



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.

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Method Statement Title:	Method statement for EPS licensed works at Pen-y-fron Farm
Method Statement Version Number:	1
Method Statement Issue Date:	22/11/2019
Site Address:	Pen-y-fron Farm, Gyfelia, Wrexham, LL13 0YH

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

Background and Supporting Information

A Executive Summary.

The proposed development involves the renovation of a disused barn and its conversion to a residential dwelling. Surveys for the planning permission application were carried out in the summer of 2015, with an update survey in September 2019, and these revealed roosts of three common pipistrelles, one soprano pipistrelle, one indeterminate pipistrelle, one whiskered bat and five brown long-eared bats. They used roost access points in the roof (raised ridge tiles), under wooden fixtures (fascia boards and gaps around purlins), and others inside the hay loft (presumed to be in crevices between timbers and slates). All of these were day roosts used by solitary males and/or non-breeding females.

During the works, bats could potentially be **disturbed**. All roosts will be **destroyed** using hand tools, and any bats discovered will be **captured** and detained for later release.

The site is set amongst semi-natural grassland and arable cropland, with woodland, scattered trees, and other buildings and gardens close by. During the building inspection, evidence of the presence of bats was found inside the building in the form of fresh bat droppings and feeding remains.

At a national level, the populations of the species recorded roosting at this site are considered to be either stable or increasing. There are no publicly available data on the regional population numbers and trends of these bat species. Given the relatively common and widespread nature of the species involved and the low numbers of bats present, the roosts are deemed to be of only local value.

In the absence of any mitigation measures, the disturbance, roost loss and post-development interference associated with the development could potentially lead to a direct negative impact upon the bats, with the possibility of small numbers of bats being injured or killed during the proposed works and inadvertent destruction of the roosts. This would constitute a major negative impact at a site level, although given the species and numbers involved, it is likely to be a negligible negative impact at a regional or national level.

By way of mitigation, the destructive parts of the works will be timed to avoid the possibility of disturbing hibernating bats; Simon Cope will be appointed as the Ecological Clerk of Works (ECOW); all site workers will receive a tool-box talk on the legal protection of bats and how to proceed if a bat is encountered; prior to the commencement of destructive works, bats will be excluded from the existing roosts where possible, and all of the roosts will then be dismantled by hand, with the ECW on-hand to deal with any bats that are found.

By way of compensation for the loss of the existing roosts, three bat boxes will be erected in the vicinity of the building at least one month before work commences and new compensatory roosts will be integrated within the renovated building (four raised ridge tiles and crevices under all barge boards and fascia boards). A bat loft will also be constructed inside the building. No spun-bonded BRM's will be used in the renovated building where they will come into contact with bats. Dark zones will be retained throughout and following the development to preserve suitable conditions for light-intolerant bat species.

Compliance monitoring will be undertaken by the ECOW, who will inform NRW if the licence conditions are not adhered to. One post-development monitoring survey will take place two years after the completion of the renovation, and the bat loft will be inspected for signs of use by bats.

B Introduction

B.1 Background to activity/development

The barn will be renovated and converted for use as a residential dwelling. In addition, there will be alterations to the existing access, the installation of a septic tank and other associated infrastructure.

The building is no longer used for its original purpose, and its condition has already started to decline.

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

External works will include the replacement of all window and door fittings, and re-pointing of the brickwork where mortar has been lost. The roof is generally in a good state of repair, but fascia and barge boards will need replacing. Internally, the building needs complete renovation, and this will take place after the external works have been completed.

Full planning permission has been granted by Wrexham County Borough Council (P/2016/0692). There are two outstanding conditions: Condition 3 - Submission and approval of bat compensation measures, and Condition 6 - Submission and approval of an independent ecological compliance audit. This method statement will be submitted to WCBC in fulfilment of Condition 3, and a separate ECA pro forma will be submitted for approval before work commences.

B.3 Actions requiring licensing,

A total of 11 bats were recorded during the activity surveys, including one soprano pipistrelles, three common pipistrelles, one indeterminate pipistrelle, one whiskered bat, three Long-eared bats, and two quiet bats. The quiet bats are assumed to be Long-eared bats. The roost access points were mostly small crevices around wooden fixtures (door and window frames), in gaps in brickwork where mortar has been lost, and under a ridge tile, and repairs to these structures would block the access points and could potentially entomb bats.

During the works, bats could potentially be **disturbed**. All roosts will be dismantled using hand tools, and any bats discovered will be **captured** and detained during daylight hours, to be released at the point of capture at dusk on the same day. The current roosts will be **destroyed** in one day so that the bats cannot return to them.

C Survey and site assessment

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

The data search (carried out in 2015) returned three historical records within 1km of the development site, including two common pipistrelles and one indeterminate bat.

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

There are 14 designated sites within 10km of the site (11 SSSI's and 3 SAC's; **Figure 1**). Only two of these are designated for bats: Castell y Waun A'I Barcdir / Chirk Castle & Parkland SSSI (approx. 8.4km away, a lesser horseshoe maternity roost in the castle), and Ruabon / Llantysilio Mountains and Minera SSSI (6.8km away, bats hibernating in some of the mines).

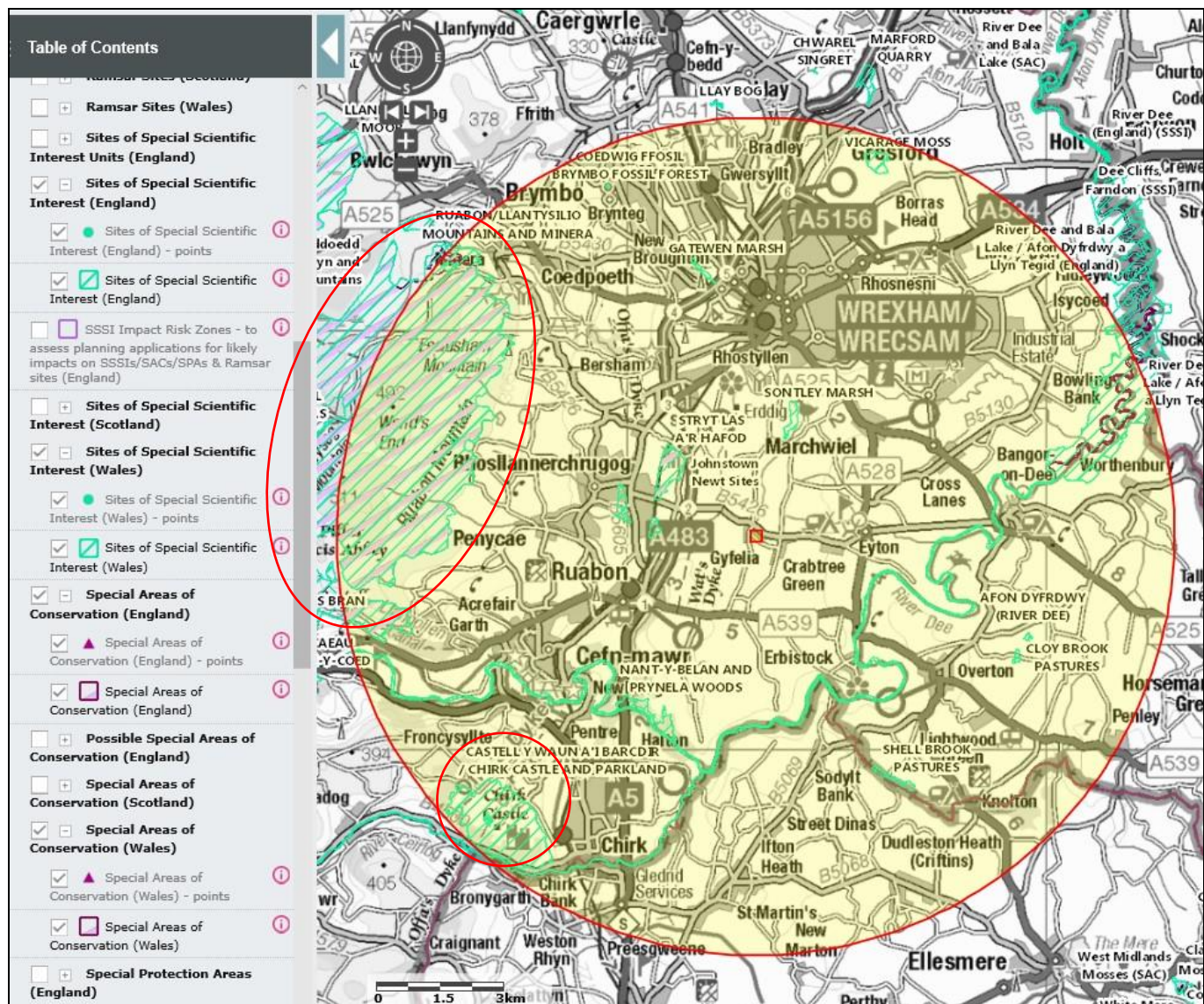


Figure 1. Map showing the location of designated sites within 10km of the site.
(bat sites circled red)
(taken from MagicMap website)

C.3 Objectives of the survey.

The aims of the surveys were 1) to establish the presence or likely absence of bats (Order Chiroptera) on the site, and 2) if they are found to be present, to carry out further survey work to determine the types of use so that a suitable management strategy can be implemented, i.e., mitigation and/or compensation measures.

C.4 Scaled plan/map of survey area

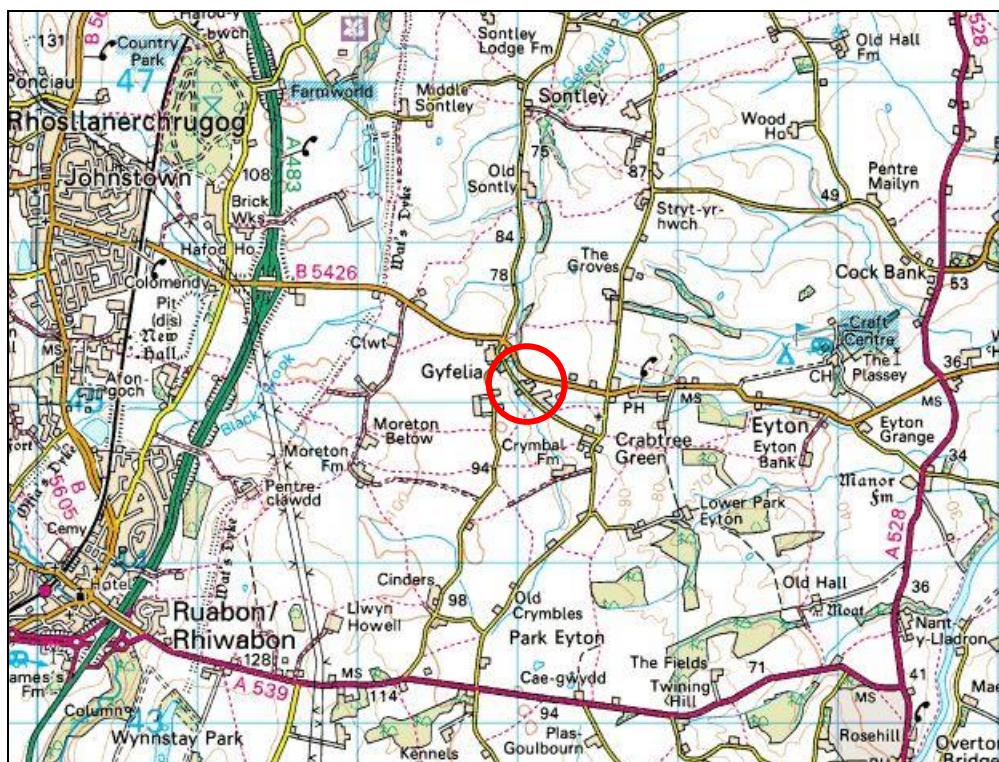


Figure 2. Map showing the location of the site (circled red).
(Reproduced under licence from Ordnance Survey, Licence No. 100056340).

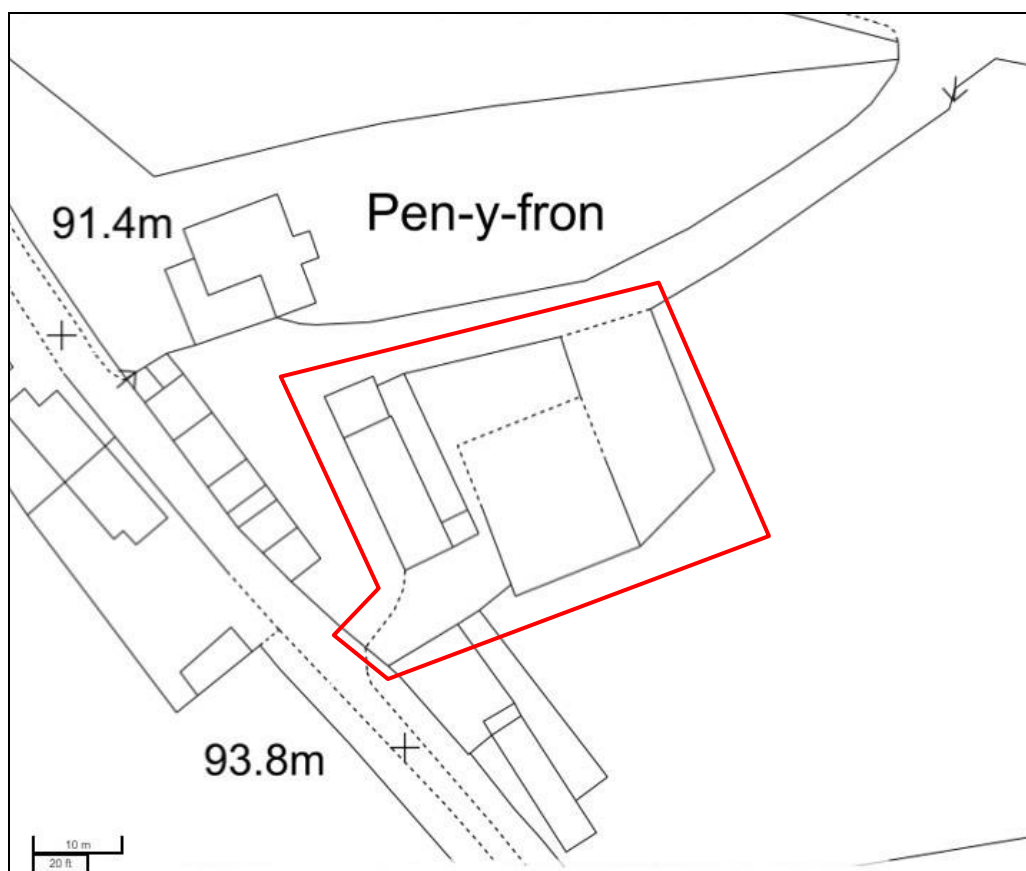


Figure 3. Map showing the approximate outline of the development site (red line).
(Reproduced under licence from Ordnance Survey, Licence No. 100056340).

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

The buildings at Pen-y-Fron Farm are surrounded by pastoral and arable farmland (**Figure 4**), and the habitats in the immediate vicinity include grassland (either permanently grazed or temporarily shut up for silage) and semi-natural broadleaved woodland, with arable fields mostly to the north of the B5426. Approximately 100m to the west, the Gyfeiliau Brook runs northwards towards Sontley, and all of these habitats are linked by an intact network of hedgerows. Connectivity with the surrounding landscape is therefore good, and this mixture of habitats presents significant potential for commuting and foraging bats



Figure 4. Aerial photograph showing the surrounding broad habitat types in the immediate vicinity of the site.
(imagery dates from 2018, courtesy of Google Earth)

C.6 Field surveys

The building inspection and dusk/dawn activity survey methodologies follow the guidelines published in Mitchell-Jones & McLeish (2004) and Collins (2016), and there were no departures from these recommended techniques.

The building inspection involved an external and internal examination of the whole building to check for bats and the field signs that they produce, and an assessment of the habitats in the immediate vicinity to assess their suitability for commuting and foraging bats.

Various items of specialist equipment are used to aid the building inspection, including ladders, powerful torches (1 million candlepower), an endoscope and mirrors for looking into crevices and inaccessible nooks and crannies, close-focussing binoculars, a measuring tape, a compass, and a camera.

The Conservation of Habitats and Species Regulations 2017

Three activity surveys were carried out to ascertain the species and number of bats present on the site (two in 2015 and one update in 2019), and the specific features used by them, and the timing and environmental parameters of these are shown in **Table 1**. A suitable number of surveyors were used to provide effective coverage of each building, with most attention being directed towards the areas deemed most likely to harbour bats, as highlighted by the building inspection. If applicable, a bat detector was also left inside the building overnight to passively record bat activity.

Specialist equipment used during these surveys includes: Anabat Walkabout, SD2 and Wildlife Acoustics Echometer Touch 2 Pro bat detectors (with real-time sonogram display), Elekon Batscanner heterodyne bat detectors, an Anabat Express bat detector for passive recording, Yukon 1×24 Night Vision Goggles with infra-red torches, a Yukon Exelon 3 × 50 night vision scope, and a set of Binatone Walkie-Talkies to assist in tracking bats between surveyors.

Building inspection: 20/06/2015	
Activity survey #1: 01/08/2015, Start: 20:51, Finish: 23:06	
Weather:	2/3 cloud cover, wind speed: ≤4Km/h, dry
Temperature:	14.3 – 13.4°C
Activity survey #2: 07/09/2015, Start: 04:32, Finish: 06:32	
Weather:	1/3 cloud cover, wind speed: none, dry
Temperature:	14.8 – 16.8°C
Passive detector survey: overnight 06 & 07/09/2015	
Activity survey #3: 01/09/2019, Start: 19:47, Finish: 22:02	
Weather:	Dry, no wind, 1/3 cloud cover
Temperature:	13.4 - 11.4°C
Passive detector survey: 01 - 04/09/2019	
Building inspection: 04/09/2019	

Table 1. Physical parameters of the presence/absence surveys with a summary of the surveyor's observations.

All of the Anabat bat detectors are capable of recording sonograms, and these were analysed using specialist computer software (Anabat Insight and AnalookW) to identify individuals to species level where possible. Each of the bat species found in the UK can have significantly different requirements, so this determination may be important when considering appropriate mitigation measures.

The sonograms recorded on these surveys have been identified using the criteria given in Russ (2012), Middleton *et al.* (2014) and from information imparted on training courses (S. Sowler, G. Billington & M. Worsfold pers. comm's.).

Different bat species produce sonograms of varying distinctiveness. The pipistrelles, and Noctules recorded during these surveys are usually relatively straightforward to identify from a sonogram. The different *Myotis* species can be difficult to distinguish even when a high-quality sonogram is recorded because they are so similar. Natterer's and Daubenton's bats can sometimes be identified with a reasonably high degree of confidence (80%), whereas whiskered and Brandt's bats are less easy to separate (approx. 60% confidence, i.e., the bat is slightly more likely to be a whiskered than a Brandt's).

A recording on the bat detectors is triggered by an individual bat call (or similar noise). For the purposes of this analysis, a bat pass was defined as a series of calls which emanate from a bat as it flies past, or the duration of a

15 second Anabat file, whichever is the shorter. The frequency of calls was categorised on a subjective scale ranging from Constant, through Frequent, Occasional to Rare. Continuous calls do not necessarily indicate a steady stream of bats, as all of the calls may be emanating from one bat repeatedly passing within range.

The surveyors included Simon Cope, Nicola Wheeler (licence no. 75659:OTH:CSAB:2017), and Simon Mootz and Kirsty Martuccio (unlicensed but suitably experienced and supervised trainees).

C.7 Survey Results

At the time of the first building inspection, there were two buildings on the site. The steel-framed building had no potential for roosting bats and has since been demolished. The remaining building is a two-storey barn with a single storey lean-to on the east side, all with solid brick walls. The roof is pitched to a central ridge and is mostly covered by slates (with no lining), with smaller areas of tiles or tin sheets on the lean-to section. The flooring on the first floor is wooden planking supported on timber joists, and the internal structure of the roof is composed of timber trusses, purlins, and laths. The eaves are covered by fascia boarding on the outside and are sealed tight by mortar on the inside.

Fresh and old bat droppings were found sparsely scattered in the building, with some discrete aggregations under the ridge of the roof (medium-sized, resembling those produced by long-eared bats), along with some feeding remains (moth wings) (**Figure 5**). This building also had some potential for crevice-roosting bats under partially lifted slates, in the brickwork where mortar has been lost and around loosely fitting door frames. There was access for bats to the interior rooms through open and broken windows. The second building inspection confirmed all of these findings and did not yield any extra information.

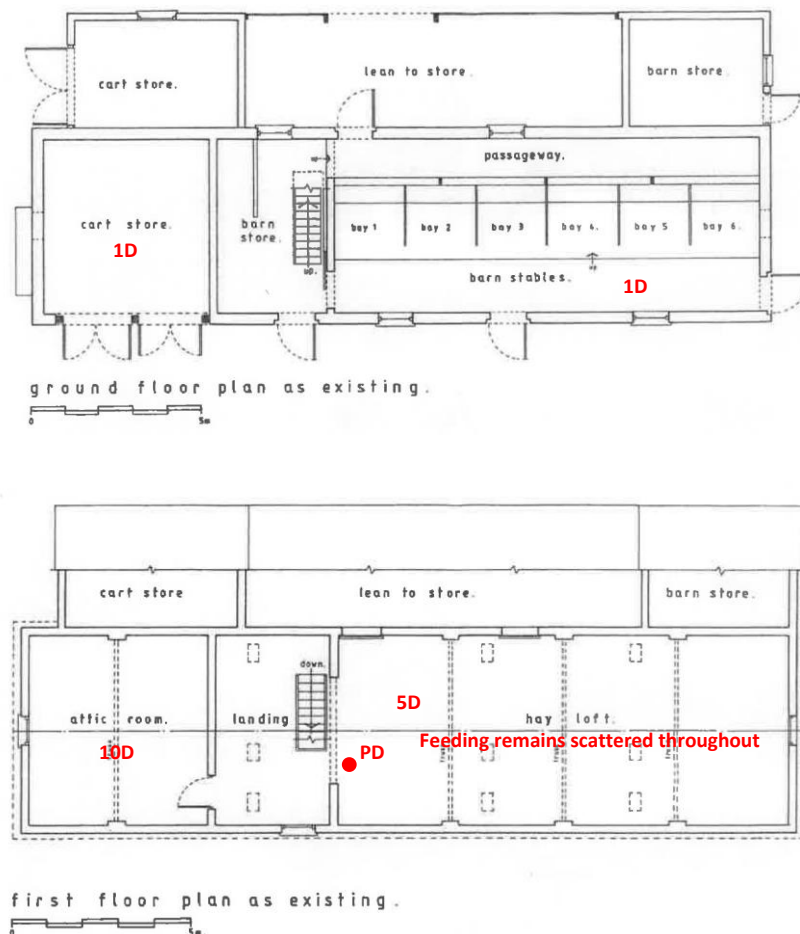


Figure 5. Showing the internal layout of the buildings, the location of evidence of occupation by bats found during the inspection (D = droppings), and the location of the passive detector (PD).

The Conservation of Habitats and Species Regulations 2017

The species recorded during the activity surveys included common pipistrelle (Ppip on the table below), soprano pipistrelle (Ppyg), noctule (Nn), brown long-eared bat (Paur), Daubenton's bat (Md), Natterer's bat (Mn), whiskered bat (Mmys) and Brandt's bat (Mbr), along with some sonograms of indeterminate Myotids and indeterminate bats.

Recorder	Location	Comments
Survey #1: 01/08/2015, Start: 20:51, Finish: 23:06		
Simon Cope	VP1	1 Ppyg emerged from under rafter on north gable of Barn A Occasional Ppip throughout Occasional Myotid and Mmys from 21:46 Rare Md, Ppyg, Nn and unknown
Nicola Wheeler	VP2	No bats seen to emerge Rare Ppyg, Nn, Md, Mmys and Myotid
Simon Mootz	VP3	No bats seen to emerge Frequent Mmys and Myotid Occasional Md Rare Ppip, Ppyg and Mbr
Survey #2: 07/09/2015, Start: 04:32, Finish: 06:32		
Simon Cope	VP1	No bats entered Rare Ppip, Ppyg and Paur
Simon Mootz	VP2	1 Ppip entered window on south gable 1 Ppip entered under lintel of upper storey window on south gable Occasional Ppip Rare Paur, Ppyg, Myotid and unknown
Nicola Wheeler	VP3	1 quiet bat entered under a ridge tile near south end 1 quiet bat entered lean-to 1 quiet bat entered under ridge tile in middle of roof Frequent Paur until 05:57 Occasional Ppip from start, frequent after 05:57 Rare Mn, Mmys and Myotid
Survey #3: 01/09/2019, Start: 19:47, Finish: 22:02		
Simon Cope	VP1	1 Pip emerged from crevice by purlin on N end 1 Mmys emerged from under raised ridge tile near N end Frequent Ppip throughout survey Occasional Myotis throughout survey Rare Mmys, Ppyg and Nn
Kirsty Martuccio	VP2	1 Ppip emerged from under barge board on south gable Frequent or constant Ppip throughout survey Rare Nn, Myotis, Mmys and Md
Nicola Wheeler	VP3	Two quiet bats emerged from doorway of lean-to Frequent Ppip throughout survey Occasional Nn Rare Myotis and Md

Table 2. Physical parameters of the activity surveys with a summary of the surveyor's observations.

The timing and levels of bat activity recorded inside the building by passive detector are shown in **Figures 6 & 7** below.

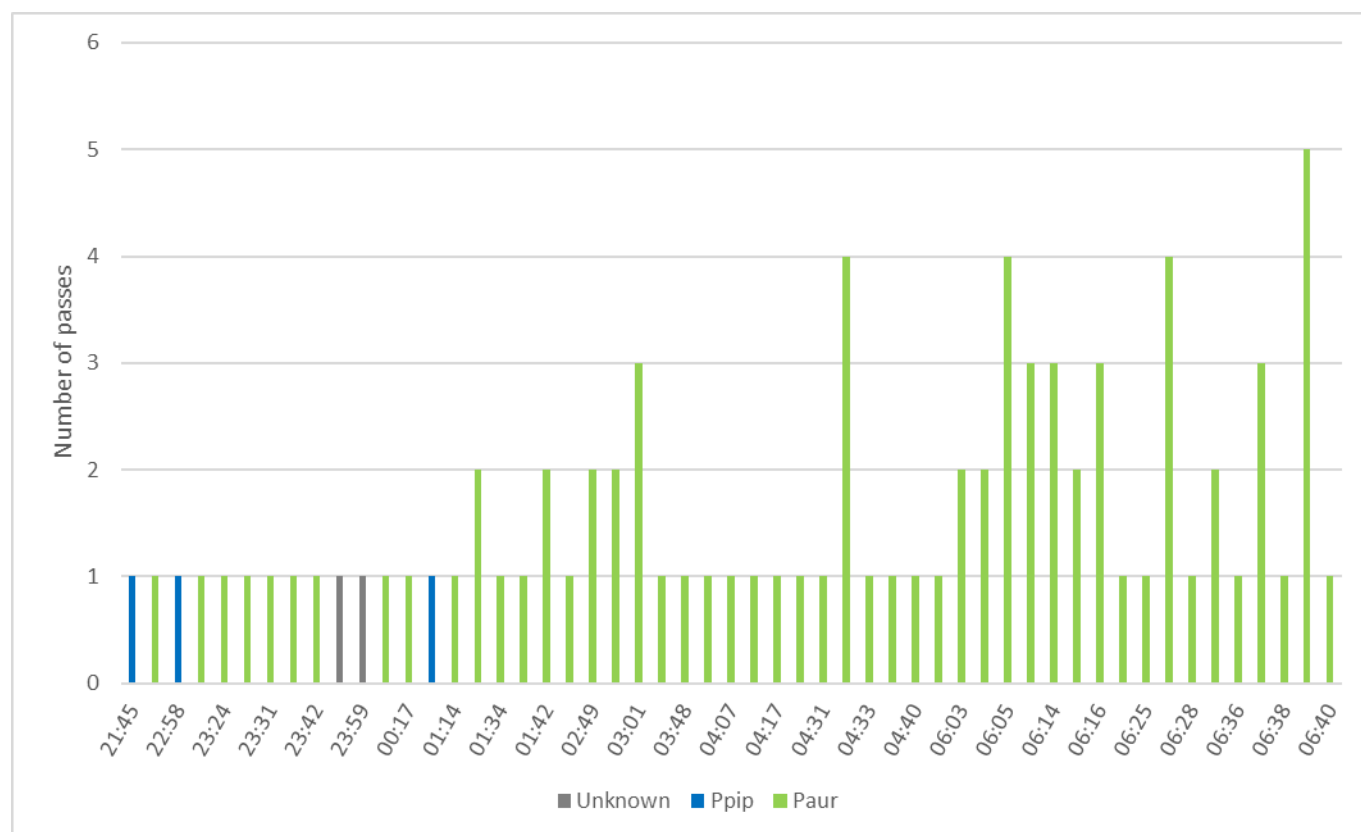


Figure 6. Bat sonograms recorded overnight in the building on the 6th and 7th of September 2015.

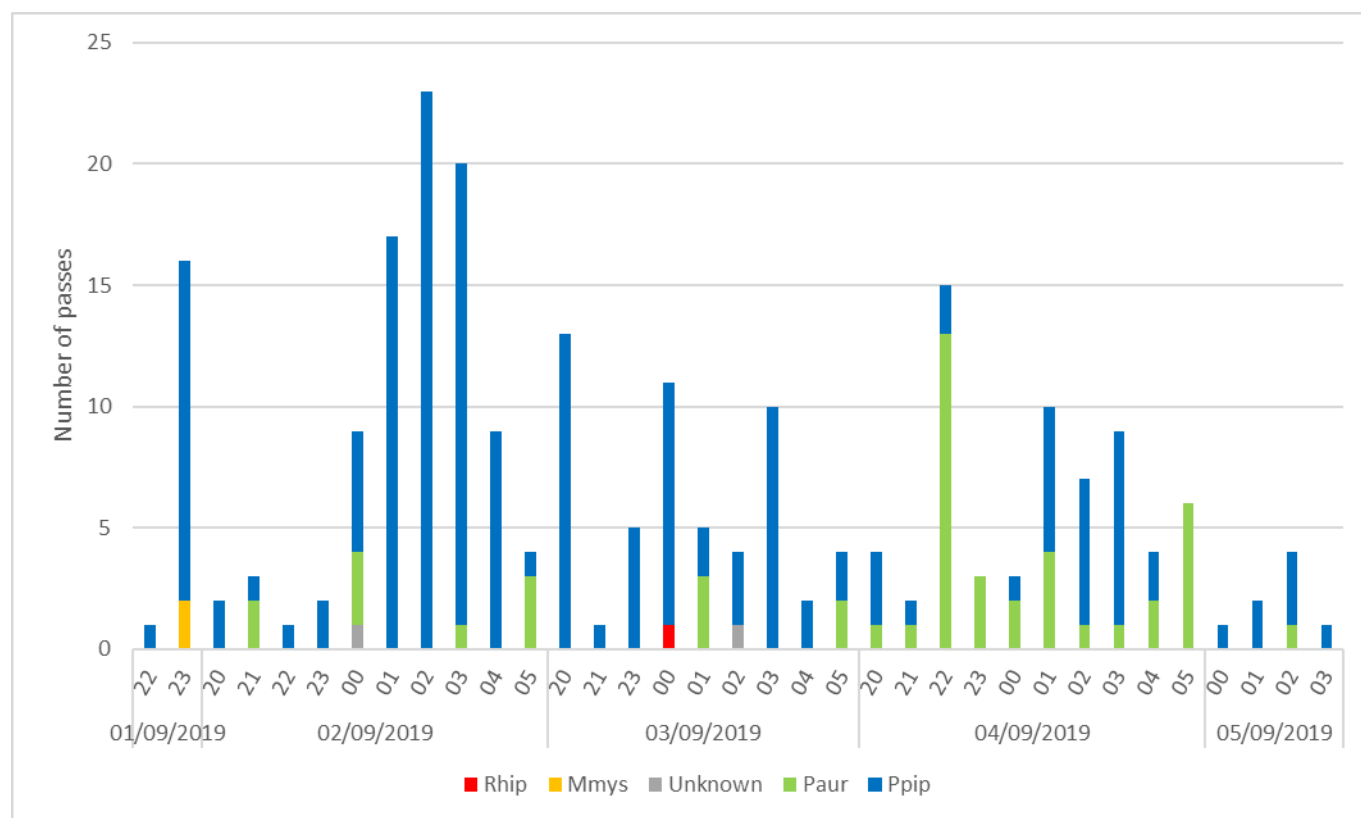


Figure 7. Bat sonograms recorded overnight in the building between the 1st and 5th of September 2019.

Eleven bats were observed entering or leaving six different roosts in the building, although these may have been the same bats on different occasions. These included three common pipistrelles, one soprano pipistrelle, one indeterminate pipistrelle, one whiskered bat, and five brown long-eared bats (Figures 8, 9, 10 & 11). Fresh droppings and feeding remains indicate an occasional feeding roost inside the building. No consistent flight-lines to or from the building were observed during the surveys.

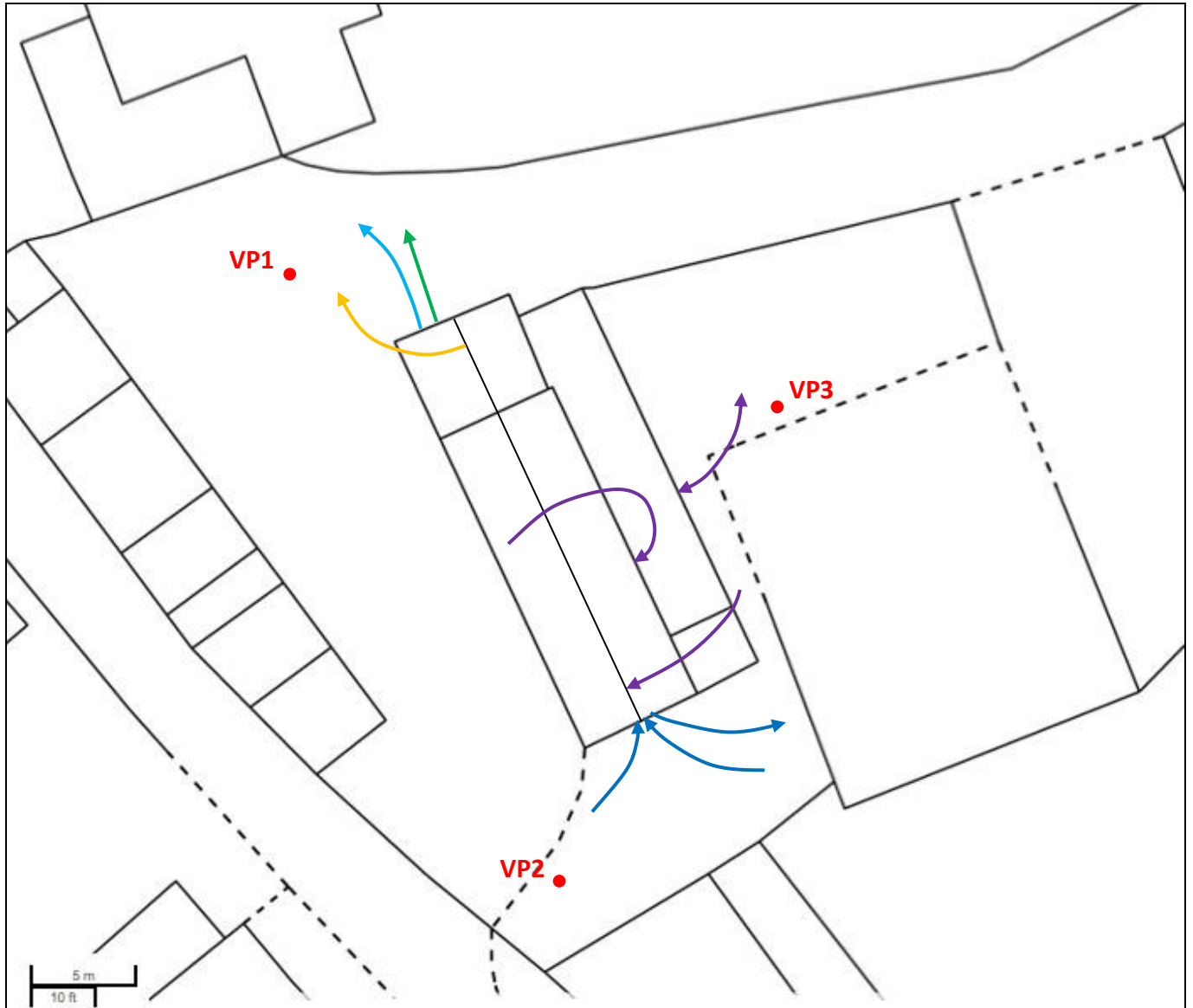


Figure 8. Plan showing the location of vantage points and bat roost access points (common pipistrelle, soprano pipistrelle, indeterminate pipistrelle, whiskered bat, and brown long-eared bat).



Figure 9. View from VP1 showing roost access points (one soprano pipistrelle, one indeterminate pipistrelle, and one whiskered bat).



Figure 10. View from VP2 showing roost access points (three common pipistrelles).



Figure 11. View from VP3 showing roost access points (five brown long-eared bats).

C.8 Interpretation/evaluation of survey results

There were no significant constraints to the surveys - weather conditions were good, and the whole site and all parts of the building was accessible.

One soprano pipistrelle, three common pipistrelles, one indeterminate pipistrelle, one whiskered bat and five brown long-eared bats were recorded using day roosts in the building. The low numbers of these species throughout the summer and autumn strongly implies that they are solitary males and/or non-breeding females. There was also evidence of a brown long-eared feeding roost in the upper storey of the building. The exact locations of some of the roosts were not ascertained (i.e., the brown long-eared bats observed entering the building through open doors and windows), and these bats were not observed during daytime inspections, so it is thought likely that they roost in small crevices between slates and timbers inside the first floor of building.

At a national (UK and Wales-only) level, the populations of the species recorded at this site are considered to be either stable or increasing (Bat Conservation Trust, 2019). There are no publicly available data on the regional population numbers and trends of these bat species. Given the relatively common and widespread nature of the species involved and the low numbers of bats present, all of the day roosts are deemed to be of only local value.

A single sonogram of a lesser horseshoe bat was recorded inside the building (at 00:53 on 03/09/2019). It is not known whether this was just flying through or if it used the building as a night roost, but this level of usage, and the distance from sites designated for this species ($\geq 6.4\text{km}$), implies that the building has a negligible value for this species.

D Impact assessment

D.1 Short-term impacts: disturbance

If bats are present during the renovation, they could be disturbed by the proposed works due to noise, vibration, dust, lighting, etc, and there may be some obstruction of roost access points leading to either inadvertent entombment or exclusion. In the absence of any mitigation, this will have a major negative impact on any bats present at a site level, although in the wider context, given the numbers involved and the conservation status of these species, the impact will not be significant.

D.2 Long-term impacts: roost modification

Not applicable to this development.

D.3 Long-term impacts: roost loss

All of the existing bat roosts within the building will be lost as a result of the proposed development. Given the numbers involved and the conservation status of these species, the impact of this will not be significant at any scale wider than a local level.

D.4 Long-term impacts: fragmentation and isolation

None of the existing vegetation or habitats in the immediate vicinity of the development will be altered as a result of this development.

D.5 Post-development interference impacts

Any increase in external artificial light levels around the property could curtail the foraging and commuting activities of light-avoiding species (e.g., long-eared bats, Myotis, and lesser horseshoes) which were recorded on the site during the activity surveys.

D.6 Predicted scale of impact

In the absence of any mitigation measures, the disturbance, roost loss and post-development interference associated with the development could potentially lead to a direct negative impact on the bats, with the possibility of small numbers of bats being injured or killed during the proposed works and others being deterred by increased levels of artificial lighting. This would constitute a major negative impact at a site level, although given the species and numbers involved, it is likely to be a negligible negative impact at a regional or national level.

Delivery Information – Mitigation, compensation and monitoring

E Works to be undertaken

E.1 Capture and exclusion

The destructive parts of the works will be timed to avoid the possibility of disturbing breeding bats, so they will take place between the November and April inclusive. Simon Cope will be appointed as the Ecological Clerk of Works (ECoW), and he will be responsible for carrying out or overseeing all of the work outlined below.

All site workers will receive a tool-box talk on the legal protection of bats and how to proceed if a bat is encountered at any other time during the course of the development – namely, re-cover the bat if possible without causing harm, stop all work and notify the ECoW.

Before any work starts, all crevices will be investigated using an endoscope to ensure the absence of bats. If no bats are present, the entrance will be blocked. If a bat is present in a crevice, or if the space cannot be fully observed, a one-way door will be installed on the entrance (in accordance with guidance given in Mitchell–Jones & McLeish, 2004) and work will be delayed for up to four suitable flying nights or until the bat is observed to leave the roost. A suitable flying night is one that has a temperature above 6°C, with light winds and little or no rain.

All of the existing roosts will be dismantled by hand. The ECoW will be on-hand to deal with any bats that are found during removal of the roof and/or wooden fixtures, and these bats will be captured and detained until the end of work that day, when they will be transferred to the pre-installed temporary bat boxes (see E.2.3 below). The existing roosts will be made uninhabitable in one day so that the bats cannot return to them.

In general, the guidelines presented in the ‘Rescue and Collection’ section of the Bat Care Guidelines (Miller, 2016) will be followed for the care of any captured bats.

E.2 Bat roosts and habitat

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

The retention of the existing roosts will not be possible.

E.2.2 Modification of existing roost(s)

Not applicable for this development.

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

Two bat boxes will be erected in suitable places (under the advice of the ECoW) elsewhere on the site to accommodate any bats found during the dismantling of roosts. Suitable proprietary designs include the Schwegler 1FF or the Greenwoods Ecohabitats single crevice bat box (also available as a curved box for mounting on a tree or pole). Alternatively, boxes along the lines of the Kent bat box can be made on site. Boxes that also allow bird roosting and nesting are not suitable.

Compensatory day-roosts will be integrated within the renovated building. In the spirit of a ‘like-for-like’ provision, these will be small crevices that replicate those previously occupied by single individuals, following the principles outlined in Gunnell *et al.* (2013). All fascia and barge boards will be constructed so that they form a crevice suitable for roosting bats (**Figure 12**), and four raised ridge tiles will be fitted in accordance with **Figure 13**.

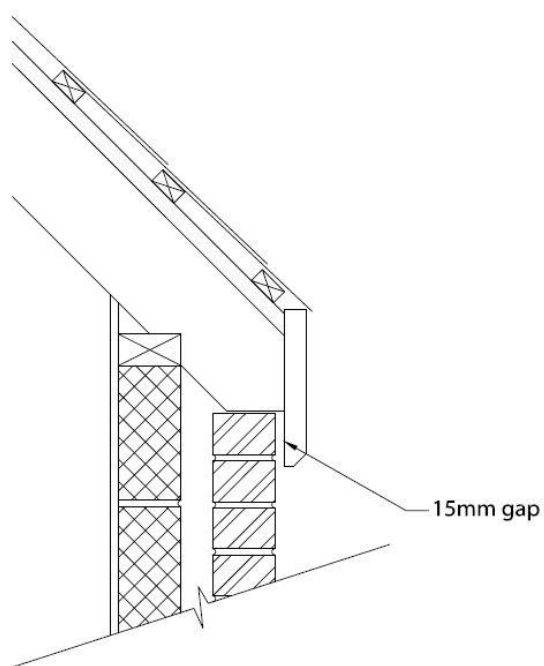


Figure 12. Generic diagram of replacement crevice roost behind all fascia boards and/or barge boards.

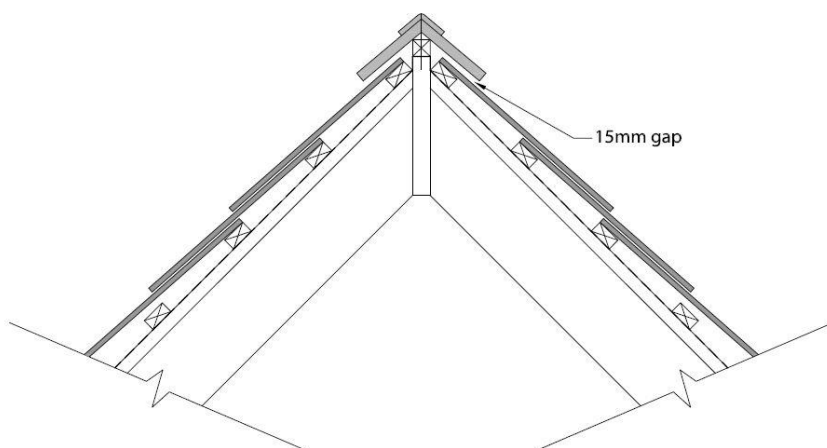
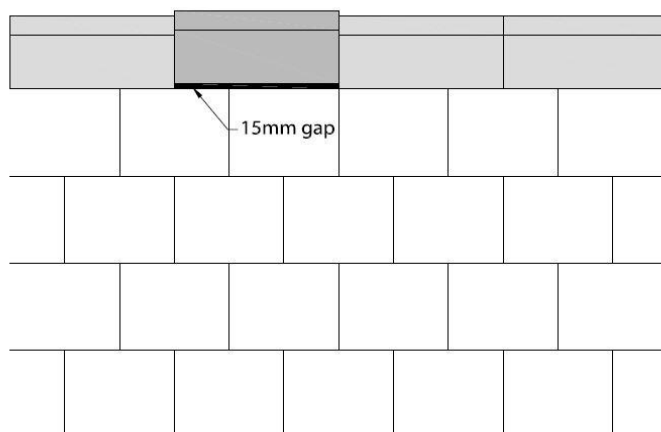


Figure 13. Replacement crevices under ridge tiles (x 4).

A loft suitable for bat roosting will be included in the renovated building, and this will incorporate the following attributes (**Figure 14**):

- The floor area of the new loft will extend the whole length of the building (amounting to approx. 60m²), and will be largely unobstructed by supporting timbers (excepting the existing roof trusses);
- Bats will access the loft through an unobstructed opening at least 250 x 250mm which will face either the eastern or southern aspects (away from the human access route). That aspect will be entirely unlit, providing a flight route along a 'dark corridor';
- A light baffle will be constructed inside the entrance to further reduce light spillage inside the roost;
- Four crevices will be formed by attaching planks to some of the rafters;
- A draught baffle will be attached to one of the rafters to preserve a draught free roosting site;
- Human access will be installed, in the form of a loft hatch) but this will remain locked except when bat monitoring is undertaken.

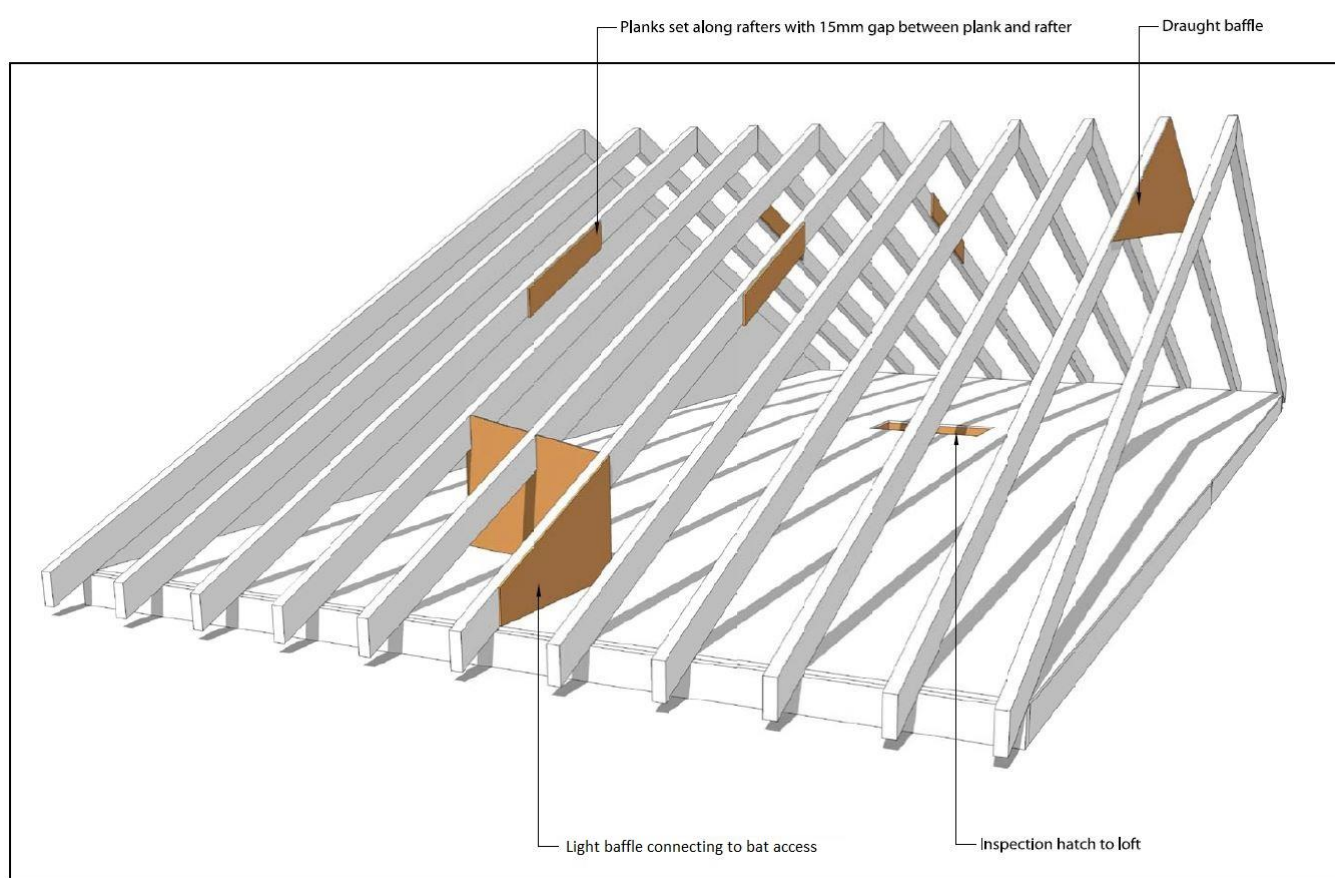


Figure 14. Generic layout of compensatory bat loft.

No spun-bonded BRM's will be used in the renovated building where they will come into contact with bats; all membranes in bat roosts will be hessian-backed bitumen roofing felt (type 1F).

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

There will be no changes to the physical disposition of the habitats currently surrounding the building. One new light will be installed on the south-eastern corner of the renovated building.

The entrances to the new roosts will not be directly illuminated by any additional artificial lighting. All external artificial lighting will be installed at as low a height, intensity and spacing as practicable; it will be directed

towards the ground by cowl and movement-activated by Passive Infra-Red (PIR) sensors. 'Warm white' (long-wavelength) bulbs with reduced UV output (peak wavelength >550nm) will be used, blue/white bulbs will be avoided. There will be no external lighting that is permanently left on.

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.

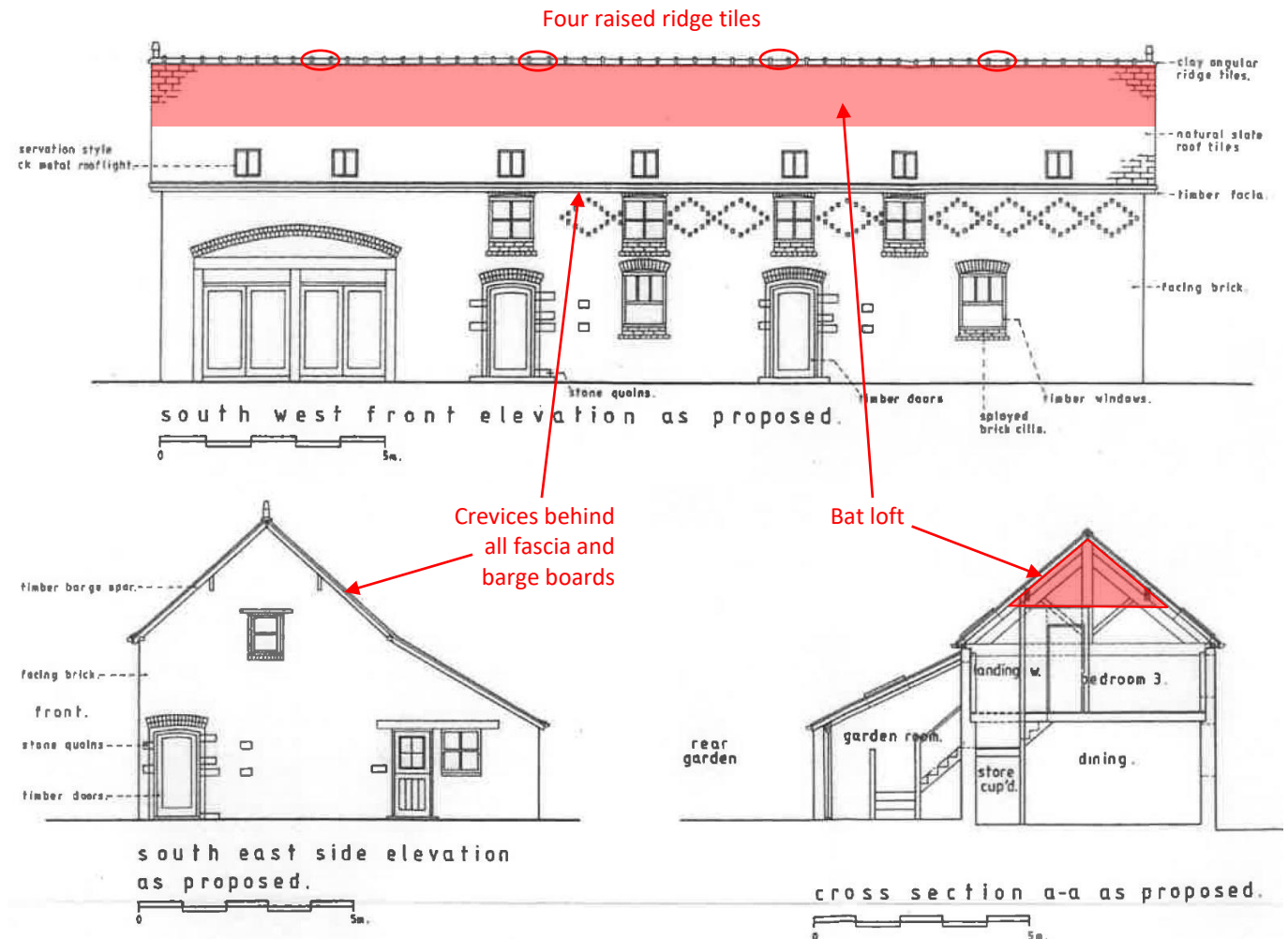


Figure 15. Proposed layout of compensatory bat roosts.

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

In accordance with guidance provided by NRW for roosts of this significance (more than 10 bats or more than 3 species roosting at a site), the ECW will complete an internal ecological compliance audit licence report on behalf of the developer, and this audit will be submitted with the final EPS licence report after the works have been completed.

E.4 Mitigation contingencies

None applicable in this case.

E.5 Biosecurity risk assessment

Not applicable in this case.

F Post-development site safeguard

F.1 Habitat/site management and maintenance

Mr Kaye owns the site and will be responsible for all site management and maintenance works.

F.2 Population monitoring, roost usage etc.

A post-development survey will be carried out to ascertain the continued usage of the site and the success of these mitigation and compensation measures. This will involve one emergence survey carried out between mid-May and August in the second year after the completion of the development (i.e., in 2022), and will utilise the same number of surveyors as the original surveys undertaken for the planning application, similar vantage points and similar equipment. The records of any bats found will be submitted to the local Biological Records Centre.

F.3 Post-development mitigation contingencies

An attempt will be made to determine the cause of the unfavourable outcome, and, within reason, efforts will be made to implement improvements to reflect advances in the knowledge of bat mitigation available at that time.

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.

Not applicable in this case.

G Timetable of works.

Event	Timing	Works
1	As soon as possible (but before any other works commence)	Installation of bat boxes under advice of ECoW
2	Between December 1 st 2019 and March 31 st 2020	Exclusion of bats followed by dismantling of existing roosts with ECoW present to capture and relocate any bats found.
3	Between December 1 st 2019 and autumn 2020 (but after Event 2)	Renovation of building, including installation of compensatory roosts with oversight by ECoW
4	Mid-May - August 2022	Post-development monitoring survey

H Land Ownership – Mitigation Site

H.1 Mitigation Site/Compensation Site Ownership

All mitigation measures will be implemented on the development site, which is owned and managed by Mr Kaye.

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).

Site ownership will not change in the foreseeable future, and certainly not within the lifetime of this licence. After the development has been completed, the bats and their roosts will revert to having the standard legal protection.

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	22/11/2019
<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	PETER KAYE		
Signature of the Ecologist		Date	22/11/2019
<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	SIMON COPE		

J References

- Bat Conservation Trust (2019) 'The state of the UK's bats 2018'. The Bat Conservation Trust, London.
- Collins, J. (Ed.) (2016) 'Bat surveys for professional ecologists: Good practice guidelines'. 3rd Edition, The Bat Conservation Trust, London.
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- Mitchell-Jones, A.J. (2004) 'Bat mitigation guidelines.' English Nature, Peterborough.
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K Annexes

- K.1 Pre-existing survey report
- K.2 Raw survey data