



BAT MONITORING SCHEME

BROAD OAK FARM BARNs, ROSSETT

P/2018/0888 Condition 18

Sambrook Associates Ltd

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Contents

1 INTRODUCTION 3

1.1 Background Information 3

1.2 Personnel & Responsibilities..... 3

1.3 Proposed Mitigation and Compensation 4

2 MONITORING AND MAINTENANCE SCHEME 6

2.1 Introduction 6

2.2 Maintenance 6

2.3 Monitoring..... 6

2.4 Remedial Actions 7

3 REFERENCES 8

1 INTRODUCTION

1.1 Background Information

- 1.1.1 Sambrook Associates Ltd was instructed by [REDACTED] to produce a Bat Monitoring Scheme document to facilitate the discharge of Condition 18 of the planning consent reference P/2018/0888, for the development at Broad Oak Farm Barns, Rossett. The farmstead comprises a range of barns that will be either demolished or converted in line with the approved plans.
- 1.1.2 The monitoring scheme is required to assess the success or otherwise of the mitigation, compensation and enhancement measures provided to address the identified impacts the scheme would otherwise have on bats and their habitats. Where monitoring programmes identify a failure in the success of the mitigation scheme, remedial actions can be taken.
- 1.1.3 The monitoring scheme has been designed by Rebecca Sambrook MCIEEM in consultation with Matthew Ellis (NRW) and following review of the Bat Mitigation Guidelines (2004), the Bat Conservation Trust's Bat Survey Guidelines (2016), other published research and professional experience and judgement. Rebecca adheres to CIEEM's Code of Professional Conduct. Rebecca has been designing and conducting surveys, assessing impacts and designing appropriate mitigation, compensation and enhancement for 22 years, involving hundreds of projects. Rebecca (NE Licence ref: 2022-10249-CL17-BAT), is an accredited agent on a number of Natural England and Natural Resources Wales derogation/mitigation licences.

1.2 Personnel & Responsibilities

- 1.2.1 The following Technical Specialists will be involved in the Licensing, monitoring and maintenance of the barn:
- Mick Smith (Wildbanks Conservation Limited) NRW bat licence number S08944/1 will be the Named Ecologist on the NRW derogation licence who will oversee all licensable works, including during construction and throughout the maintenance and monitoring period. Mick has over 20 years' experience with bats and is the named ecologist on numerous Natural England and Natural Resources Wales derogation licences.
 - Phil Pearce of Holding Habitats Community Interest Company has the long-term responsibility of the bat barn with all licensable works overseen by Mick Smith. Phil's company Ecological Land Management (ELM) Limited was set up over 20 years ago to deliver an ecologically sound high quality practical environmental management service. Over the years ELM has created a number of compensation sites which have then been handed over to ELM for long term management. In response to this, Holding Habitats was created to take on the ownership/lease of such sites, with ELM being contracted to undertake the habitat management works. The combination of these two companies means that sites will be managed in accordance with relevant wildlife legislation and be maintained in the required condition.
 - Rebecca Sambrook MCIEEM will be Accredited Agent on the derogation licence, produce the licence submission (signed off by Mick Smith), biosecurity statement, other

documentation as necessary and provide an auditor role to ensure the development is proceeding as per the requirements of the Ecological Reports approved at planning stage and subsequently, licence and any conditions imposed. Rebecca has over 22 years' experience with bats and is an Accredited Agent on numerous Natural England and Natural Resources Wales derogation licences.

1.3 Proposed Mitigation and Compensation

1.3.1 As part of a compensation strategy devised to offset impacts caused by the development, a new roost building is proposed. The new roost building (referred to as the 'bat barn') will compensate for the loss of the following roosts:

- Barn M (B2) – transient roost of soprano pipistrelle (peak count 2no.individuals);
- Barn D (B9) – transient roost of common pipistrelle (peak count 1no. individual);
- Barn A (B13) – summer roost of soprano pipistrelle (peak count 1no. individuals), summer roosts of common pipistrelles (peak count 1no. individuals), summer roost of brown long-eared (peak count 5no. individuals);
- Barn B (B14) – summer roost of soprano pipistrelle (peak count 1no. individual), summer roost of common pipistrelle (peak count 4no. individuals) and maternity roost of brown long-eared (peak count c. 30 bats including young).



- 1.3.2 The bat barn is a dedicated building for the sole use of bats. The building must not be used or considered to be available for use by anybody for any means. The barn will be locked and only name will have a key to access it.
- 1.3.3 The bat barn will be formed from the modification of existing Barn D. This barn will be partly demolished but the southern-most end will be retained and modified to provide a dedicated structure that aims to provide suitable, long term, secure roosting opportunities for all of the roosts listed above which will be destroyed as part of the development. See Appendix B for bat barn design. The bat barn will comprise:
- 5m x 5m x 4.6m building which will be split over two floors creating a loft space with a minimum height of 2.2m floor to apex. A loft hatch will be constructed within the loft floor/ground floor ceiling. A locked door for restricted personnel to enter the building for monitoring/management.
 - The building will include:
 - a 400mmx200m letter box style entrance at c. 4m height on the western gable end (baffled internally to reduce light/drafts);
 - 2no. Habibat access slates;
 - raised ridge tiles;
 - gaps at eaves to allow access into building;
 - integrated bat box (e.g. Ibstock C or similar) in the eastern gable end.

2 MONITORING AND MAINTENANCE SCHEME

2.1 Introduction

- 2.1.1 The scheme of monitoring and maintenance of the new barn mitigation barn has been devised in consultation with Matthew Ellis of Natural Resources Wales who has kindly advised on the requirements of NRW to satisfy a derogation licence.
- 2.1.2 A monitoring programme will be implemented for the first 10 years with an ongoing maintenance programme following completion of the development. This section confirms the commitment to maintenance and monitoring at this site; it is subject to approval by Natural Resources Wales upon review of the formal derogation licence application.
- 2.1.3 NRW has recommended that the management of the bat barn is secured in the long term by engaging a third sector body to purchase and then maintain and monitor the building. The conservation organisation that has been selected is Holding Habitats Community Interest Company (HHCIC) in Wrexham.
- 2.1.4 The site owner Funky Furniture Hire (Properties) Limited (FFHPL) has committed to sell the freehold bat mitigation barn to HHCIC. Please see Appendix A for the draft sale of contract and the TP1 form. The contracts will be signed upon granting of the NRW mitigation licence.

2.2 Maintenance

- 2.2.1 A maintenance schedule has been devised and will be undertaken by HHCIC as follows:
- undertake monthly inspections to check the integrity of the building and confirm no signs of defect or damage;
 - undertake annual repair and maintenance work to the Property (i.e. gutter cleaning, bat access point maintenance, vegetation management to ensure flight lines are maintained to/from the building and internal cleaning of the building including removal of large accumulations of bat droppings, feeding remains and other debris, where necessary. During the maintenance, numbers of bats, droppings etc will be noted and form part of the monitoring results.

2.3 Monitoring

- 2.3.1 Monitoring is to be undertaken by HHCIC in Years 1, 3, 5 and 10 to comprise:
- a dusk survey in June or July undertaken in accordance with best practice guidance relevant at the time of the survey (likely to be an updated version (4th edition) of the current Bat Conservation Trust Handbook Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016). Survey to include maximum of three surveyors (which will provide ample coverage of the building) using hand held (preferably full spectrum) detectors to record activity around the building, specifically focussed on any emergences or re-entries. Timing, species, number of individuals and behaviour to be recorded.

- a physical inspection of the building to search for signs of use including (but not limited to), staining, droppings, feeding remains, individuals. This can be undertaken on the same day as the dusk survey. A thermal data logger will also be checked.

2.3.2 Results are to be provided to Cofnod after each of the surveys via the 'Submit Records' option at <https://www.cofnod.org.uk/Recording>.

2.3.3 The table below shows the proposed schedule of works.

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr10
Monitoring	✓		✓		✓					✓
Maintenance	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

2.4 Remedial Actions

2.4.1 Where monitoring results are unfavourable, a review of the bat barn provision and connectivity to the surrounding landscape will be undertaken. This may require remedial action to be undertaken such as provision of additional mitigation or compensation habitats, and/or additional habitat creation and enhancement measures.

3 REFERENCES

Collins, J (ed.). 2016. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust. London

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The Bat Conservation Trust, 2012. *Bats and Buildings – Bats and the Built Environment Series*. BCT, London

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