



Template Method Statement to be used within a Bat Development Licence Application

This template Method Statement is to be used to form part of your Licence Application for a European Protected Species Development Licence. It will be used to determine the impact of the application on the favourable conservation status of the species concerned (Regulation 55(9) (b) of the Conservation of Habitats and Species Regulations 2017). It must be prepared by a consultant ecologist or other suitably qualified person. You are strongly advised to refer to the Bat Mitigation Guidelines¹, and The Bat Survey Guidelines (3rd Edition). Please submit your Application and supporting Method Statement electronically to the contact details provided below.

Please note as of the 1st March 2018 the declaration box found at the end of this template must be included on any Method Statements submitted in support of a licence application, and must be signed and dated by the applicant and ecologist. Any application containing a Method Statement without this declaration will be rejected.

Contact Details

Natural Resources Wales
Species Permitting Team
Maes Y Ffynnon
Penrhosgarnedd
Bangor
LL57 2DW

03000 654974 / 03000 654921

specieslicence@naturalresourceswales.gov.uk

trwyddedrhywogaeth@cyfoethnaturiolcymru.gov.uk

Method Statement Title:	Trevor Road, Chirk EPSL Method Statement
Method Statement Version Number:	Version 2
Method Statement Issue Date:	12/03/2024
Site Address:	Former Estate Office and Stables, Trevor Road, Chirk, Wrexham, LL14 5HE

¹ Bat Mitigation Guidelines (IN136) available to download from the Natural England website

Background and Supporting Information

A Executive Summary. No more than one side of A4

The Former Estate Office and Stables are owned by the applicant, Mr Daniel Jones. The site consists of two buildings, both of which are to be part of the development, but bats were only seen to roost in the larger of the two – the former estate office and stable block. The smaller building is a detached garage which, through discussion with NRW and Wrexham CC has been approved as the location for the bat mitigation loft.

The preliminary site assessment was conducted in May 2022 by Stephen Cutmore Arboricultural & Ecological Services whereby evidence of bats was found in the loft void in the form of piles of fresh bat droppings were seen with butterfly wings and one hanging lesser horseshoe bat. Two dusk emergence bat activity surveys were therefore conducted in June and July 2022, also by Stephen Cutmore with assistants. Peak counts of seven soprano pipistrelle, 1 common pipistrelle, 1 whiskered/Brandt's and one lesser horseshoe bat were observed emerging from the building. Details of the Stephen Cutmore surveys is found in the report reference 082022/BES/DJ.

Of the seven soprano pipistrelles identified, four emerged from beneath the ridge, and the remaining three were scattered throughout other emergence points under eaves around the building on the first survey. The second survey also recorded soprano pipistrelles but only one was seen emerging. The single lesser horseshoe bat was recorded on both surveys. The common pipistrelle and whiskered/Brandt's bat were only recorded on one survey.

A site walkover was last conducted on 22nd December 2023 which confirmed that the buildings were in the same state as when the surveys were undertaken. No bats were seen inside at the time, suggesting the building is not used as a hibernation site.

Table 3.1 of the Bat Mitigation Guidelines (2023) was consulted to ascertain the rarity of the bats recorded on site. Lesser horseshoe bats are listed in the table as "Rarer or restricted distribution". They are nationally rare, but have several important maternity roost sites in mid-Wales. It is therefore considered that lesser horseshoes are not uncommon in this part of the country area. Whiskered/Brandt's are also widespread in Wales. Common and soprano pipistrelle bats are also listed as widespread. The loss of the roosts was ascertained in conjunction with Table 3.2 of the Bat Mitigation Guidelines (2023). Given the local rarity of the species in question, non-breeding day roosts are shown to be important at a site level for all species in question. The ongoing favourable conservation status of bats in the wider area is unlikely to be affected by the development as proposed.

A bat loft has been agreed with NRW and Wrexham CC and has been completed prior to this licence application in accordance with the agreed plans. This includes a loft space with suitable flight access for lesser horseshoe bats, as well as bat access crevice tiles suitable for the other recorded species.

Works on the main building can commence once this licence has been granted and will prioritise sealing the building to prevent bat access in summer. This will include roof repairs and installation of doors and windows. If timing is too tight and windows/doors cannot be installed before the end of April 2024, temporary closure in the form of plastic sheeting over the apertures will also exclude bats until permanent fixtures can be installed.

Ownership and responsibility of the site, including the maintenance of the bat mitigation features will remain with Mr Jones post-development. Monitoring requirement has been determined with Table 9.2 of the Bat Mitigation Guidelines, and one year of monitoring is required in the year 2 following successful exclusion from the building. This is anticipated to be 2026.

B Introduction

B.1 Background to activity/development

Include a brief summary of what the proposed activity is and why it is necessary.

The existing building is in a state of severe disrepair having been unused for several years. The roof has many holes, damaged and missing tiles. The application is to convert the building into a dwelling which will require remedial works that will seal the building.

B.2 Full details of proposed works on site that are to be covered by the licence

Please ensure sufficient detail is provided on the proposed works e.g. barn/loft conversion to new dwelling, demolition of buildings, re-pointing of bridges and tunnels, lime kilns etc. Include the current status of planning permission or other consents (if applicable) and any outstanding conditions/reserved matters. Include timescales and order of work.

The licence will cover the works to seal the former estate office and stable building, effectively excluding all bats from their roosts within. Whilst the garage is included in plans (to house the mitigation arrangements), there was no evidence of any bats roosting in the garage either on the PEA or on subsequent activity surveys, this work has therefore been permitted and conducted prior to the licence being granted.

Planning permission has been granted for this work by Wrexham Council on 6th February 2024, planning ref P/2023/0277.

B.3 Actions requiring licensing,

Eg disturb, capture, damage or destroy breeding site or resting place. Briefly explain why these actions are necessary.

Whilst the works are anticipated to take place when there are no bats present, there is a small chance that bats will be found during works even outside of peak season, and so the licence will cover the capture and handling of any non-horseshoe bats found during works. The bat will be checked for health and either released into a previously erected bat box, or taken into care as required. If a horseshoe bat is identified on site at any point during works, exclusion measures will include use of non-tactile presence and lighting to encourage the bat to leave without a handling requirement.

C Survey and site assessment

C.1 Existing information on the bat species at the survey site.

Provide records from local environmental records centres, local bat groups, and previous survey work by the applicant or others. Include records from within 2km (or a larger area depending on the scale of the scheme & the species involved - see Bat Survey Guidelines 3rd Ed)

A data search was purchased by Stephen Cutmore from Cofnod as part of the initial site assessment. Specific information was not shared in that report beyond a species list, including lesser horseshoe (*Rhinolophus hipposideros*) and pipistrelle (*Pipistrellus spp.*), within 500m of site.

C.2 Statutory sites notified for the species (SSSIs or SACs) within 10km

Of the ten SSSIs and one SAC sites within 10km, only one has bat species as any part of the designation reason. Chirk Castle and Parkland SSSI citation includes reference to breeding lesser horseshoe bats. The SSSI area begins 1km away from site, but the bats roost in the castle which is 2.4km from site.

C.3 Objectives of the survey.

E.g. to determine presence/absence of bats, bat usage of site (e.g. maternity, hibernation, night roosts; foraging, commuting, swarming sites).

The surveys were conducted to identify and characterise any bat roosts at the site.

C.4 Scaled plan/map of survey area

This should be of appropriate scale and orientation with integral or separate location map at 1:50,000 or 1:25,000 scale and aerial photographs.

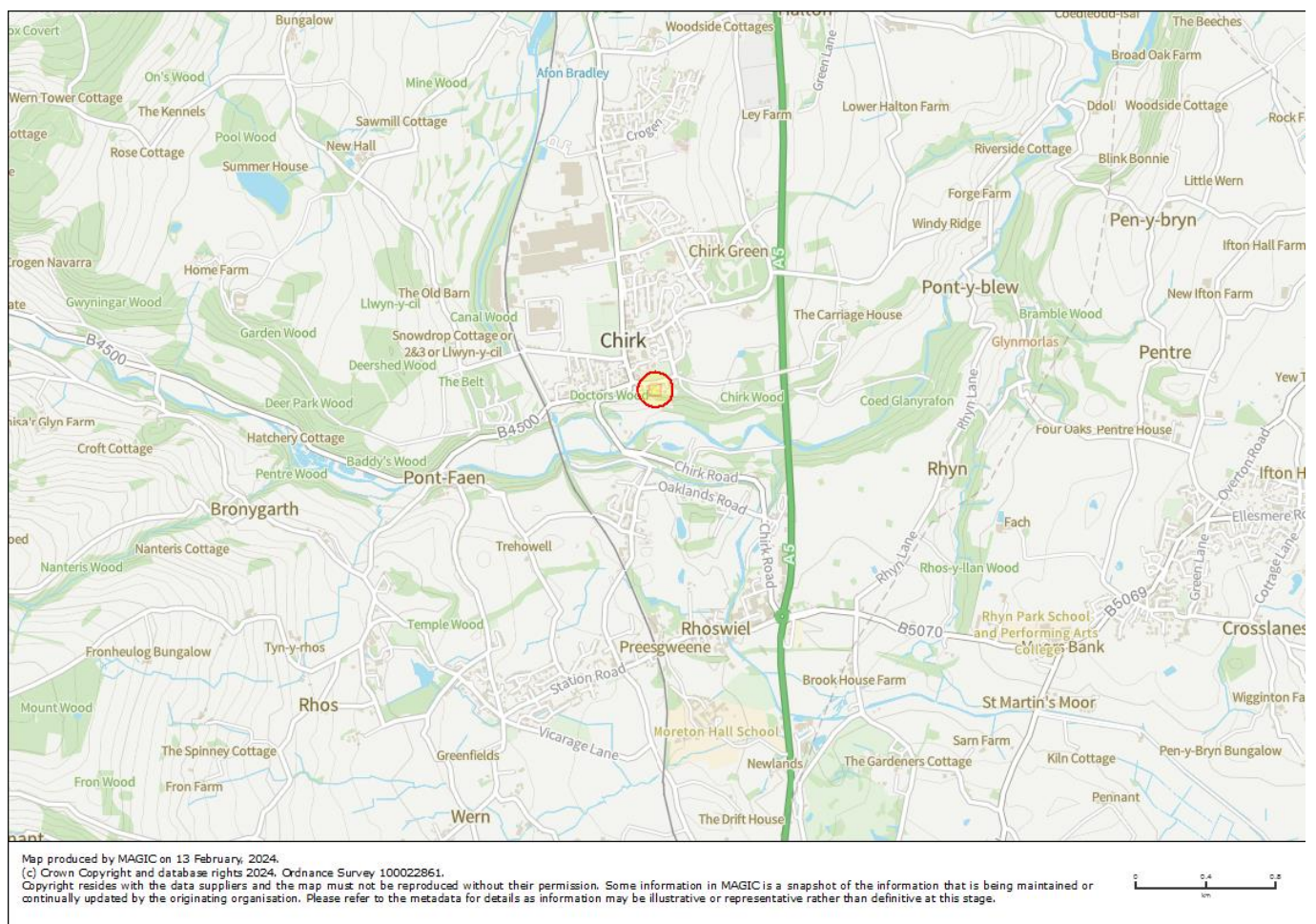


Figure 1. Location Map. Scale 1:25,000

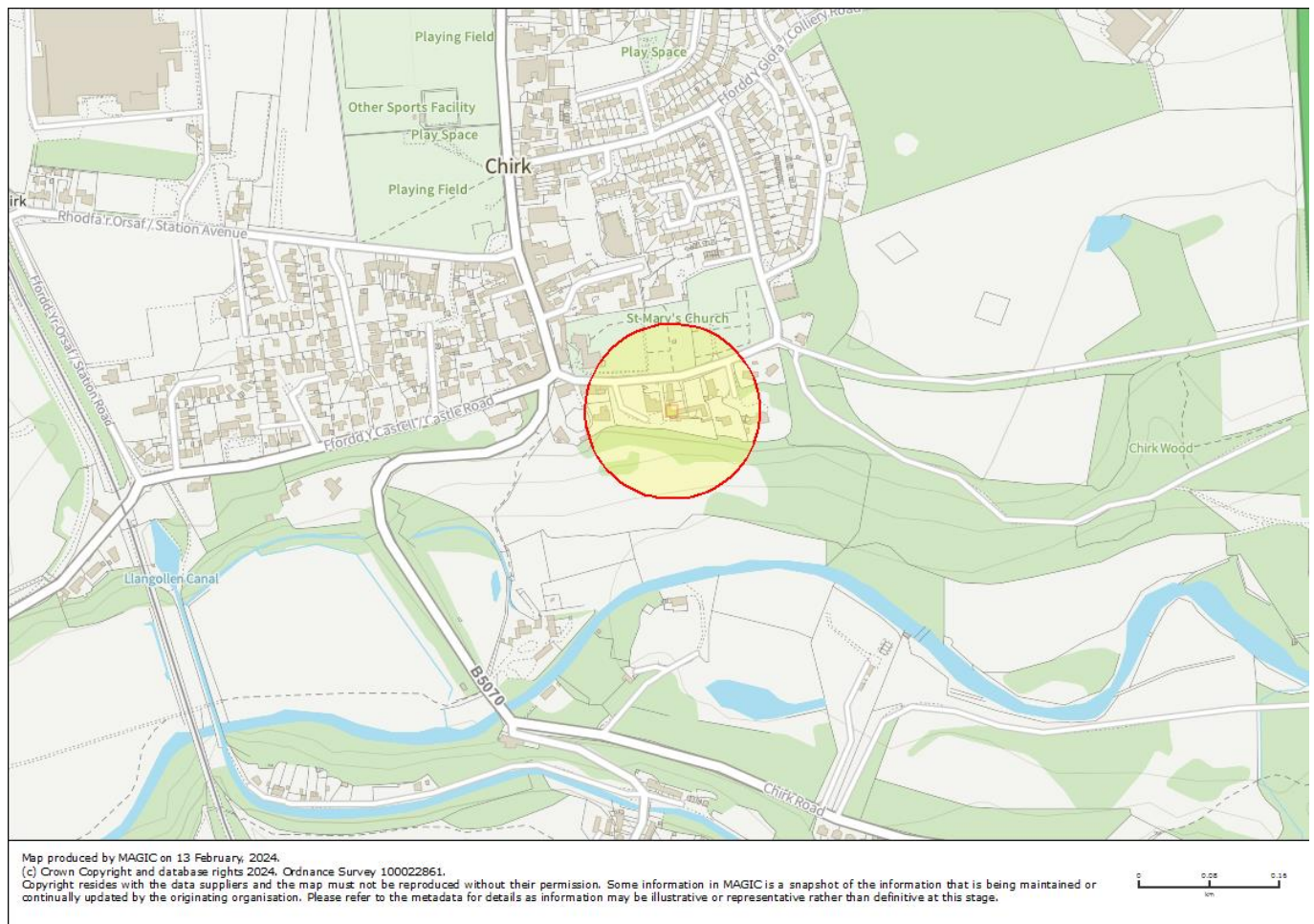


Figure 2. Location Map. Scale 1:5,000

C.5 Site/habitat description (relevant to bats)

This should be based on daytime visits (to include description of roost and habitat relevant to bat commuting/foraging behaviour). Include annotated photographs if applicable and aerial photographs if available (to show habitat connectivity).

The site comprises two distinct buildings, the former estate office and stable, and the garage used for bat mitigation. Both are of brick and block construction with slate tile roofs. The buildings share a large curtilage including a hardstanding driveway and amenity garden space. The curtilage borders open fields to the south that form the River Ceiriog valley. The rest of the town is to the north and west.



Figure 3. Site identified

The River Ceiriog valley to the south is more naturalised land with several trees and connective features that will certainly be of value for bats in the area.



Figure 4. River Ceiriog valley to south

Bat droppings was found in a small loft room in the southeast corner of the house during the preliminary site visit in 2022.

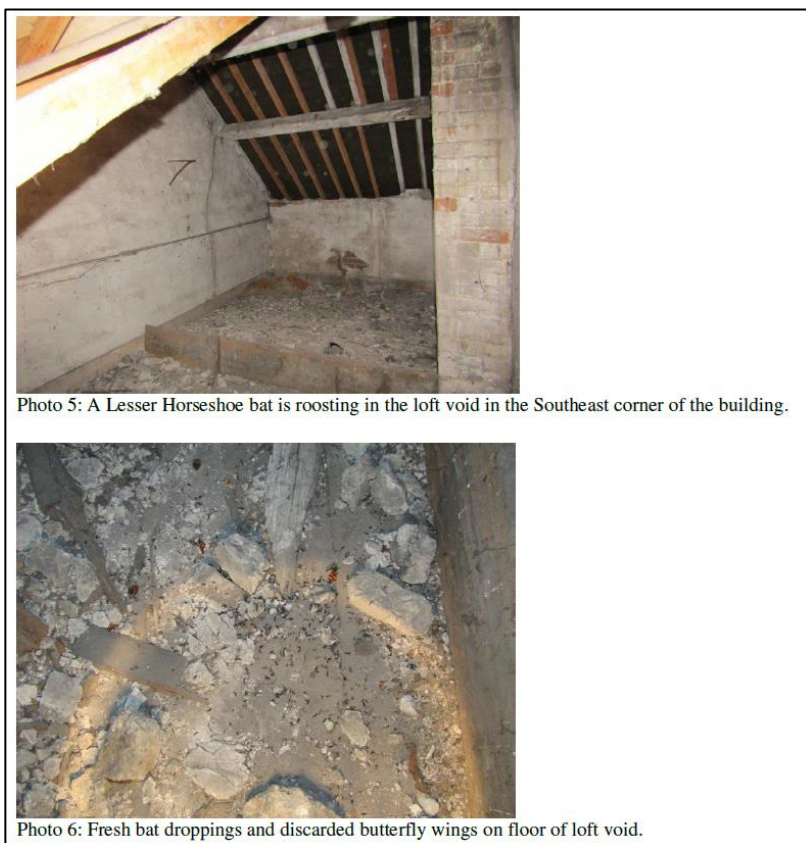


Figure 5. Excerpt from the Stephen Cutmore report showing loft containing LHS

The inspection in December 2023 did not see any bats inside the building, but the general structure and state of the building was the same. The roof has partially collapsed in places and the upper floor was not safe to walk on.



Figure 6. Damage to roof seen in December 2023



Figure 7. Building exterior in December 2023

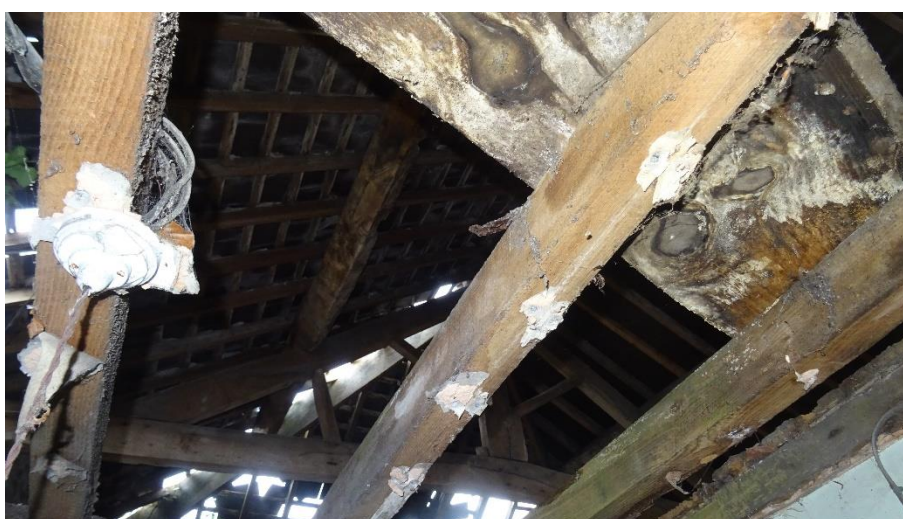


Figure 8. Rotten upper floors in December 2023



Figure 9. Hay loft in December 2023

C.6 Field survey(s).

Include survey method (emergence counts, dawn surveys, site inspections), timings (day/evening), weather conditions (wind, rain, temperature – tabulated for multiple survey visits), personnel involved (provide individual licence numbers, if held) and details of experience/competence in this type of work, and equipment used (type of bat detectors and logging equipment). Also include any constraints and justifications for departures from best practice.

The following text is from the Stephen Cutmore report detailing the qualifications of the surveyors used in the 2022 assessments:

Stephen Cutmore has over twenty five years experience as an arboricultural and ecological consultant. Stephen holds a BSc (Hons) in Arboriculture & Urban Forestry and is a Chartered Arboriculturist. Stephen is a member of the Bat Conservation Trust (102994) and a member of Clwyd Bat Group. Stephen has been a Licenced Bat Worker since May 2007 and a Licenced Amphibian Worker since March 2011 and currently holds bat licences with NRW and NE (NRW[S087991/1], NE[2015-16936-CLS-CLS]) and GCN licences with NRW and NE (NRW[S088921/1], NE[2016-19908-CLS-CLS]).

Table 1. 2023-4 Surveyor details

Name	Membership of associations/ experience	Licenses
Ben Jones BSc(hons) MSc	Senior Consultant MCIEEM Ben has a degree in Marine and Freshwater biology and a Master's degree in "Managing the Environment". He has 8 years' experience conducting environmental appraisals and phase 2 surveys for bats and newts in England and Wales. As a member of the CIEEM he is bound by professional conduct.	Holder of survey licenses for bats and newts in England and Wales. <u>England:</u> Bats - 2017-29112-CLS-CLS GCN - 2016-25209-CLS-CLS <u>Wales:</u> Bats - S091847/1 GCN - S091242/1

Table 2. Date and survey conditions

Date	Time Start – End (Sunrise/set Time)	Study Area	Equipment Used	Weather (Start/End)
25/05/2022	--	Whole site	Camera, strong torch (Cluson Clulite CB2 Clubman Deluxe, endoscope (Ridgid Micro CA-350)	Unknown
Comments	One surveyor used: Stephen Cutmore Constraints: Some parts of the building unsafe for thorough assessment			
20/06/2022	21:25-23:15 (21:41)	Former Estate Office and Stable	Anabat Scout, Anabat Walkabout	Temp(°C): 14/12 Cloud(%): 10/10 Wind: Gentle Rain: 0/0
Comments	Four surveyors used. Constraints: None			
15/07/2022	21:15-23:05 (21:31)	Former Estate Office and Stable	Anabat Scout, Anabat Walkabout	Temp(°C): 15/13 Cloud(%): 20/20 Wind: Gentle Rain: 0/0
Comments	Four surveyors used. Constraints: None			
22/12/2023	10:00	Whole site	Camera, strong torch, DJI Mavic 3 drone	n/a
Comments	One surveyor used: Ben Jones Constraints: Some parts of the building unsafe for thorough assessment			

All surveys were conducted according to best practice guidelines, and so the results are reliable.

C.7 Survey Results.

Summarise findings in table form (if appropriate); provide clear, annotated and cross-referenced maps/plans/photographs to show roost locations, flight lines, access points, dimensions of existing roosts etc.). Raw data must be appended, including samples of sonograms, results of DNA analysis of droppings.

The surveys in 2022 focussed on the former estate office and stable. The following is taken from the Stephen Cutmore report detailing the findings of the activity surveys:

1st evening emergence survey 20 June 2022

The first bat detected at 21.30hrs was observed flying high over the site. Echolocation calls recorded [18kHz] identified this as a Noctule (*Nyctalus noctula*). This bat was observed making several foraging/commuting passes over the site throughout the survey.

At 21.34hrs two bats were observed emerging from beneath a ridge tile on the main roof above the estate office. Echolocation calls recorded [55kHz] identified these as Soprano Pipistrelle (*Pipistrellus pygmaeus*). At 22.07hrs and 22.19hrs two more Soprano Pipistrelle bats were observed emerging from beneath ridge tiles on the main roof.

At 21.39hrs a Soprano Pipistrelle was observed emerging from beneath the eaves near the left-hand corner of the South elevation. At 21.42hrs a Soprano Pipistrelle was observed emerging from the left-hand side of the apex of the West gable-end. At 21.46hrs a Soprano Pipistrelle was observed emerging from beneath the eaves near the left-hand corner of the South elevation.

At 21.50hrs a bat was observed flying onto the site from the North and foraging along the West of the building. Echolocation calls recorded [45kHz] identified this as a Common Pipistrelle (*Pipistrellus pipistrellus*).

At 21.10hrs a bat was observed flying to the window open doorway in the South elevation and flying back inside. Echolocation calls recorded [108kHz] identified this as a Lesser Horseshoe (*Rhinolophus hipposideros*), which was light sampling. At 22.27hrs, this Lesser Horseshoe bat emerged from the rear door and flew to the North.

Throughout the survey, the Pipistrelle species bats made frequent foraging/commuting passes around the site.

2nd evening emergence survey 15 July 2022

The first bat was detected at 21.33hrs and was a Soprano Pipistrelle that emerged from the bottom left-hand side of the East gable-end of the roof of the neighbouring Trevor House.

At 21.56hrs a Lesser Horseshoe was observed light sampling at the open door in the West elevation of the upper level hay loft. At 22.01hrs the Lesser Horseshoe flew out the hay loft door, but re-entered the building via a broken window in the West elevation of the ground floor office. At 22.04hrs the Lesser Horseshoe was light sampling at the open door in the West elevation of the ground floor office and flew out.

At 22.02hrs a bat was observed flying out of the open door in the West elevation of the upper level hay loft. Echolocation calls recorded [46kHz] identified this as a Myotis species bat. The call was analysed utilising Anabat Insight software, which identified it as either a Whiskered (*Myotis mystacinus*), or Brandt9s (*Myotis brandtii*).

At 22.08hrs a Noctule bat flew high over the site.

At 22.22hrs a bat was observed foraging at the side of the building (not seen emerging from the building), then flying to the trees towards the South of the building. No echolocation calls were recorded, so a positive identification could not be made. The size of the bat and the fluttering flight pattern, suggested it was likely a Brown Long-eared (*Plecotus auritus*).

At 22.24hrs a Common Pipistrelle emerged from the broken window in the West elevation of the ground floor office. Throughout the survey, the Pipistrelle species bats made frequent foraging/commuting passes around the site.



Photo 2: Roost access points (red = Soprano Pip, green = Common Pip, Yellow = LHS, Purple = Wh/Br).

Figure 10. Excerpt from Stephen Cutmore report identifying roost access points

C.8 Interpretation/evaluation of survey results (See Bat Mitigation Guidelines section 5.8 and Bat Survey Guidelines Ch11)

Provide count/estimate of bat numbers, status of site (e.g. hibernation, maternity or feeding roost, swarming site etc), roost significance, constraints on survey (e.g. time of year, cold weather, access problems – justify as necessary).

Table 3. Evaluation of survey results

Structure	Species	Count	Roost Locations	Site Status Assessment (e.g. maternity)	Conservation Significance
Former Estate Office and Stable	Soprano pipistrelle	7	4x under ridge 3x under eaves	Day roosts	Low
	Common pipistrelle	1	Inside upper floor, emerge through window	Day roost	Low
	Whiskered/Brandt's	1	Inside upper floor, emerge through doorway	Day roost	Low
	Lesser Horseshoe	1	Inside small loft space	Day roost	Low/moderate

Peak counts of seven soprano pipistrelle (*Pipistrellus pygmaeus*), one common pipistrelle (*Pipistrellus pipistrellus*), one Whiskered/Brandt's (*Myotis mystacinus/brandtii*) and one lesser horseshoe bat (*Rhinolophus hipposideros*) have been recorded roosting on site. Other species were recorded commuting past the site but not roosting.

No bats were reported to show interest in or roost within the garage building.

D Impact assessment – potential impacts in absence of mitigation/compensation. See Bat Mitigation Guidelines (section 6.2) and Wray et al (2010) ²

D.1 Short-term impacts: disturbance

E.g. noise, vibration, dust, lighting, access, or obstruction due to scaffolding and plastic sheeting.

The initial works will be to seal the building to prevent further weather ingress. The roof will be removed by hand, exposing the known roost locations as well as ridge timbers, wall plates and edges which are typically sensitive to roosting bats. The tile removal will cause noise and vibration which would disturb any bats beneath. Sealing the doors and windows will prevent bats access into the identified roost spaces.

D.2 Long-term impacts: roost modification

E.g. new entrances (including human access e.g. for servicing/maintenance), change in size of roost space, changes in airflow etc., temperature, and humidity. Note that impacts can be positive or negative as this is in absence of mitigation.

The roosts will not be modified. They will be lost by the works planned.

D.3 Long-term impacts: roost loss.

Impact on different species populations to be taken into account at local, regional, and national level.

All identified day roosts will be lost by the proposed work. The roosts of both pipistrelle species and the Whiskered/Brandt's are low conservation status roosts of common species and would therefore cause a minor impact at a site level only, but no notable impact at wider scales. The lesser horseshoe roost, whilst of an Annex II species, is relatively common in the area and so is classed as a low/moderate conservation status roost. It will still only impact at a site level but should be distinguished from those of the more widespread species.

² Wray, S., Welss, D., Long, E. & Mitchell-Jones, T. (2010) Valuing bats in ecological impact assessment. In Practice, No 70, Institute of Ecology and Environmental Management

D.4 Long-term impacts: fragmentation and isolation.

E.g. loss of linear features such as hedges, tree lines, increased lighting, severance of flight lines by roads/rail lines.

No habitat fragmentation or loss is expected from the development. The main connectivity to the wider landscape is the church yard to the north and the river valley to the south, both of which are outside the curtilage of this development and will therefore remain unaffected.

D.5 Post-development interference impacts.

E.g. extra street lighting, use of loft space as storage.

No major additional external lighting is proposed. As per section 7.6 of the ecological assessment report (082022/BES/DJ), any new domestic lighting will be down-lighters in the warm white spectrum (<2700Kelvin) on a PIR timer with a short timer of 1 minute. Any lighting will be placed in such a way as to never illuminate the bat mitigation features installed in the garage building.

D.6 Predicted scale of impact on species status at the site, local county and regional levels.

Include a scaled plan/s showing location and extent of vegetation to be cleared in the context of the current site, results of the survey information, bat exit points and flight routes etc

The development as proposed will have a significant negative impact on bats at a site level as all known roosts will be lost. As these are low status roosts, this is unlikely to have a noticeable impact at wider levels. Favourable conservation status of bats in general is unlikely to be reduced.

With the installation of bat mitigation measures in the detached garage building, there will be ample opportunity for bats to continue using the site to roost throughout and post-development.

Delivery Information – Mitigation, compensation and monitoring

Description of how the impacts will be addressed in order to ensure no detriment to the maintenance of the population at a favourable conservation status.

E Works to be undertaken

Please identify which works will be undertaken or supervised by a licensed ecologist

E.1 Capture and exclusion (if applicable).

Timings, effort, methods to be employed, care of bats, release sites etc. Include diagrams to show capture/exclusion apparatus if non-standard techniques are proposed. The method statement should also include contingency plans for dealing with any bats found during the course of the works.

The works will begin on roof removal/repair as soon as this licence is granted, before April 2024. Once the roof is removed (carefully and by hand), the rest of the potential access points will be sealed, either through installation of windows and doors, or by temporary exclusion such as plastic sheeting over the apertures. This sheeting would be installed in such a way as that bats inside the building would still be able to emerge but would be unlikely to regain entry. Fixing the plastic along the top and sides, leaving the bottom unattached would enable bats to exit but not enter.

Bats can sometimes be found in expected places at unexpected times of year, however. Where necessary, non-horseshoe bats will be captured in a gloved hand by a suitably experienced, licenced and vaccinated individual. The bat will be checked for health and, if considered suitable, released into an appropriate box on site. If the bat is not suitable for release, it will be taken into care until healthy enough to do so. If a horseshoe bat is found on site it will be left undisturbed during the daylight and left to disperse of its own accord after nightfall. If the bat has not emerged, the named ecologist will use non-tactile presence and torchlight at night to encourage it to disperse. Once bats are either capture and moved, or deterred using lighting, the roost locations will be sealed to prevent re-access.

E.2 Bat roosts and habitat

E.2.1 In-situ retention of roost(s)

Provide details of all re-roofing works for example, replacement of tile type, specification of roofing membrane, use of insect guards, timber treatment; also include addition or changes in insulation and any impact on temperature/humidity. Explain how roost entrances will be retained and if purpose built entrances are required a scaled drawing of their design is required. Any enhancements to the roosts such as crevice provision should also be detailed.

The roosts will not be retained, as the building is being completely sealed and converted.

E.2.2 Modification of existing roost(s)

Include dimension details, scale drawings of the roost and access points, orientation. State which services will be incorporated in the roost that might require regular servicing, for example, lift winding gear, electrical or plumbing services, gas boilers; partitioning of voids where a large property is being converted to a number of units, etc..

The roosts will not be modified, they will be lost.

E.2.3 New roost creation (including bat houses and bat boxes)

Include dimension details including access points, location details, materials to be used e.g., timber, sarking felt, etc., aspect, justify variation from the original roost. Diagrams of widely available standard bat box designs are not required; just refer to bat box name and reference number, e.g., FF 1 Schwegler.

The client has already converted the garage to provide a void suitable for lesser horseshoe bats, as well as including bat access tiles in the roof suitable for crevice-dwelling species. As this building was not seen to support bats originally, this work was done without a licence between December 2023 and February 2024.

The design of this loft was included in plans PL09 Proposed Bat Loft in Garage, which was submitted as part of the planning application and, along with a conservation plan by Ben Jones Ecology (CP BJ23-023.3) approved by both Natural Resources Wales in a letter dated 12/12/2023 (NRW reference CAS-243888-L6G4) and Wrexham CC.



Figure 11. Letterbox opening for LHS bats in garage



Figure 12. Sloped tunnel into loft space from letterbox access



Figure 13. Clear tunnel entrance into loft



Figure 14. Loft interior



Figure 15. Crevice bat access built into roof

E.2.4 Maintenance &/or modification of new and existing habitat

Include details of measures to ensure that existing bat habitat (e.g. vegetation features close to roosts and/or used as flightlines; foraging habitat) will be retained and not damaged during construction. For new or modified habitat, specify design, habitat type, planting schemes & locations, provenance of imported plants, consideration of biosecurity impacts.

No new habitat is to be altered or created as part of this development. It is likely or possible that ongoing inhabitation of the site will encourage more varied ornamental planting which would, in turn, provide slightly more foraging value for bats in the area, but nothing significant.

E.2.5 Scaled maps/plans

To show proposals/mitigation outlined above in relation to existing and proposed habitat features. A GIS data layer may be included with your application to illustrate locations of roosts and features in E.2.1 to E.2.3.

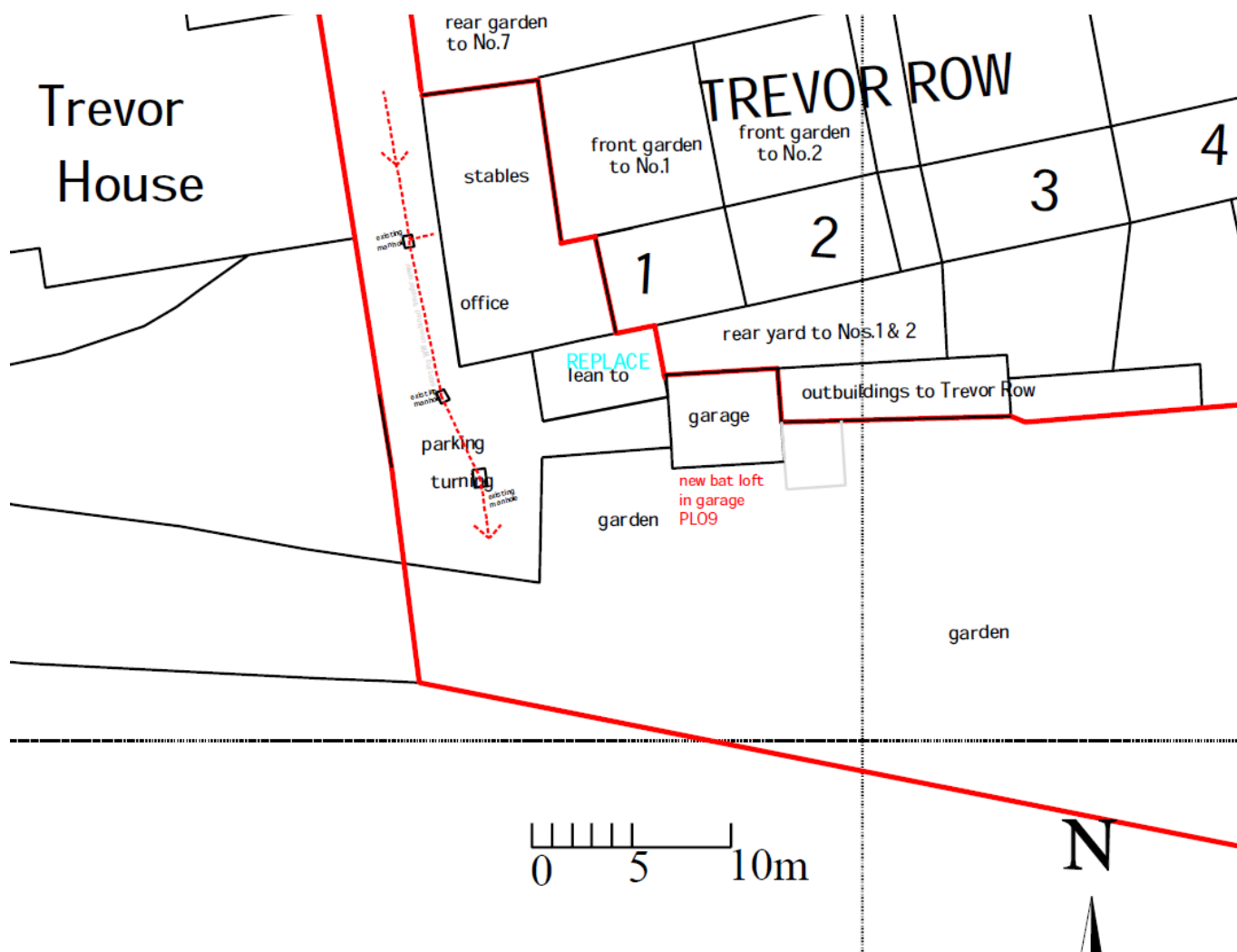


Figure 16. Site plan as approved by planning

E.3 Mechanisms for ensuring delivery of mitigation and compensation measures

Include measures to ensure compliance with this method statement

The named ecologist or accredited agent will attend site prior to work commencing to provide contractors and site workers with a toolbox talk and to oversee the works in areas sensitive to bats.

A report will be completed by Ben Jones Ecology and provided to NRW within 4 weeks of the licence expiry date.

E.4 Mitigation contingencies

Describe any contingency proposals including circumstances when the contingencies will be instigated.

There are few conceivable scenarios by which the required mitigation could not be conducted. Should more bats be found than anticipated, or a species found that was not identified in the surveys, NRW will be consulted and suitable compensation be provided after amending this licence appropriately.

E.5 Biosecurity risk assessment

Consider presence of non-native species and disease on site and actions to be undertaken that will prevent their spread onto or off the site

No non-native species were identified on or around the site. Should a bat be found during works it will only be handled by a trained and qualified professional, using a gloved hand to lessen the risk of infection to or from the bat. The handler will have been proven to be up to date with rabies vaccinations. The Named Ecologist on this licence (Ben Jones) is up to date with these inoculations.

F Post-development site safeguard

F.1 Habitat/site management and maintenance

Include ongoing land management proposals, details of who will be responsible for management and maintenance, on going running costs, site/structure ownership and monitoring development of new habitats.

The site will remain in the ownership of the applicant, and all management and maintenance will remain with them. The applicants are aware of the legal requirement to provide roost features for bats, and have agreed to maintain the bat mitigation features.

F.2 Population monitoring, roost usage etc.

Include details of monitoring effort, timing, personnel involved and equipment to be used.

As per the guidance in table 9.1 of the Bat Mitigation Guidelines (2023), appropriate monitoring will involve obtaining confirmation that the condition and suitability of the roost is still sufficient. A check should be made no earlier than year 2 following loft installation (2026).

F.3 Post-development mitigation contingencies

Describe the action that you will take if monitoring results are unfavourable.

If no signs of bats are found in the mitigation building post-development it may be necessary to conduct dusk surveys to determine if bats are still in the area, and if so look into amendments to the mitigation structure to enhance the likelihood of bats using the building.

F.4 Mechanism for ensuring delivery of post-development works

As appropriate e.g. Section 106 Agreement, to include details of who will undertake the work and reporting details, other covenants, contractual agreements or wardening schemes.

As ownership will remain with the applicant, no s106 agreement is required.

G Timetable of works.

Include timings of exclusion operations, demolition and construction works, creation of mitigation measures, timing of other post development works and monitoring.

The mitigation loft has already been completed at the time of this licence application.

The roof is due to be repaired/replaced once this licence is granted, beginning approximately Mar 2024.

Once the roof is sealed the remaining bat access points will be sealed up, either by installation of windows and doors, or by temporary exclusion measures such as plastic sheeting over apertures. The mitigation in the garage building will provide ongoing roost potential suitable for the species and roost types identified.

If, by the end of April, the roof is back on but the windows/doors are not, these will be temporarily sealed either with timber boarding or plastic sheeting to prevent bats gaining entry into the building during the summer.

H Land Ownership – Mitigation Site

H.1 Mitigation Site/Compensation Site Ownership

If mitigation is to be undertaken at a location not owned by the applicant, you must provide the written consent of the relevant land owner(s). You must also provide details of how the mitigation is to be maintained in the long term (e.g. a legal agreement).

All mitigation will be undertaken on land owned by the applicant.

H.2 Mitigation Site/Compensation Ownership post construction

If the ownership of the mitigation site will change after construction please confirm the identity of the prospective owners/occupiers together with timescales associated with transfer of occupancy or other forms of legal interest. You must also provide details of how the mitigation is to be maintained in the long term (e.g. a legal agreement)

All lands used for mitigation will remain under the ownership of the applicant post-development.

I Declaration

I declare that should a licence be granted, the work as proposed in this Method Statement will be strictly adhered to. I understand that any deviation from the works as proposed in this Method Statement without agreement from NRW would result in a breach of the licence.

NB. Applicants should note that it is an offence under regulation 59 of the Conservation of Habitats and Species Regulations 2017 to knowingly or recklessly provide false information in order to obtain a licence.

Signature of the Applicant		Date	12/03/2024
<i>For electronic submissions please insert an electronic signature above or place an x in the box opposite to confirm agreement with the declarations above.</i>			☐
Full name in BLOCK LETTERS	DANIEL JONES		
Signature of the Ecologist		Date	12/03/2024
<i>For electronic submissions please insert an electronic signature above or place an x in the box opposite to confirm agreement with the declarations above.</i>			☐
Full name in BLOCK LETTERS	BEN JONES		

J References

Credits for source information.

K Annexes

K.1 Pre-existing survey reports

K.2 Raw survey data.