Guide’** CIRIA 2005

Reason, P.F. & Wray, S **‘UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats’** Chartered Institute of Ecology and Environmental Management, Ampfield, 2023

Richardson, P. **‘Bats’** British Natural History Series, Whittet Books, 2000

Russ, J. **‘British Bat Calls: A Guide to Species Identification’** 2012

Spon (E) & Spon (F N) **‘Guidelines for Baseline Ecological Assessment’** Institute of Environmental Assessment, 1995.

APPENDIX A: REASONABLE AVOIDANCE MEASURES STATEMENT (RAMS) to apply to Phase 1 Works only.

To apply where no works to dormer windows, the front cottage roof or porch roof are required.

- There shall be **no works to any areas of existing roof** except the two rear gable extensions. This shall include the use of tarpaulin etc. and construction of scaffolding, which shall remain clear of all retained roof areas, dormer windows and the front porch by at least 1m.
- There shall be **no works to the front dormer windows or porch roof, the front roof chimney bases and associated lead flashing, or the two gable end roof edges at the wall tops. There shall be no removal of existing barge boards or fascias on the front older cottage roof section (applies to both pitches) or construction immediately adjacent to these.**
- **There shall be no works to the front brick outbuilding**, including storage of materials or vehicle movements.
- At the start of works a careful inspection of all work areas shall be made. If any **protected wildlife species** are found at this or at any other point, works to that area shall cease until suitable advice by a wildlife specialist has been sought and followed. Note that in the case of bats, a development licence may be required before any works affecting bats or their roosts can commence. Where necessary the ecologist shall remove any animals present to a suitable retained habitat area, well away from the area of works.
- Should any **nesting birds** be found during works, works to the relevant area will need to be delayed until the young birds have left the nest, as nesting birds are protected under the Wildlife and Countryside Act, 1981 (as amended)
- **During works, no excavations** shall be left open overnight, or, if this is unavoidable, a ramp, such as a plank of wood, will be left at a maximum angle of 45 degrees, to allow any animals that may crawl or fall in to escape. Any open excavations will be checked each morning before works commence.
- Any **materials** stored on site such as gravel, concrete, timber posts, sand etc. will be stored off the ground on pallets or similar or in bags to avoid creation of potential new habitat piles within the working site. The proposed **works, associated vehicle movements and storage of materials and equipment**

will be limited to areas of hardstanding (tarmacadam, paving etc.) and if essential, to amenity grassland (lawn etc.).

Should there be any changes to these works such that may affect the roof and / or roosting bats or nesting birds, advice shall be sought and followed, from a suitably qualified ecologist.

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