



BAT MONITORING SCHEME

BROAD OAK FARM BARNs, ROSSETT

P/2018/0888 Condition 18

Sambrook Associates Ltd

5 Barnhill Grange | Old Coach Road | Barnhill | Broxton | Cheshire CH3 9JJ
sambrookassociates.co.uk

Report prepared by	Rebecca Sambrook
Date	15 September 2021
Report Reference	BRO_R006
Version	V1
Status	Draft for client comment

Contents

1 INTRODUCTION..... 3

1.1 Background Information..... 3

2 MONITORING AND MAINTENANCE SCHEME 4

2.1 Introduction..... 4

3.1 Maintenance 4

3.2 Monitoring 4

3.3 Remedial Actions..... 5

3 REFERENCES..... 6

1 INTRODUCTION

1.1 Background Information

- 1.1.1 Sambrook Associates Ltd was instructed by COF Solutions 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 (a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM)) 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 20 years, involving hundreds of projects. Rebecca is an accredited agent on a number of Natural England and Natural Resources Wales derogation/mitigation licences.

2 MONITORING AND MAINTENANCE SCHEME

2.1 Introduction

- 2.1.1 A maintenance and monitoring programme will be implemented for the first 3 years from completion of the development. The following programme will be implemented post-construction to assess the assemblages of bats at the mitigation site; it is subject to approval by Natural Resources Wales upon review of the derogation licence application. Initial consultation has been undertaken with Matthew Ellis of Natural Resources Wales in regard to survey effort and future management of the new compensatory bat barn. NRW have recommended that the management of the bat barn is secured in the long term by engaging a third sector body to maintain and monitor the building. The developer is still considering managing the barn in the long term via an appropriately experienced ecology company, but it is likely the third sector body will be the preferred method of management.
- 2.1.2 Two conservation management bodies, North Wales Wildlife Trust and Wild Ground, have been consulted in regard to the long-term management of the compensatory bat barn. Detailed discussions are yet to take place but the final outcome will be confirmed within the derogation licence application. It is currently proposed that one of these bodies will take on legal ownership of the building and monitor and maintain it, in accordance with an agreed programme. Duration of funding is to be agreed between the two parties (developer and management company), and would be secured within a management agreement, but it is anticipated that a one-off payment will be made in order to fund the proposed programme of work. The financial framework will be regulated through either the licence or a management agreement.

3.1 Maintenance

- 3.1.1 A maintenance schedule is to be devised with the management body but in the first instance it is proposed to undertake management, as a minimum, every year for the first 5 years and then in years 7 and 10. Maintenance would include the clearing 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.

3.2 Monitoring

- 3.2.1 On an annual basis for the first 3 years, a single monitoring dusk or dawn survey will be undertaken in July to record activity around the replacement bat barn, following methodology set out in Bat Conservation Trust's Bat Surveys for Professional Ecologists, Good Practice Guidelines (3rd Ed.). The loft will also be inspected the following autumn (which is outside of the maternity season so as to avoid disturbing nursing bats and their young) for signs of occupation by bats. A thermal data logger will also be checked.
- 3.2.2 The results of the monitoring programme will be reported to Cofnod.
- 3.2.3 Table 1 below shows the proposed schedule of works (subject to agreement with the third sector body).

	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr10
Monitoring (dusk or dawn survey in July)	✓	✓	✓							
Maintenance (autumn)	✓	✓	✓	✓	✓		✓			✓

3.3 Remedial Actions

- 3.3.1 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

Entwistle, A.C; Racey, P.A; Speakman, J.R. 1997. *Roost Selection by the brown long-eared bat Plecotus auritus*. Journal of Applied Ecology

Mitchell-Jones, A.J. 2004. *Bat Mitigation Guidelines*. English Nature, Peterborough

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

www.cofnod.org.uk