

## **Figure E3: Specifications for mitigation**

Taylors Farm, Long Lane, Scorton, Preston, Lancashire, PR3 1DH

(National Grid Reference: SD52945151)

16/01/2024

### Timings of initial dismantling

There is typically no need to restrict the timing of licensable works given the species and roost types to be affected in this case (common species geographically, and day/feeding roost types of low conservation significance), in accordance with existing guidance, however to minimise the numbers of bats present during the process of roost destruction timings will be restricted to October – March for all dismantling / initial disturbances to limit impacts in accordance with the mitigation hierarchy.

### Receptor roosts

To ensure that common pipistrelle, soprano pipistrelle and brown long eared bats are not left without a roost while work takes place that could displace them during works, three receptor bat boxes will be erected on a suitable tree(s) along the north boundary, one for each species.

The boxes will comprise three Schwegler 2F or equivalent (for example of where to purchase suitable boxes see - [www.nhbs.com](http://www.nhbs.com)), to serve as receptor roosts for if bat/s have to be captured by hand and translocated to it/them by the named Ecologist or named agent during the work schedule; each box will be retained permanently following the works.

### Pre-commencement

At the pre-commencement stage a suitably qualified Ecologist is to undertake an induction 'toolbox talk' on possible bat presence during works and present/discuss document features taken from the license i.e. License, Method Statement, Mitigation Figures and Work Schedule to be kept on site for the duration of the work.

Prior to any work being undertaken the presence/absence bats as far as is possible will be established by undertaking detailed investigation of safe to access areas at which bats have been observed inside the buildings. The ecologist will carry out endoscope checks where necessary. Standard exclusion measures will be carried out where they are necessary.

The ecologist will supervise careful dismantling of all places that will be removed as part of the works which have been identified as offering roost access or roost potential at the ecologist's discretion. In addition, wherever opportunities for bats exist in other parts of the building the supervised dismantling will extend to these areas with strategies for safely removing bat(s), as long as a maternity colony is considered not to have taken up occupancy.

### Work undertaken by the Ecologist

Once an EPSML licence is in place the contractor will provide a safe means of access to allow the ecologist to investigate all actual and roost potential for bat presence. The investigation will be conducted with the aid of endoscope and torchlight. Once bat absence is established, crevices will be blocked (under license) as a means of exclusion. In the event of bat(s) being present, and where possible it/they will be removed, placed in a secure box with soft tissue and immediately transferred into the receptor bat boxes that will have previously been erected along the north boundary treeline. If capture cannot be achieved a one-way exclusion device will be installed at the access point(s) to allow the bat/s out but not able to re-enter.

Only once it has been established by the ecologist that bat(s) are absent the building works will continue to completion.

In the unlikely event that bats are found outside of supervision time, then as legal requirement and conditions of the granted licence work will immediately cease and the ecologist contacted for further advice; contractors must not touch, handle or in any way cause bats to move.

## During development

Like for like mitigation (very similar crevice opportunities to the roost characteristics being lost at R1, R2, R7) will be installed as part of the proposed scheme of works.

This will take the form of supplementing the x3 tree boxes erected as receptor roosts with x3 new external mounted bat boxes on the NW, NE and SW elevations of the newly converted Equestrian centre, and, new gaps created below the newly fitted barge board on the north-west gable elevation leading to the inner building fabric blockwork.

The existing roosts on the SE elevation will be retained.

## Specifics of mitigation

See overleaf visual aid to be read in conjunction with the below table.

Bat box for use on trees: x3 Schwegler 2F (or equivalent) – see [www.nhbs.com](http://www.nhbs.com)



HALF AND HALF BAT BOX



£50

Individually Handmade - Specifications are in cm and approximate.

External: 43 high x 21.5 wide x 6.8 deep

Internal: Vertically, one half of the box is a Two Crevice design, the other half of the box has the Small Hollow design.

Weight approx. 5kg

For where the bat species is unknown or to be suitable for a wider range of species.

SMALL SINGLE CREVICE  
BAT BOX



£31

Individually Handmade - Specifications are in cm and approximate.

External: 30 high x 15 wide x 7 deep

Internal: 27.5 x 10 x 2

Weight approx. 3kg

Designed for small groups of crevice

dwelling bat species, such as Common and Soprano Pipistrelles.

MEDIUM HOLLOW BAT BOX



£66

Individually Handmade - Specifications are in cm and approximate.

External: 43 high x 21.5 wide x 13.5 deep

Internal: 41 x 16.5 x 8.5

Weight approx. 8kg

Designed for larger groups of bats who prefer a wider cavity - described as **Hollow**, such as Brown Long Eared, Noctules, Myotis Sp.

The bat boxes above can be ordered from - [Wildlife Boxes | Greenwood's Ecohabitats](http://Wildlife Boxes | Greenwood's Ecohabitats) ([greenwoodsecohabitats.co.uk](http://greenwoodsecohabitats.co.uk)) available in a range of colours to suit the design of the project.

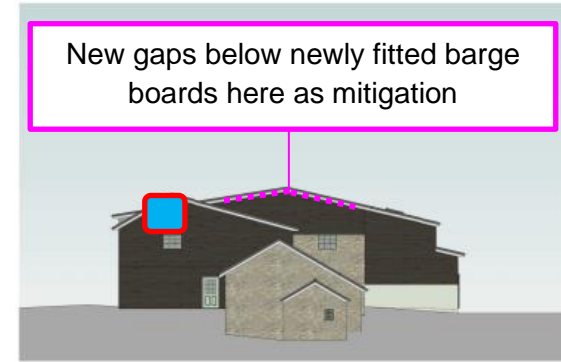
Subject to unavailability other bat boxes of similar specification and design can be used as alternatives.

# PROPOSED : ELEVATIONS

TAYLORS FARM, LONG LANE, SCORTON



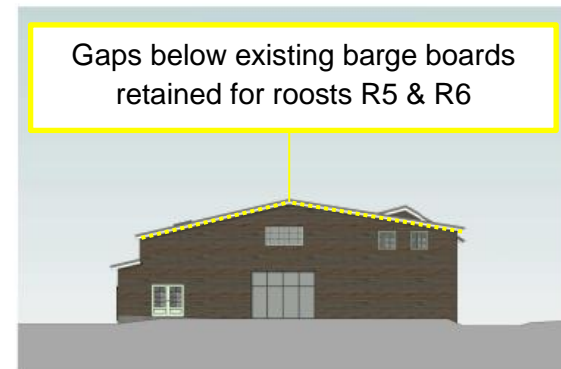
**SOUTH WEST ELEVATION**  
1 : 200



**NORTH WEST ELEVATION**  
1 : 200



**NORTH EAST ELEVATION**  
1 : 200



**SOUTH EAST ELEVATION**  
1 : 200

**New roost provisions visual aid**

**GA ASSOCIATES**  
planning · architecture · design

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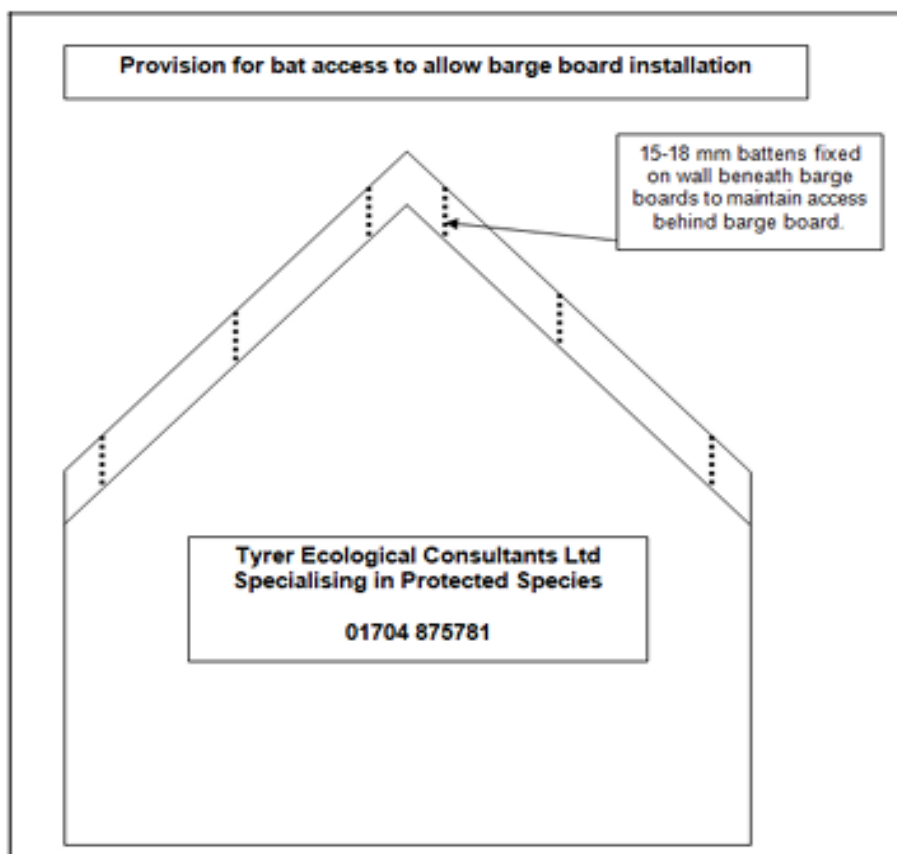
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PRG 188

PROJECT: **HINDE, Mr S** Project Status

PROPOSED ELEVATIONS  
TAYLORS FARM, LONG LANE, SCORTON

GAS180 - 050A 1:100 @ A2

## New access creation behind the barge boards



## Mitigation for loss of feeding roosts – new open fronted shelter



An open sided new bat shelter minimum specifications of 4.50 x 4.50 x 3.00 metres formed of brick, breezeblock, rough sawn untreated timber, or a combination of all, with a vaulted pitched bitumen covered roof, will be built off of the north-east elevation to provide mitigation for the loss of the brown long eared bats feeding roosts inside the building. Its open frontage will face north-east towards the nearby beck; internally will provide access to untreated timbers for free hanging bats / feeding perches; optional that the walls to have internal untreated rough sawn cladding.



**Example feeding roosts**

