

# WOLD ECOLOGY LTD

2 Redwood Gardens, Driffield,  
East Riding of Yorkshire. YO25 6XA  
01377 200242; 07795 071504



Chris Toohie M Sc. MCIEEM  
chris.toohie@woldecology.co.uk  
www.woldecology.co.uk

---

**41 Eastgate South, Driffield, East Riding of Yorkshire, YO25 6LW**

## **Bat Mitigation Toolbox Talk**

**Natural England License Reference : RC027-9072A**

**License Holder – Chris J. Toohie**

### **INTRODUCTION**

The license has been issued by Natural England under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and Wildlife and Countryside Act 1981 (as amended).

Only Chris J. Toohie M Sc. MCIEEM (Class 2 bat license - 2019-44215-CLS-CLS and RC027) is registered to use this licence.

Abi Catherall (Class 2 bat license 2022-10667-CL17-BAT) has been appointed to be an accredited agent for this license.

**This licence authorises acts that would otherwise be offences under the legislation referred to above. Failure to comply with its terms and conditions:**

- i. May be an offence against that Act or 2019 Regulations or mean that the licence cannot be relied upon, and an offence could therefore be committed. Furthermore, under Regulation 58 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to contravene or fail to comply with any condition of a licence. The maximum penalty available for an offence under the Act or Regulations is, at the time of the issue of this licence, a level 5 fine (£5000) and/or a six-month custodial sentence; and**
- ii. may result in your permission to use this licence being withdrawn and/or the refusal to grant future licences**

Roosting bats are present in the building and 41 Eastgate have features that could support roosting bats in other locations. It is possible that individual bats could turn up roosting in the building at 41 Eastgate at any time during the year.

A European Protected Species development licence has been obtained to undertake the following works on 41 Eastgate:

- Exclusion of bats
- Blocking of cavities and roost sites
- Roof stripping and maintenance work
- Soft strip
- Erection of scaffolding

**Wold Ecology must be contacted prior to any of the aforementioned activities commencing so that the bat license method statement is implemented, and bats are not harmed during building works.**

**Roosting bats have been located in the following locations:**

Spp.	Roost type	Structure Reference	Roost Location	Access points (including #)	Dimension of roost or explanation where the roost is
Common pipistrelle x 1 bat	Day	House <b>Roost 1</b>	Located in a gap above the eaves on the east elevation.	External roost x 1 access point	Gap approximately 20mm x 30mm.

**BACKGROUND**

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, provision 41 states an offence is committed if a person:

- (a) Deliberately captures, injures or kills any wild animal of a European protected species (i.e. bats),
- (b) Deliberately disturbs wild animals of any such species,
- (c) Deliberately takes or destroys the eggs of such an animal, or
- (d) Damages or destroys a breeding site or resting place of such an animal.

Section 9 of the Wildlife and Countryside Act (1981) states:

- It is an offence for anyone without a licence to kill, injure, disturb, catch, handle, possess or exchange a bat intentionally. It is also illegal for anyone without a licence to intentionally damage or obstruct access to any place that a bat uses for shelter or protection.

A person found guilty of an offence is liable on summary conviction to imprisonment for a term not exceeding six months and/or to a fine not exceeding level 5 on the standard scale.

There are no interim licence reports required.

## LICENSABLE ACTIVITIES

A European Protected Species development licence has been obtained to undertake the following works on 41 Eastgate:

- Exclusion of bats
- Blocking of cavities and roost sites
- Roof stripping and maintenance work
- Soft strip
- Erection of scaffolding

**Wold Ecology must be contacted prior to any of the aforementioned activities commencing so that the bat license method statement is implemented, and bats are not harmed during building works.**

## REASONED STATEMENT

The proposed development to 41 Eastgate will involve reroofing, structural work and conversion of the former house into a residential dwelling including new windows/doors and internal conversion work. This activity will result in major disturbance and destruction of a common pipistrelle day roost.

‘Doing nothing’ is not an option as the dwelling is not suitable for modern living standards and it doesn’t meet the requirements of the owner. Renovation of the dwelling is the only economically viable use for the site and meets the needs of the owner.

Planning permission was granted by the East Riding of Yorkshire Council on 12<sup>th</sup> December 2023 (ref: 22/03809/PLF). The permission was granted for ‘Conversion and associated alterations to former showroom and office building to form a dwelling.’

Planning Permission was granted by the local authority and the 3 tests were considered by the LA during the planning stage.

Populations of bat species known to occur at this site will be maintained and encouraged as a result of the mitigation strategy. To summarise, the mitigation strategy includes:

- Pre – works inspection of 41 Eastgate to confirm the status of roosting bats.
- Contractors on site to receive an induction on bat species present at the site and provided with this Delivery Document.
- Strategies for safely managing bats species present, during the work, under different weather conditions.
- Permanent exclusion and destruction of Roost 1.
- New roost provision:
  - A permanent Schwegler 1FQ bat box will be located on the west elevation of 41 Eastgate.

There is no requirement for post development monitoring at 41 Eastgate.

## **METHOD STATEMENT**

Works involving the handling of bats will only be undertaken by a licensed ecologist. Gloves will be worn, and the ecologist will have an up-to-date rabies vaccination.

The re-roofing and maintenance work has been programmed to start during winter months – January and February 2024 when bats are unlikely to be present in the roost.

Timing of the works will be carefully programmed so that roosting opportunities are available during the development.

All roosts in 41 Eastgate will be excluded/blocked/destroyed before 1<sup>st</sup> March 2024. The roof of 41 Eastgate will be stripped by 1<sup>st</sup> March 2024 following endoscope surveys and blocking of known roost sites. Conversion works to 41 Eastgate will be completed by June 2024.

Prior to destructive works, an inspection using torches and/or an endoscope will be undertaken to search for the presence of bats.

The use of endoscopes, artificial light from torches, destructive search by soft demolition, temporary obstruction of roost access, temporary or permanent exclusion methods (including installation) will only be undertaken or directly supervised by the Named Ecologist, or an Accredited Agent.

All slates will be stripped by hand, carefully removed and turned over to look for bats. Roof ladders will be used to prevent localised compression of slates.

Only half of the roof will be removed on the first day and the second half 24 hours later. This will create unfavourable conditions for any bats still roosting within the roof structure and encourage the bats to leave on their own accord.

Where applicable, materials will be removed carefully away and not rolled or sprung to avoid potential harm to bats. The undersides of materials will be checked by the Named Ecologist or Accredited Agent for bats that may be clung to them before removal.

An endoscope (Model: RIGID SeeSnake Micro endoscope with 9.5mm camera head and 1m extension cable) will be used to conduct a thorough inspection of all features within 41 Eastgate focussing on known roost sites, brick work, internal roof timbers, roof structures and all cavities deemed suitable to support roosting bats. Empty crevices and gaps will be blocked immediately with pieces of foam (or similar) prior to building works. Timbers will be inspected for bats once the roof coverings have been removed. Endoscopes are only to be used to assist with the locating and capture of bats.

In order to further reduce any unnecessary disturbance, injury, or death of any late discoveries of individual bats roosting in 41 Eastgate, all external fittings and fixtures with bat roosting suitability, known bat roost sites and any internal locations with bat roosting suitability will be carefully removed by hand under the watching brief of the Named Ecologist, Accredited Agent, or an Assistant directly supervised by the Named Ecologist.

The building contractor will ensure that a safe working platform is available at the site so that a thorough and safe inspection of all the internal and external structures of the building can be undertaken. This will be a mobile elevated work platform, scaffolding or similar.

No night working will be undertaken on the site.

Where capture and/or handling of bats are necessary, only the Named Ecologist, Accredited Agent, or an Assistant directly supervised by the Named Ecologist may do so. Capture/handling/exclusion of bats will only be undertaken in conditions suitable for bats to be active.

Where bats are discovered and taken (excluding unexpected discoveries during adverse weather conditions) they will be relocated to an alternative roost suitable for the species, or where bats are held this will be done safely and bats released on site at dusk in, or adjacent to, suitable foraging/commuting habitat in safe areas within or directly adjacent to the pre-works habitat.

In the unlikely event that hibernating bats are discovered, a minimum buffer area of 3m<sup>2</sup> will be created around the roost. If applicable, all work lighting will face away from the roost to ensure that light contamination and heat do not disturb the bat. The bat will be left undisturbed in situ until night time temperatures are above 6<sup>o</sup>C consistently for four nights and the bat can either move by its own accord or can be excluded from the roost.

If any torpid bats are disturbed and aroused, they will be placed in a Schwegler hibernation box on site. The hibernation bat box will be located within the grounds of 41 Eastgate. The hibernation bat box will be located within 30m of the bat roosts and at an accessible height (<5m above ground level) for the bat ecologist to access easily.

If the night time temperatures are above 6<sup>o</sup>C and the bat is active, it will be first placed in a holding bag and transferred to a suitable Schwegler bat box that will be located on site for this purpose. The bat box will be located within 50m of the bat roosts.

If any licensed vesper bat species is found and is accessible, each will be captured by gloved hand or hand-held net, given a health check and then each placed carefully inside a draw-string, calico cloth holding bag or similar for transport.

## MITIGATION

A Schwegler 1FQ bat box (or similar woodcrete bat box but not timber) will be located on the east elevation of 41 Eastgate. The 1FQ bat boxes will be located 3-5 metres above ground level or close to the eaves/ridge apex, with clear flight paths and access into the box.

Any feature or structure retained, modified or otherwise provided under the terms and conditions of this licence (including those shown on Figure E3), which do not show evidence of bat use must be retained for the following minimum periods beyond the date of completion of all licensed activities relating to that feature or structure:

- a. Non-maternity bat boxes: **5 Years**
- b. Bat lofts, bat house and maternity bat boxes: **N/A**
- c. Other: **N/A**

It is good practice, where bats may come into contact with roof timbers, to carry out timber treatment using Permethryn type chemicals on the Natural England list of approved safe chemicals. New pre-treated timbers i.e. tanalised timber will be allowed to dry thoroughly before use, if applicable. A list of Natural England approved paints and timber treatments is available at [http://www.naturalengland.org.uk/Images/Bat%20roost%20timber%20treatment\\_tcm6-10167.pdf](http://www.naturalengland.org.uk/Images/Bat%20roost%20timber%20treatment_tcm6-10167.pdf).

### Lighting

Lighting has a detrimental effect on bat activity; many bats will actually avoid areas that are well lit. Lighting can cause habitat fragmentation by preventing bats from commuting between roosts and foraging grounds (A.J Mitchell-Jones 2004).

At this site, new lighting design will ensure lights will **not** be mounted where they will shine directly on to bat box. A light intrusion lux level besides box will be 1 lux or below.

## WHAT TO DO IF BATS ARE UNEXPECTEDLY DISCOVERED DURING WORKS.

If, during the construction operations, bats are unexpectedly encountered you will:

- Immediately stop the work that you are undertaking
- If the Named Ecologist or an Accredited Agent is not on site, they must be contacted immediately to attend site. Contact Wold Ecology on 01377 200242/07795 071504.
- Advise colleagues in the vicinity of your work why you have stopped and advise them to be aware of the potential for bats being disturbed, injured or killed
- Immediately report the matter to your site manager/line manager who will inform relevant people.
- Do not expose any bats or cause them to fly out of the roost on its own accord.
- Grounded bats should be covered with a box (not airtight) and all works within 5m should cease until a bat ecologist arrives to move the bat.
- The bat must only be handled by the Named Ecologist or Accredited Agent except if it is in immediate danger. The bat must be carefully placed in a lidded ventilated box with a piece of clean cloth and a small shallow container with some water. The box must be kept in a safe, quiet location.
- The Named Ecologist must re-assess the structure and determine whether works can continue under this licence, or whether a modification to the licence is required prior to works re-commencing. A written record must be kept of this decision and be made available to Natural England or any police officer on request. This incidence must also be reported on this licence return form.

- Care must be taken to avoid rousing the bat during transfer to a suitable location – which may be a suitable hibernation box or other alternative roost providing a safe, quiet environment with suitable temperature and humidity levels appropriate for bats roosting at that time of year, that is safe from further disturbance.
- Any underweight or injured bats must be taken into temporary care by an experienced bat carer and be looked after until such time that the bat can be transferred to a suitable replacement roost at the same site, when weather conditions are suitable for release at the same site.
- Injured bats will be taken into care (as directed by the Bat Workers Manual) and fed and cared for until such time when conditions are suitable (night time temperature are  $>6^{\circ}\text{C}$ ) for them to be released at dusk in the mitigation area.

The capture of bats is not planned as a method of exclusion during winter months and will only be required as an absolute last option i.e. if the bat is at risk of injury and death.

Bats will only be handled by a licensed bat ecologist. Natural England advises that where any individual is likely to come into contact with a bat in the operation of this licence, they should ensure that they wear suitable clothing, gloves, face masks and have received a European Bat Lyssavirus (EBL) vaccination. The bat will be placed either into a holding box, with water provided, and re-released close to 41 Eastgate at dusk, or placed into a bat box located on site.

To avoid transmitting COVID-19 from people to wild mammals, you should: stay at least 2 metres from live wild mammals at all times; only capture or handle live wild mammals if necessary and avoid going within 2 metres of known breeding or regularly used resting sites of mammals. If you cannot follow these guidelines, then you should minimise the time spent in close proximity and handling mammals; limit the number of people that come into close proximity or handle mammals, and keep animals separate from other individuals as far as possible.

Persons acting under this licence should follow good hygiene practices, including wearing of disposable gloves, or clean and disinfected non-disposable gloves; wearing a face covering when handling and in close proximity to any mammal, and washing hands before and after close proximity or handling of any mammal. Face coverings, non-disposable gloves and overalls or other clothing should be washed/disinfected between uses when handling mammals.

Bat ecologists should not carry out activities under this licence if they feel unwell, test positive for COVID-19 or live with someone who has or might have COVID-19.

Any products used to clean and disinfect equipment should be safe for use where there could be contact with animals and used at an effective and safe dilution rate. 'Safe4' is considered to be an appropriate disinfectant for this purpose and is considered effective against the virus at a dilution of 1:50. Other products can be used to clean and disinfect equipment.

#### **Attached Documents:**

- Confirmation of toolbox talk signed document (to be held by Wold Ecology).
- Toolbox Talk including location of roost sites.
- Accredited Agents signed document.

## Location of Roost Sites

Plate 1 – House, east elevation.

**Roost 1** – common  
pipistrelle day roost x 1 bat.

