

APPROVED RESIDENTIAL DEVELOPMENT (HAN P/2016/0431) BRYN FARM, GREDINGTON ESTATE, HANMER

Scheme for Monitoring, Auditing and Maintaining Bat Compensation Measures

Background

As part of the Ecology Report¹ submitted with the application to extend the time period of consent for the residential development at Bryn Farm, a Mitigation Strategy was provided in relation to roosting bats.

The Mitigation Strategy gives an outline of the process for minimising the impacts on bats and the provision of compensatory measures for bats post-development. The process is summarised as follows:

- Avoid the deliberate or accidental killing, injuring or disturbance of any bats through seasonal working.
- Retain/provide roosting opportunities within the retained buildings, i.e. for summer / day roosting bats.
- Recreate a suitable open roof space in the proposed new garages, i.e. for feeding / night roosting Pipistrelle and Myotis species of bat.
- Design the site layout so that it continues to offer suitable foraging habitat, suitable flight corridors for commuting bats and suitable flight lines to the compensatory roosting features.
- Minimise the use of artificial lighting such that there are no permanent lighting columns, carefully positioned low level lighting and only sensor activated security lighting.
- Undertake post-development population monitoring to assess the success of the scheme and to inform any remedial actions.

Approval for the extended time period for undertaking the development was granted in January 2017, with development required to start before 27th January 2022. Condition No.4 of the approval notice states:

“Development shall not commence until a detailed scheme of monitoring, ecological auditing and long-term management and maintenance of the enhanced and compensatory bat habitat has been submitted to and approved in writing by the Planning Authority. The scheme shall include details of a methodology for monitoring the use of the building by bats, the submission of the recorded data to the Local Planning Authority and details of the measures to be put in place to ensure the long-term security of the habitat. The scheme shall thereafter be fully implemented in accordance with the approved details and a timescale to be submitted that shall be submitted with the scheme.”

This document sets out details for the necessary details to address this condition.

Monitoring of Compensatory Measures

The bat roosting compensatory measures to be provided on site as part of the consented scheme are;

- 4 x Schwegler 1FR bat tubes integrated into the fabric of converted Buildings 1 and 4.

¹ Etive Ecology, (2016) *Proposed Residential Development at The Bryn, Hanmer, Wrexham - Protected Species Report*. Etive Ecology Ltd.

- 2 x bat lofts above the garage structures for Plots 1 to 5.
- Suitably dark flight path corridors for bats to access these structures.

These compensatory measures will be subject to post-development monitoring, undertake as follows;

- Monitoring in Years 1 and 2 post-development.
- Monitoring to take place during the period May – August inclusive.
- All bat tubes to be inspected by bat-licensed ecologist to confirm presence of the box and using an endoscope to determine usage by bats.
- Each garage building to be inspected to confirm presence of bat access points and then subject to a single dusk bat detector survey by two bat-licensed surveyors.
- Flight paths to be assessed for their suitability during the bat detector surveys.

All data recorded during the monitoring surveys will be reported back to NRW via the License Return Form and copies of all records will also be sent to the Local Planning Authority via the County Ecologists and to the Local Record Centre (Cofnod).

Ecological Auditing

A bat licensed ecologist will be present on site and responsible for supervising the mitigation works relating to the existing bat roost buildings. These works will include internal inspections, soft-stripping of roof tiles/roof timbers/brickwork and the installation and monitoring of exclusion devices (where necessary). Once bat mitigation has been completed, the ecologist will prepare and submit the License Return Form to NRW to demonstrate compliance with the bat license.

Following commencement of development works, a suitably experienced ecologist will visit the site every two months for the duration of the construction phase, to audit the compliance of construction activities with the ecological mitigation, compensation and enhancement measures agreed as part of the planning consent.

An audit report will be submitted to WCC following each visit, to demonstrate compliance. Where non-compliance is identified, the report will include actions to bring works back into compliance and further monitoring to confirm this.

Ecological auditing requirements will be included with the relevant license applications.

Long-Term Management / Maintenance

The two bat lofts above the garage blocks are secured long-term by the planning consent. Failure for these buildings to be retained would constitute a breach of license and planning consent. In terms of the management and maintenance of these buildings; this will be implemented by the residents of the relevant plots, who will be responsible for the maintenance of upkeep of all land/property within their ownership.

The dark flight corridors to/from the bat lofts, the hedgerows that surround the site and the control of artificial lighting are all safeguarded through the planning consent, the approved layout and the lighting scheme delivered to address Planning Condition 8. The management and maintenance of flight paths and hedgerows be the responsibility of the residents.

There are no management or maintenance measures required to secure the long-term future of the integrated bat tubes.

Full details of these measures will be included within the Bat License application, submitted to NRW for their approval. No works on site that pose a risk of harm or disturbance to roosting bats would commence until such time as a bat license is granted by NRW for the works.