

Lee French

From: Pat Hatch [REDACTED]
Sent: 23 April 2024 13:39
To: David Rossi; Lee French; [REDACTED]
Subject: Red House/Cocoa-Nut House, Long Melford: Bat Mitigation

Hello David

Following my site visit of 19th April, I am writing to confirm our advice regarding the potential presence of roosting bats at the above-named property.

I confirm that I entered and searched the loft spaces of the building for evidence of use by roosting bats and that no such evidence was found. The loft spaces were also festooned with old cobwebs, indicating that no bats have been flying within the loft spaces. However, the roof structure does have potential for use by bats, notably within the void between the roof tiles and their lining, which is bituminous (1F) underfelt.

Therefore, as bat roosts may be present, we propose the following course of action:

- Bat box to be installed on rear wall of building prior to start of works (to house any bats encountered during the works).
- Licensed bat ecologist to brief roofers prior to start of works.
- Licensed bat ecologist to supervise initial stages of roof strip.
- Licensed bat ecologist to be on call for remainder of roof strip.
- In the event that bats or evidence of the presence of bats (i.e., bat droppings) are encountered during works, works in that vicinity will be halted immediately and the ecologist will be contacted for advice. This is unlikely to entail a complete halt to works unless large numbers of bats are encountered, which we consider unlikely given the building's urban location.
- Roof lining to be 1F bituminous underfelt, so that the roof remains suitable for use by roosting bats into the future. This is proposed in recognition of the risk to bats associated with use of 'breathable roofing membranes', in which bats can become entangled, resulting in death by starvation. Ventilation of roof to be adjusted accordingly.


I trust this will be an acceptable solution to the potential presence of roosting bats at the site.

Regards

Pat

Pat Hatch
Principal Ecologist
Essex Ecology
T 01621 862986
M 07872 838995

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- 01621 862986