

# BREDFIELD ROAD, MELTON, SUFFOLK

## Bat Mitigation Strategy

Client: Carless and Adams Partnership

Reference: CARADA-BREROA-C4230\_BatMS

Issue:	Date:	Author/Amended by:	Reviewed/Approved by:
One	30 November 2011	SK	KH

Company Registration Number: 372 4176  
VAT Number: 601216305



Certificate Number 6745



**Ecosulis Ltd. (London Office)**  
2 Sheen Road, Richmond, TW9 1AE  
Tel: 020 8973 2428

**Ecosulis Ltd. (Welsh Office)**  
Y Beudy, Manson Lane, Monmouth,  
Wales. NP25 5RD Tel: 01600 715712

**Ecosulis Ltd. (Chester Office)**  
Herons Way, Chester Business Park,  
Chester, CH4 9QR Tel: 01244 893130

**Ecosulis Ltd. (Exeter Office)**  
The Innovation Centre, University of Exeter,  
Rennes Drive, Exeter, Devon, EX4 4RN  
Tel: 01392 247906



**CONTENTS**

<b>I</b>	<b>Introduction .....</b>	<b>1</b>
	Objectives of Study .....	2
<b>A</b>	<b>MITIGATION AND COMPENSATION .....</b>	<b>3</b>
A.1	Summary of Mitigation Strategy .....	3
<b>B</b>	<b>WORKS TO BE UNDERTAKEN BY THE ECOLOGIST OR SUITABLY EXPERIENCED PERSON..3</b>	
B.1	Capture and Exclusion (if applicable).....	3
<b>C</b>	<b>WORKS TO BE UNDERTAKEN BY THE DEVELOPER/LANDOWNER .....</b>	<b>4</b>
C.1	Bat roosts .....	4
<b>D</b>	<b>POST-DEVELOPMENT SITE SAFEGUARD .....</b>	<b>5</b>
D.1	Habitat/site management and maintenance.....	5
D.2	Population monitoring, roost usage etc.....	5
<b>E</b>	<b>PROPOSED TIMETABLE OF WORKS.....</b>	<b>6</b>
	Annex I: Precautionary Method of Working.....	8

## I INTRODUCTION

- 1.1 This mitigation strategy has been produced in order to provide detail on the proposed mitigation scheme for bats at Bredfield Road, Melton, Suffolk. This strategy is based on the results of the bat surveys undertaken on site in 2011 by Ecosulis, including a bat habitat suitability assessment, and emergence and swarming surveys of buildings. This strategy should be read in conjunction with the bat report for the site (reference: CARADA-BREROA-3227).
- 1.2 The current proposals for the site include the demolition of existing buildings to allow for the redevelopment of the site as a residential care home. The care home will comprise 48 rooms and is likely to be a combination of two-storey and single-storey sections.
- 1.3 Evidence of roosting pipistrelle and brown long-eared bats have been recorded within the living space and loft space of two buildings on site (Buildings A and D; Figure I shows the locations of these buildings), which have been assessed as having medium to high suitability to support roosting bats. A third building (Building B) has also been assessed as having medium suitability to support roosting bats, but supported no direct evidence of roosting bats.
- 1.4 Buildings C, E, F and G have been assessed as having Negligible to Low suitability to support roosting bats. It is therefore considered unlikely that bats are currently using these buildings; however works to these buildings will follow a Precautionary Method of Working (PMW; Annex I).
- 1.5 A summary of the current findings and initial assessment of roost status is provided in Table I below.

Table I: Summary of Survey Findings (2011) and Initial Roost Assessment

<b>Building</b>	<b>Evidence/Survey findings</b>	<b>Initial assessment of roost status</b>
A	Up to ten bat droppings were noted within the building, which are likely to be attributable to brown long-eared and pipistrelle bats  The building has high potential to support summer roosting bats. Opportunities for hibernating bats are also present in the form of access into the wall cavity	Confirmed summer bat roost for a low number of brown long-eared and pipistrelle species
B	Assessed as having medium suitability as a summer roost for bats. The building is unlikely to support a hibernation roost based on a lack of suitable features. No	N/A

	evidence of roosting bats	
C	Negligible suitability to support roosting bats, and no evidence recorded	N/A
D	Medium suitability, as the building provides suitable summer roosting opportunities for bats, however limited hibernation opportunities are present beneath the roofing felt  Brown long-eared bat recorded roosting within the loft space. Approximately 40 bat droppings recorded within the loft likely to be attributable to brown long-eared bats	Confirmed summer bat roost for a low number of brown long-eared bats
E	Low suitability as a summer roost, but no evidence of roosting bats recorded	N/A
F	Negligible suitability to support roosting bats, and no evidence recorded	N/A
G	Negligible suitability to support roosting bats, and no evidence recorded	N/A

### Objectives of Study

- 1.6 The species protection provisions of the EC Habitats and Species Directive 1992, as implemented by the Conservation of Habitats and Species Regulations 2010 contain three "derogation tests" which must be applied by Natural England when deciding whether to grant a licence to a person carrying out an activity which would harm a European Protected Species (which includes all bat species in the UK). For development activities this licence is normally obtained after planning permission has been obtained, however following a recent judicial review it has been made clear that the Local Planning Authority (LPA) must also consider these tests prior to granting planning permission. This document aims to provide information to assist the LPA in considering the final test by outlining how favourable conservation status of the species will be maintained on the site.
- 1.7 The final mitigation strategy, which will be produced once the results of the further bat surveys are known, will ensure that the conservation status of bats is maintained; however, it is unlikely to differ significantly to that detailed below. If planning permission is given, the following will be submitted in support of the bat licence application for approval by the Natural England species licensing team.

**A MITIGATION AND COMPENSATION****A.1 Summary of Mitigation Strategy**

A.1.1 The scope of this mitigation strategy includes: pre-licence surveys; briefing to site contractors; pre-demolition surveys of the buildings; provision of alternative roosting opportunities through bat boxes and bat tubes; and supervision of soft demolition techniques.

**B WORKS TO BE UNDERTAKEN BY THE ECOLOGIST OR SUITABLY EXPERIENCED PERSON****B.1 Capture and Exclusion (if applicable)**

B.1.1 *Pre-licence surveys* – A summary of the surveys undertaken in 2011 and the further surveys that will be undertaken to inform a licence application for the site is summarised in Table 2 below.

Table 2: Summary of Surveys Undertaken (2011) and Proposed (2012)

<b>Building</b>	<b>2011 surveys undertaken</b>	<b>2012 surveys proposed</b>
A (confirmed bat roost located in living spaces)	Bat habitat suitability assessment, one emergence and one swarming survey	One emergence survey between May and September
B	Bat habitat suitability assessment, one emergence and one swarming survey	One emergence survey between May and September
C	Bat habitat suitability assessment	None proposed – negligible suitability to roosting bats. PMW to be followed during demolition.
D (confirmed bat roost located in loft space)	Bat habitat suitability assessment	Two emergence surveys and one swarming survey between May and September
E	Bat habitat suitability assessment	None proposed – low suitability to roosting bats. PMW to be followed during demolition
F	Bat habitat suitability assessment	None proposed – negligible suitability to roosting bats. PMW to be followed during demolition
G	Bat habitat suitability assessment	None proposed – negligible suitability to roosting bats. PMW to be followed during demolition

- B.1.2 *Briefing to site contractors* – A briefing to site contractors will be delivered by a licensed bat ecologist in advance of works commencing on site. This will include information on the presence of bat roosts, relevant legislation relating to bats, contractor responsibilities and working methods to avoid harm to bats. The licensed bat ecologist will ensure that a copy of the licence method statement is provided and retained on site for reference for the duration of the works.
- B.1.3 *Pre-demolition surveys* – Pre-demolition surveys will be undertaken for Buildings A, B and D in advance of works commencing on site. These surveys will comprise an internal inspection of the buildings to check for the presence of bats and to record evidence for their presence. If evidence of roosting bats within any of the buildings is significantly different to that previously recorded, then Natural England will be informed and the method statements amended prior to works commencing.
- B.1.4 *Advice on the Provision of Alternative Roosting Opportunities* – Licensed bat ecologist will advise the site contractor on the position, orientation and location of new roost features.
- B.1.5 *Soft demolition techniques* - Soft techniques will be employed to remove the roof from Buildings A, B and D. The roof will be dismantled by hand in a vertical rather than horizontal sliding motion checking for roosting bats, under the supervision of a licensed bat ecologist. Any roof boarding will also be removed carefully by hand. If any bats are encountered, works will halt until the bat(s) vacate the building or the licensed bat ecologist removes the bat(s) using gloves and a cloth bag. Once the area is clear of bats then works will proceed. The bats will then be relocated to the already erected bat boxes or released at dusk in the area if the weather conditions are suitable

## **C WORKS TO BE UNDERTAKEN BY THE DEVELOPER/LANDOWNER**

### **C.1 Bat roosts**

#### In-situ retention of Roost(s)

C.1.1 N/A

#### Modification of Existing Roost(s)

C.1.2 N/A

#### New Roost Creation

C.1.3 Prior to the demolition of Buildings A, B and D, alternative roosting opportunities will be provided in the form of bat boxes. A total of five bat boxes will be installed, including IFW hibernation bat box; one 2F bat box suitable for small bats; one IFF box, which is crevice-like and ideal for long-eared (occasional use) and pipistrelle species; and one IFD box suitable for larger bats such as long-eared species. Bat boxes will be installed on

wooden posts within areas of broadleaved woodland along the eastern boundary of the site (Figure 2) (existing trees along this boundary are unsuitable being of insufficient size). The bat boxes will be positioned at a height of at least 5m from the ground at a south-west to south-east aspect. The boxes will remain in place throughout the construction and operational phases of development. Exterior artificial lighting will be directed away from the eastern boundary.

- C.1.4 In addition to bat boxes, four permanent roosting features will be incorporated within the new build on site in the form of four bat tubes. These tubes will be located on a south-east to south-west aspect and will be positioned at a height of at least 5m above ground level.
- C.1.5 Future tenants will be made aware of the incorporation of bat roosting opportunities on the site and the importance not to disturb these features. The exterior lighting scheme of the finished properties will avoid illumination of the bat boxes and bat tubes and commuting routes (such as the eastern boundary of the site).

#### Scaled maps/plans

- C.1.6 Figure 1. Bat Survey Plan
- C.1.7 Figure 2. Mitigation Strategy Plan

### **D POST-DEVELOPMENT SITE SAFEGUARD**

#### **D.1 Habitat/site management and maintenance**

- D.1.1 The general condition of the bat boxes and tubes will be visually checked by a licensed bat ecologist once a year for two years post completion of the development to ensure they remain suitable to support bats. The bat boxes will also be inspected/maintained through monitoring (See D.2.1 below).

#### **D.2 Population monitoring, roost usage etc.**

- D.2.1 Following demolition, two site visits between April and September will be made by a licensed bat ecologist to monitor use of the bat boxes and their general condition. Following construction of the new builds incorporating the bat tubes, two site visits between April and September will be made by the licensed bat ecologist to monitor use of the new bat tubes. These twice yearly checks will continue until two full breeding seasons post demolition has passed i.e. 2013 and 2014 for the bat boxes, and 2014 and 2015 for the bat tubes.

**E PROPOSED TIMETABLE OF WORKS**

<b>A: Development activities and timing</b>		
<b>Activity</b>	<b>Timing</b>	<b>Notes</b>
Pre-licence surveys	May to June 2012	One further emergence survey of Buildings A and B to further assess roost status and to inform a Natural England bat licence application  Two emergence surveys and one swarming survey of Building D to further assess roosts status and to inform the requirement for a licence
EPS licence application (on receipt of planning)	June to July 2012	Natural England require 30 working days to process the licence application
Briefing to site contractors	June to August 2012	Prior to any works on site a licensed bat handler to brief site operatives and contractors on the presence of bat roosts, relevant legislation and their responsibilities
Erection of five bat boxes	June to August 2012	Bat boxes will be erected on wooden posts on site prior to works commencing
Pre-demolition surveys	June to August 2012	Immediately prior to any works, pre-works surveys will be undertaken by a licensed bat ecologist. Works will halt if any significantly different evidence found and an amended method statement to be approved where appropriate
Soft-demolition of buildings	Building A (potential hibernation roost): demolition between July and October 2012  Buildings B and D (summer roosts): demolition between September and October 2012	Licensed bat handler to oversee works affecting suitable roosting opportunities (such as roof structures) and soft demolition techniques of Buildings A, B and D



Construction Works (including installation of four bat tubes)	October 2012-October 2013	Environmental Champion will ensure that temporary and permanent lighting is directional away from bat boxes and proposed bat tubes
---	---------------------------	--

<b>B: Post -development monitoring</b>			
Year	2013	2014	2015
Details	Installed bat boxes inspection twice between April and September by licensed bat ecologist to monitor use	Installed bat boxes and bat tubes inspection twice between April and September by licensed bat ecologist to monitor use	Inspection of bat tubes twice between April and September by licensed bat ecologist to monitor use



The Rickyard, Newton St Loe,  
Bath, BA2 9BT  
Tel: 01225 874040 Fax: 01225 874554

Client	Carless and Adams	
Project	Bredfield Road, Melton	
Title	Bat Survey Plan	
Date	Scale	Figure
May 2011	SCHMATIC ONLY	I

**Key**

- Buildings with high suitability to support roosting bats
- Buildings with medium suitability to support roosting bats
- Buildings with low suitability to support roosting bats
- Buildings with negligible suitability to support roosting bats
- ★ Brown long-eared bat roosting
- ▲ Bat droppings
- Position of bat surveyors
- Site boundary








Reproduced from plans provided by Carless and Adams Partnership

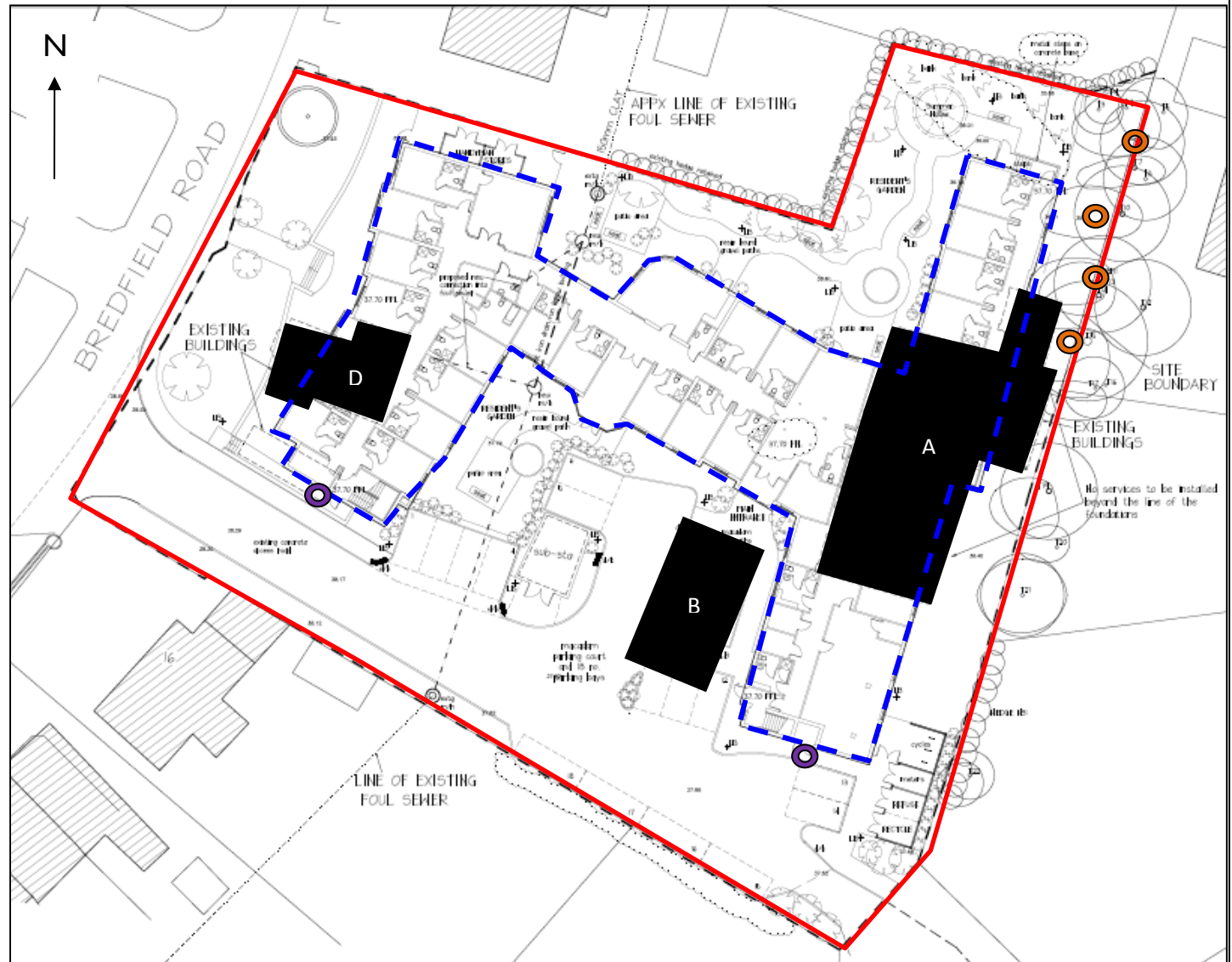


The Rickyard, Newton St Loe,  
 Bath BA2 9BT  
 t: 01225 874040 f: 01225 874554

Client	Carless and Adams Partnership	
Project	Bredfield Road	
Title	Bat Mitigation Strategy Plan	
Date	Scale	Figure
November 2011	SCHEMATIC ONLY	2

**Key**

-  Existing buildings A, B and D
-  Proposed building footprint
-  Potential location of bat boxes
-  Potential location of bat tubes
-  Site boundary



Reproduced from plans provided by Carless and Adams Partnership

**Annex I: Precautionary Method of Working**

# **BREDFIELD ROAD, MELTON, WOODBIDGE, SUFFOLK**

## **Precautionary Method of Working**

**Client:** Carless and Adams Partnership

**Reference:** CARADA-BREROA-3227\_PMW

**Issue:** One  
**Date:** 5 July 2011

**Author/Amended by:** SK  
**Reviewer/Author:** HM

Company Registration Number: 372 4176  
VAT Number: 601216305



**Ecosulis Ltd. (London Office)**  
2 Sheen Road, Richmond, TW9 1AE  
**Tel:** 020 8973 2428

**Ecosulis Ltd. (Welsh Office)**  
Y Beudy, Manson Lane, Monmouth, Wales,  
NP25 5RD **Tel:** 01600 715712

**Ecosulis Ltd. (Chester Office)**  
Herons Way, Chester Business Park,  
Chester, CH4 9QR **Tel:** 01244 893130

**Ecosulis Ltd. (Exeter Office)**  
The Innovation Centre, University of Exeter,  
Rennes Drive, Exeter, Devon, EX4 4RN  
**Tel:** 01392 247906



**CARADA-BREROA-3227**

**PRECAUTIONARY METHOD OF WORKING FOR LAND AT BREDFIELD ROAD, MELTON, WOODBRIDGE, SUFFOLK**

**CONTENTS**

**1 Introduction ..... 3**

**2 Features of Ecological Interest..... 4**

**3 Ecological Protection Measures (Pre-Construction Phase)..... 5**

**4 Ecological Protection Measures (Construction Phase) ..... 9**

**5 Contacts ..... 12**

**Figure I: PMW Plan ..... ..**

**Appendix I: Features of Ecological Interest..... ..**

**Appendix II: Ecological Induction Register..... ..**

**Appendix III: Soft Demolition Techniques ..... ..**

## **I INTRODUCTION**

- I.1 This Precautionary Method of Working (PMW) has been prepared by Ecosulis on behalf of Carless and Adams Partnership for land at Bredfield Road, Melton, Woodbridge, Suffolk. The PMW is in accordance with the ecological considerations and recommendations set out within the bat and reptile survey report (report reference: CARADA-BREROA-3227).
- I.2 The development proposals for the site include the construction of a residential care home.
- I.3 The purpose of this PMW is to set out a practical working strategy to be implemented during the pre-construction and construction phases to ensure that features of ecological interest are not compromised. Bats are considered unlikely to be using the buildings with low or negligible suitability, namely Buildings C, E, F and G (shown on Figure 1). This PMW covers the demolition of these building to avoid any impacts on any protected and/or notable species, namely roosting bats and nesting birds. Buildings A and D are confirmed bat roosts and will be protected until such a time that a Natural England bat licence in respect to development has been obtained. Building B has medium suitability to support roosting bats and will be protected until further bat surveys have been completed.
- I.4 This PMW is aimed at all site contractors and workers that will be involved with the pre-construction and construction phases of the development process.

**2 FEATURES OF ECOLOGICAL INTEREST**

2.1 Features of Ecological Interest recorded on site include:

- Bats
- Nesting birds
- Reptiles

2.2 The importance of these features and relevance on site is summarised in Appendix I. Figure I shows the location of the buildings with negligible or low suitability to support roosting bats, the demolition of which is the focus of this PMW.



### 3 ECOLOGICAL PROTECTION MEASURES (PRE-CONSTRUCTION PHASE)

3.1 Prior to demolition works commencing on site, the following Ecological Protection Measures will be implemented:

Table 1: Pre-construction Ecological Protection Measures

Stage	Works	Methods	Timing	Person responsible	Person required to carry out works	Completed (name, company and signature)
1	Appoint Ecological / Environmental Advisors	<p>An experienced Ecological Clerk of Works (ECofW) will be appointed to provide a supervisory role on site (external person)</p> <p>An Ecologist will be appointed to provide an advisory role (external person)</p> <p>An Environmental Champion will be appointed to be responsible for daily monitoring and conformance to environmental documents, such as this PMW (preferably a person from main site contractor team who will be present throughout the duration of the works)</p>	Prior to works	Main site contractor	Developer / main site contractor to appoint Environmental team	
2	Ecological Toolbox Talk	Talk to site operatives and contractors to explain protected species, particularly bats, responsibilities and required work methods (Appendix II provides a register for all site workers to sign stating they will adhere to this PMW and other environmental documents, as appropriate). This will include a plan clearly showing which buildings are and	Prior to works	Main site contractor	ECofW and Environmental Champion	

Stage	Works	Methods	Timing	Person responsible	Person required to carry out works	Completed (name, company and signature)
		<p>which are not covered by this PMW and if necessary to set out exclusion zones on the ground and walk the Environmental Champion around the site to ensure these zones are protected</p> <p>ECofW to provide initial Talk, then subsequent Talks to new site staff undertaken by Environmental Champion</p>				
3	Marking out no-go zones for demolition – reptiles	<p>Although the buildings themselves do not provide suitable habitat for reptiles, slow worms have been recorded within suitable habitats on site in the form of scrub habitats. Reptile fencing will be erected around suitable habitat within the vicinity of the works to ensure that reptiles are not harmed during the works (Figure 1 shows the location of this fencing)</p> <p>The ECofW will record these areas on a plan and walk the site with the Environmental Champion to show the locations and advise accordingly</p>	Prior to demolition and during April through to October	Main site contractor	ECofW	
4	Pre-demolition clearance inspections – nesting birds	Where demolition will be undertaken during the nesting bird season (generally from March to September), then the ECofW will carry out a check of the areas prior to removal	Immediately prior to demolition if during March through to	Main site contractor	ECofW	

Stage	Works	Methods	Timing	Person responsible	Person required to carry out works	Completed (name, company and signature)
		If nesting birds recorded, see Stage 5 below	September			
5	Marking out no-go zones for demolition – nesting birds	<p>Following the inspection, should any areas be found to support nesting birds, then these areas and appropriate exclusion zones will be fenced with hi-vis fencing (or similar) to demarcate a no-go zone for machinery and site workers</p> <p>The ECofW will record these areas on a plan and walk the site with the Environmental Champion to show the locations and advise accordingly</p> <p>The ECofW will monitor the exclusions zones and advise when the exclusion no longer applies. Only once the area has been deemed clear (nests have been vacated) by the ECofW will works proceed in the area</p>	Prior to demolition and during March through to September	Main site contractor	ECofW	
6	Demolition	<p>Demolition works will proceed within all areas where no restrictions apply (as advised by the ECofW). This work will be supervised by the ECofW</p> <p>Soft demolition techniques will be employed during demolition, including the removal of roof tiles and roofing felt (Appendix III includes details). <u>Should bats or nesting birds be found at any point</u></p>	Following Stages 4 or 5 above and	Main site contractor	Main site contractor ECofW	

Stage	Works	Methods	Timing	Person responsible	Person required to carry out works	Completed (name, company and signature)
		<u>during the works, works must cease and advice will be sought immediately from the appointed Ecologist</u>				

#### 4 ECOLOGICAL PROTECTION MEASURES (CONSTRUCTION PHASE)

Table 2: Construction Phase Ecological Protection Measures

Works	Methods	Timing and Frequency	Person responsible	Person required to carry out the works
Monitoring / site inspections	Protection fencing will be inspected weekly and repairs made as necessary  The site will be walked weekly and any signs of protected species reported to the ECoFV	Throughout Construction / Weekly	Main site contractor	Environmental Champion
Lighting	Lighting will be kept to a minimum. Where necessary, lighting will be directional away from protected buildings and adjacent habitats	Throughout Construction / Weekly	Main site contractor	Environmental Champion
Pollution incidents	Measures will be taken throughout the works to avoid pollution incidents, which may indirectly affect terrestrial habitats. Pollution prevention and control strategies will be adhered to at all times  Any accidental damage to the adjacent habitats or fuel spillages within close proximity to the site and / or adjacent habitats will be reported to the Environmental Champion and the ECoFV	Throughout Construction / one-off event	Main site contractor	Main site contractor
Excavation of trenches	Trenches will be covered at the end of each working day, or trenches will include a means of escape for any animal falling in (shallower trenches only). The appointed Environmental Champion will carry out checks at the end of	Throughout construction / daily as appropriate	Main site contractor	Environmental Champion

Works	Methods	Timing and Frequency	Person responsible	Person required to carry out the works
	each working day to ensure provision is made for escape for animals			
Machinery	Noisy construction works will cease one hour before sunset	Throughout construction / daily	Main site contractor	Environmental Champion
Storage of materials	Storage areas will be located away from the sensitive areas, particularly scrub habitats with suitability to support reptiles	Throughout construction	Main site contractor	Environmental Champion
Vegetation management	During construction, any open ground will be managed to ensure that any vegetation growth remains short in order to reduce its suitability as refuge habitat for reptiles and small mammals	Throughout Construction	Main site contractor	Environmental Champion
Consideration to wildlife	Staff will remain vigilant throughout works. Should any reptile, amphibian and mammal species be encountered during the works, advice will be sought immediately from the appointed Ecologist  <u>Should bats or nesting birds be found at any point during the works, works must cease and advice will be sought immediately from the appointed ecologist</u>	Throughout construction	All site staff	All site staff

Table 3: Sensitive Seasons for Wildlife

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>Nesting birds</b>			<b>Nesting season</b>									
<b>Bats, reptiles, common amphibians and small mammals</b>	<b>Hibernating</b>		<b>Active</b>							<b>Hibernating</b>		

4.1 Note: The timings of the nesting bird season and hibernation periods are indicative only (subject to local climatic conditions)

**5 CONTACTS**

	<b>Company</b>	<b>Main contact</b>	<b>Email/Phone</b>
<b>Developer</b>			
<b>Main site contractor</b>			
<b>Ecologist</b>			
<b>Ecological Clerk of Works</b>			
<b>Environmental Champion (main site contractor)</b>			
<b>Arboriculturalist</b>			







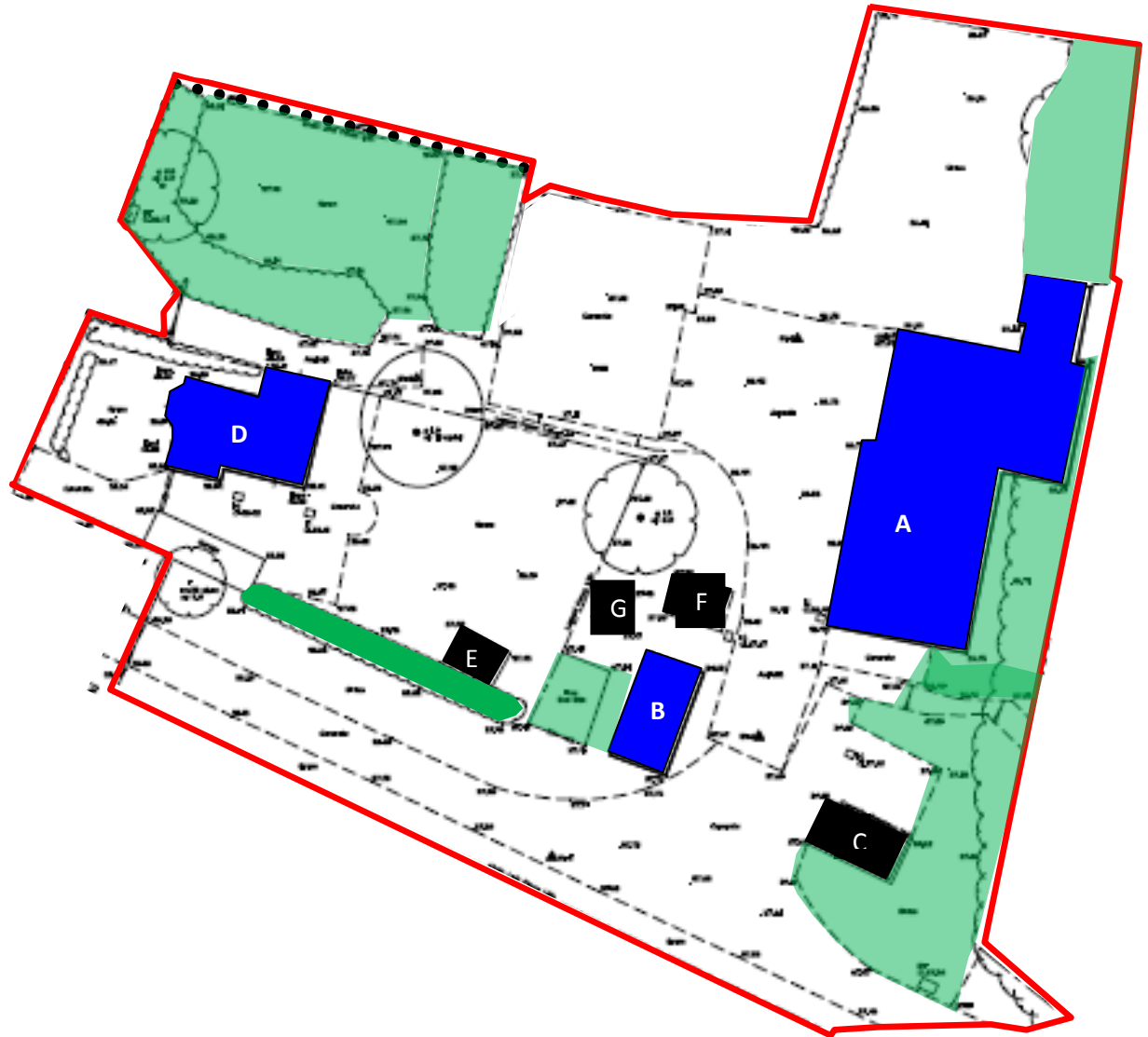


The Rickyard, Newton St Loe,  
Bath, BA2 9BT  
Tel: 01225 874040 Fax: 01225 874554

Client	Carless and Adams	
Project	Bredfield Road, Melton	
Title	PMW Plan	
Date	Scale	Figure
June 2011	SCHEMATIC ONLY	I

**Key**

-  Buildings with high or medium potential to support roosting bats (Buildings A and D are confirmed bat roosts) – not covered by this PMW
-  Buildings with low or negligible suitability to support roosting bats and subject to this PMW
-  Suitable reptile habitat for reptiles (to be fenced)
-  Site boundary



## Appendix I: FEATURES OF ECOLOGICAL INTEREST

Table I: Summary Table of Ecological Features on Site

Ecological Feature of Interest	Legal/Policy Considerations	Relevance on Site
Bats	<p>All British species of bat and their place of shelter are protected under the Wildlife &amp; Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2010 from deliberate capture, injury and killing, intentional or reckless disturbance, intentional or reckless obstruction of access to any structure or place which any such animal uses for shelter or protection, and deliberate damage or destruction of a breeding site or resting place. This includes trees and applies throughout the year whether bats are present or not at the time of survey or work being carried out</p> <p>Whilst the Bat Mitigation Guidelines state that ‘foraging areas and commuting routes are not legally protected’ it is considered best practice to protect these features and incorporate them into development. Furthermore, there have been recent arguments put forward to state that there is an existing basis for the protection of these features in accordance with The Conservation of Habitats and Species Regulations 2010, The Natural Environment and Rural Communities Act 2006, planning policy and international treaties</p>	<p>Buildings A, B and D have been assessed as having medium and high suitability to support roosting bats, therefore are subject to additional survey work in advance of demolition</p> <p>Buildings A and D are confirmed bat roosts, therefore require a European Protected Species Licence for works to commence</p> <p>Buildings C, E, F and G have been assessed as having negligible or low suitability to support roosting bats due to a lack of suitable features. However, occasional summer transitory roosts cannot be ruled out, therefore low numbers of individual bats may be present during the demolition works</p>
Nesting Birds	<p>In Britain all wild birds are granted legal protection under the Wildlife and Countryside Act 1981 (as amended). This legislation protects birds, their eggs and nests while being built or whilst in use</p>	<p>Active nests have been recorded within Building B during the daytime bat survey. The buildings all provide suitable nesting opportunities on site</p>

<b>Ecological Feature of Interest</b>	<b>Legal/Policy Considerations</b>	<b>Relevance on Site</b>
Reptiles	Common reptiles are protected under the Wildlife & Countryside Act 1981 (as amended), under which it is an offence to recklessly kill or injure a reptile	A good population of slow worms was recorded on site during the surveys. The buildings themselves do not provide suitable opportunities for slow worms, however this species may be present within habitats surrounding the works area

**Appendix II: ECOLOGICAL INDUCTION REGISTER**

Name	Company	Date	Signature to confirm read and understood this PMW and toolbox talk

### **Appendix III: SOFT DEMOLITION TECHNIQUES**

- 1 Works to the buildings should be undertaken in winter when bats are least likely to be present. Soft techniques will be employed to remove the roof tiles, roofing felt and any other features from the buildings as described in the following text.
- 2 The roof tiles should be dismantled by hand in a vertical rather than horizontal sliding motion checking for roosting bats, under the supervision of a ECoFW. Any fascia boards, chimneys and roofing felt will be taken apart by hand in sections. If any bats are encountered, works will halt and advice will be sought from the appointed Ecologist.
- 3 A watching brief will be kept by the contractors and an appointed member of site staff to continually assess each stage of works for the occurrence of bats. In addition, all contractors on site will be made aware of their responsibilities under Annex IV of the EC Habitats and Species Directive 1992, which is transposed into UK law via the Conservation of Habitats and Species Regulations 2010, and the Wildlife and Countryside Act 1981 (as amended) and will be required to adhere to advice given in this method statement.