



Bat Emergence and Re-entry Surveys

4 High Street, Overton On Dee, LL13 0DT

Leslie Cairns

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Executive summary

Arbtech were commissioned by Leslie Cairns to undertake Bat Emergence and Re-entry Surveys at 4 High Street, Overton On Dee, LL13 0DT name. The surveys were completed on 17/05/2019 and 04/06/2019. The aim of the assessment was confirm the presence/likely-absence of a bat roost and to provide a current status on all survey features. This includes providing evidence for species, numbers and levels of activity, to identify any entrance and egress points, and to gain an understanding of the activity of bats using the site in the local landscape.

The development proposals are for the conversion of the old post office and 3 apartments into 6 apartments. A planning application is being prepared for submission to Wrexham County Borough Council.

Recommendations

Ref	Survey conclusions	Foreseen impacts	Recommendations / Mitigation	Enhancements
B1	The surveys concluded that the building has a likely absence of bat roosts due to no bats being seen emerging from or re-entering the building, and a generally low level of bat activity in the area. It has been assessed that the development can proceed with an acceptably low risk to bats and bat roosts.	No bat roost confirmed in B1. Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats as a result of the proposed works.	In the unlikely event that bats are unexpectedly found during any stage of the development, work should stop immediately and a suitably qualified ecologist should be contacted to seek further advice.	The Local Planning Authority has a duty to ask for enhancements under the NPPF (July 2018) The developed site can be enhanced for the bat species observed to be foraging and commuting across the site during the surveys by installing of a minimum of two bat boxes on retained buildings e.g. Schwegler 2F Bat Box Schwegler 1FF Bat Box Schwegler 2FN Bat Box Improved Cavity Bat Box Bat boxes should be positioned 3-5m above ground level facing south or south-westerly with a clear flight path to and from the entrance. Bat boxes should also be positioned away from any artificial light sources. The installation of bat tubes into the new building e.g. Habibat bat box Schwegler 1FR bat tubes Bat tubes should be inserted into the fabric of the building during construction positioned at the eaves on the southern ends of the east and west elevations, so they are facing the surrounding greenery.

Contents

1.0 Introduction and Context	5
1.1 Background	5
1.2 Site Context	5
1.3 Scope of the report	5
1.4 Project Description	5
2.0 Methodology	6
2.1 Desk Study methodology	6
2.2 Site Survey methodology	6
2.3 Surveyors	7
2.4 Limitations	7
3.0 Results and Evaluation	8
3.1 Survey Results	8
4.0 Conclusions, Impacts and Recommendations	10
4.1 Informative guidelines	10
4.2 Evaluation	11
5.0 Bibliography	12
Appendix 1: Survey Plan	13
Appendix 2: Proposed Site Plan	14
Appendix 3: Legislation and Planning Policy related to bats	15

1.0 Introduction and Context

1.1 Background

Arbtech were commissioned by Leslie Cairns to undertake Bat Emergence and Re-entry Surveys at 4 High Street, Overton On Dee, LL13 0DT name. The surveys were completed on 17/05/2019 and 04/06/2019. The assessment is informed by the Bat Conservation Trust publication *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, J. (Ed) 2016).

These surveys were completed following recommendations made in the Preliminary Roost Assessment Survey report (Arbtech Consulting Ltd. March 2019).

1.2 Site Context

The site is located at National Grid Reference SJ 37321 41910, and has an area of approximately 0.01ha. There is one building within the site boundary. One building was surveyed as this will be affected by the proposed development.

1.3 Scope of the report

This report provides a description of the bat activity observed and recorded during each survey. The aim of the assessment was to characterise any roosts present including species, number of individuals, number and location of roost access points, and to gain an understanding of how bats use the site.

Robust data has been collected, following good practice guidelines, to inform an assessment of the potential impacts of the proposed development on bats, and inform mitigation and enhancements. This report provides information on constraints to the proposals as a result of roosting bats, and summarises any mitigation required to achieve planning permission, and statutory consent to comply with wildlife legislation.

To achieve the aims of the assessment, the following steps have been taken:

- A desk study has been carried out, including a request for information from the local bat group or records centre - please refer to the Preliminary Roost Assessment Survey report (Arbtech, March, 2019)
- Field survey(s) has been undertaken, including an external survey and internal inspection.
- An outline of likely impacts on any known roosts has been provided, based on current development proposals.
- Recommendations for further survey and assessment have been made, along with advice on the requirements of a European Protected Species Mitigation Licence (EPSML) application if appropriate.

A survey plan is presented in Appendix 1 showing the location of each surveyor and the bat activity observed and recorded during each survey, proposed plans in Appendix 2 (where available), and a summary of relevant legislation is presented in Appendix 3.

1.4 Project Description

The development proposals are for the conversion of the old post office and 3 apartments into 6 apartments. A planning application is being prepared for submission to Wrexham County Borough Council.

2.0 Methodology

2.1 Desk Study methodology

The desk study included a 2km radius review of statutory and non-statutory designated sites, Biodiversity Action Plan (BAP) Priority Habitats and granted EPSML records for bats held on Magic database. An assessment of the surrounding landscape structure was also completed using aerial images from Google Earth and OS maps.

Existing bat records relating to the site and a surrounding 2km radius are required to conform to national guidelines. The data search is confidential information that is not suitable for public release. Bat records have not been requested from Cofnod (North Wales Environmental Information Service) at this stage. The Local Planning Authority (LPA) may request that bat records data are obtained to conform to national guidelines, and these can be incorporated into the report at a later date.

2.2 Site Survey methodology

The survey methods were informed by the recommendations presented in the Preliminary Roost Assessment (Arbtech Consulting Ltd March 2019). This survey identified the following survey requirements in line with best practice:

Table 1: Recommended surveys

Ref	Survey assessment conclusions (with justification)	Foreseen impacts	Recommendations
B1 - Bats	The building has a moderate habitat value for supporting roosting bats. There are a number of missing and raised tiles on the roof structure that crevice dwelling bats could utilise.	As the proposals include the partial demolition of this building, any bat roosts present would be destroyed. This could result in death/injury of bats.	Two bat emergence/re-entry surveys are required during the active bat season (May – September) to confirm presence/likely-absence of a bat roost in the building. Both of the surveys should be completed during the optimal survey period mid-May to August inclusive. Sub-optimal: early May and September. One of these surveys must be a dawn re-entry survey. Three surveyors are required to provide full coverage of the building. <i>If bat roosts are confirmed in the building one additional survey will be required to inform a European Protected Species Mitigation Licence application to Natural England once planning permission has been granted.</i>

The surveys involved surveyors positioned around the building ensuring that all elevations and roof sections with suitable roosting features could be clearly observed. Particular attention was paid to the areas of the building identified as providing suitable access points to bat roosts. The location of each surveyor during each survey is shown in Appendix 1. Each surveyor was assigned an area of the building to observe for the duration of the survey. Surveyors used heterodyne and frequency division bat detectors, and Wildlife Acoustics EM3+ and Echo Meter Touch detectors connected to iPads. Bat echolocation calls recorded during the surveys were analysed using Wildlife Acoustics sound analysis software Kaleidoscope V3.1.7 when required. The Echo Meter Touch includes an auto ID function for bat species, however this is not 100% accurate and further post-survey sound analysis is often required to confirm species that could not be identified by the auto ID software during the survey. Surveyors also used head torches, survey record sheets and pens/pencils for recording all activity observed during the surveys. Each surveyor was also provided with a hand held radio for communication between surveyors to assist with confirming ambiguous bat activity e.g. a bat emergence or a bat passing over the building.

In accordance with the latest bat survey guidelines (Collins, J. 2016) dusk emergence surveys commenced 15 minutes before sunset and continued for 1½ - 2 hours after sunset – depending upon bat activity and surveyor visibility. Dawn re-entry surveys commenced 2 hours before sunrise and continued until 15 minutes after sunrise.

Surveys were completed during optimal weather conditions i.e. when temperatures were above 10°C, with no rain or strong winds, as these adverse weather conditions can impact upon bat emergence and foraging behaviour.

2.3 Surveyors

The lead surveyor is Mel Reid (accredited agent to Natural Resource Wales Bat Licence Number: 79422:OTH:CSAC:2018 from 24/04/2019) and was assisted by several surveyors, each with several years of bat survey experience. Three surveyors were used to provide sufficient cover of the building during each survey. The designated position of each surveyor during each survey is detailed in the tables in Section 3.6 below, and shown on the plan in Appendix 1.

2.4 Limitations

These surveys follow best practice guidance to confirm presence/likely-absence of roosting bats and where present, characterise the roost. However, this information is collected at finite dates and times, and provides an indication of the conditions on site only. The use of the building and the site as a whole by bats, at all times cannot be established based on this information. There were no specific limitations to the survey.

3.0 Results and Evaluation

3.1 Survey Results

The results of each survey are provided in the tables below.

Table 2: Survey results

Date		17/05/2019
Start and End Times		20:30– 22:20 Sunset: 21:05
Weather Conditions		Start: Temp: 14°C Relative Humidity: 57% Cloud Cover: 80% Wind: 0.60mph Rain: None End: Temp: 13°C Relative Humidity: 64% Cloud Cover: 100% Wind: 0.03mph Rain: None
Surveyor (position) As shown in Appendix 1		Mel Reid - (accredited agent to Natural Resource Wales Bat Licence Number: 79422:OTH:CSAC:2018 from 24/04/2019) (Position 1 – observing the northern elevation of B1c and the western elevation and roof structure of B1, B1a, B1b and B1c. Jonathon Roberts - 1yr experience of conducting bat emergence and re-entry surveys (Position 2 – observing the southern elevation and roof structure of B1a, and the western elevation and roof structure of B1, B1a.) Elizabeth Neale - 5yrs experience of conducting bat emergence and re-entry surveys (Position 3 – observing the eastern elevation and roof structure of B1)
Building Reference	Surveyor Position	Notes/observations:
B1	1	The first bat activity observed was constant activity from a common pipistrelle at 21:38. The bat flew from the west, and into the garage structure designated as B1a. The bat then flew into the neighbour's yard to the south of the property (surveyor position 2). There was constant common pipistrelle activity observed during the survey, with passes along the west of the building, as well as feeding to the south of the property. At 21:46 two common pipistrelle bats were observed feeding along the western site boundary. The last bat activity recorded was a pass by a common pipistrelle at 21:54, which flew from the east, down the western site boundary and away to the north-east.
B1	2	The first bat activity observed was a common pipistrelle feeding in the open courtyard to the south of the property at 21:38. This feeding continued until 21:43, with a second common pipistrelle bat recorded feeding from 21:40 to 21:43. There was constant common pipistrelle bat activity recorded during the survey, with passes from west to east recorded at 21:45 and 21:54. The last bat activity recorded was a common pipistrelle distant pass at 22:03 which was heard on the detector but not seen.
B1	3	The first bat activity observed was a distant pass by a common pipistrelle at 21:41, which was heard on the detector but not seen. There were two more distant passes by common pipistrelle bats at 21:51 and 22:11, which were not seen. There was no more bat activity recorded during the survey.

Table 3: Survey results

Date		04/06/2019
Start and End Times		03:20 – 05:10 Sunrise: 04:49
Weather Conditions		Start: Temp: 11°C Relative Humidity: 83% Cloud Cover: 100% Wind: 0mph Rain: None End: Temp: 11°C Relative Humidity: 84% Cloud Cover: 100% Wind: 0mph Rain: Light rain (started at 4:03 and was intermittent for the rest of the survey)
Surveyor (position) As shown in Appendix 1		Ellie Gollop - 4yrs experience of conducting bat emergence and re-entry surveys (Position 1 – observing the southern elevation of B1c and the eastern elevation and roof structure of B1, B1b and B1c. Mel Reid - accredited agent to Natural Resource Wales Bat Licence Number: 79422:OTH:CSAC:2018 from 24/04/2019 (Position 2 – observing the northern elevation and roof structure of B1a, and the eastern elevation and roof structure of B1, B1a.) Elen Thompson - 4yrs experience of conducting bat emergence and re-entry surveys (Position 3 – observing the west elevation and roof structure of B1).
Building Reference	Surveyor Position	Notes/observations:
B1	1	The first bat activity observed was a distant pass by a common pipistrelle at 03:34, which was heard on the detector but not seen. There were a further two distant common pipistrelle passes at 03:42 and 03:45. There was constant common pipistrelle activity at 04:04, with the bat flying around in the open area to the north of B1c. The bat then flew off to the south over B1c and B1a, and was observed by the surveyor in position 2. There was a further common pipistrelle pass at 04:05 which flew from south-west to the east. No further bat activity was recorded.
B1	2	The first bat activity was recorded at 3:33, which was a distant pass by a common pipistrelle and was heard on the detector but not seen. From 03:33 to 03:37 there was constant activity in the open courtyard area to the north of B1a. At 04:04 there were three consecutive common pipistrelle passes from the north to south over B1a. The last bat activity recorded was a pass by a common pipistrelle at 04:05, which flew from the south-west to the north, over B1a.
B1	3	No bat activity was recorded during the survey.

4.0 Conclusions, Impacts and Recommendations

4.1 Informative guidelines

When bat roosts are present, the bat surveys undertaken at a site facilitate the characterisation of the roost type. This allows for appropriate mitigation and compensation to be designed to inform a European Protected Species Mitigation Licence (EPSML) application to Natural Resources Wales.

The definitions of bat roost types are provided below, taken from the *Bat Mitigation Guidelines* (English Nature, 2004) and the Bat Conservation Trust publication *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, J. (Ed) 2016).

Day roost: a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.

Night roost: a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.

Feeding roost: a place where individual bats or a few individuals rest or feed during the night but are rarely present by day.

Transitional / occasional roost: used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.

Swarming site: where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites

Mating sites: sites where mating takes place from later summer and can continue through winter.

Maternity roost: where female bats give birth and raise their young to independence.

Hibernation roost: where bats may be found individually or together during winter. They have a constant cool temperature and high humidity. Sites where hibernating bats have been confirmed by appropriate survey effort should be classed as 'hibernation confirmed'.

Satellite roost: an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Other: roost types are interchangeable and not always easy to classify according to the nuances of certain species.

The surveys undertaken to date in and around B1 provide sufficient information to inform a planning application. A European Protected Species Mitigation Licence (EPSML) **will not be required** to enable the proposed works to be lawfully undertaken. Appropriate justification for this assessment is provided in Section 3 of this report.

4.2 Evaluation

The following recommendations are provided taking the desk based assessment and site survey results into account.

Table 5: Evaluation of buildings on site

Ref	Survey conclusions	Foreseen impacts	Recommendations / Mitigation	Enhancements The Local Planning Authority has a duty to ask for enhancements under the NPPF (July 2018)
B1	The surveys concluded that the building has a likely absence of bat roosts due to no bats being seen emerging from or re-entering the building, and a generally low level of bat activity in the area. It has been assessed that the development can proceed with an acceptably low risk to bats and bat roosts.	No bat roost confirmed in B1. Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats as a result of the proposed works.	In the unlikely event that bats are unexpectedly found during any stage of the development, work should stop immediately and a suitably qualified ecologist should be contacted to seek further advice.	The developed site can be enhanced for the bat species observed to be foraging and commuting across the site during the surveys by installing of a minimum of two bat boxes on retained buildings e.g. Schwegler 2F Bat Box Schwegler 1FF Bat Box Schwegler 2FN Bat Box Improved Cavity Bat Box Bat boxes should be positioned 3-5m above ground level facing south or south-westerly with a clear flight path to and from the entrance. Bat boxes should also be positioned away from any artificial light sources. The installation of bat tubes into the new building e.g. Habibat bat box Schwegler 1FR bat tubes Bat tubes should be inserted into the fabric of the building during construction positioned at the eaves on the southern ends of the east and west elevations, so they are facing the surrounding greenery.

5.0 Bibliography

- Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists —Good Practice Guidelines, 3rd edition, Bat Conservation Trust, London.
- Garland & Markham (2008) Is important bat foraging and commuting habitat legally protected?
- Google Earth (2019) accessed on 04/06/2019.
- Magic database (2019) <http://www.magic.gov.uk/MagicMap.aspx> accessed on 04/06/2019.
- Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

Appendix 1: Survey Plan



Appendix 2: Proposed Site Plan

None provided

Appendix 3: Legislation and Planning Policy related to bats

LEGAL PROTECTION

All species of bat are fully protected under *The Conservation of Habitats and Species Regulations 2017* through their inclusion on Schedule 2.

Regulation 43: Protection of certain wild animals - offences

(1) A person is guilty of an offence if they:

- (a) Deliberately captures, injures or kills any wild animal of a European protected species,
- (b) Deliberately disturbs wild animals of any such species,
- (c) Deliberately takes or destroys the eggs of such an animal, or
- (d) Damages or destroys a breeding site or resting place of such an animal,

(2) For the purposes of paragraph (1) (b), disturbance of animals includes in particular any disturbance which is likely—

- (a) To impair their ability:
 - (i) To survive, to breed or reproduce, or to rear or nurture their young; or
 - (ii) In the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- (b) To affect significantly the local distribution or abundance of the species to which they belong.

All species of bats are also protected under the *Wildlife and Countryside Act 1981 (as amended 01.04.1996)* through their inclusion on **Schedule 5** (which applies to England and Wales). Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection
- Selling, offering or exposing for sale, possession or transporting for purpose of sale

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 42 of the Act requires The National Assembly for Wales must, as respects Wales, publish a list of the living organisms and types of habitat which in the Assembly's opinion are of principal importance for the purpose of conserving biodiversity. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

Environment (Wales) Act 2016 and the Biodiversity Duty

The Environment (Wales) Act introduces a new biodiversity duty, which highlights biodiversity as an essential component of ecosystem resilience. This new duty replaces the biodiversity duty in the Natural Environment and Rural Communities Act 2006 (referred to as the NERC Act). Part 1 of the Act deals with Sustainable management of natural resources including Biodiversity and Resilience of Ecosystems Duty. The Environment Act enhances the current NERC Act duty to require all public authorities, when carrying out their functions in Wales, to seek to “maintain and enhance biodiversity” where it is within the proper exercise of their functions. In doing so, public authorities must also seek to “promote the resilience of ecosystems”. As under the NERC Act the new duty will apply to a range of public authorities such as the Welsh Ministers, local authorities, public bodies and statutory undertakers. This ensures that biodiversity is an integral part of the decisions that public authorities take in relation to Wales. It also links biodiversity with the long term health and functioning of our ecosystems, therefore helping to align the biodiversity duty with the framework for sustainable natural resource management provided in the Act.

PLANNING POLICY WALES (draft 2018)

Paragraph 5.42 of the document refers to Biodiversity and Ecological Networks and states:

The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. Addressing the consequences of climate change should be a central part of any measures to conserve biodiversity and the resilience of ecosystems. Information contained in The State of Natural Resources Report (SoNaRR) (published by Natural Resources Wales and Area Statements should be taken into account. Development plan strategies, policies and individual development proposals must take into account the need to:

- Promote the conservation of biodiversity, in particular the conservation of wildlife and habitats;
- Ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats;
- Ensure statutorily designated sites are properly protected and managed;
- Safeguard protected species; and existing biodiversity assets from impacts which directly affect their nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water and soil; and
- Seek enhancement of and improvements to ecosystem resilience by improving diversity, condition, extent and connectivity of ecological networks.

Biodiversity and Resilience of Ecosystems Duty (Section 6 Duty)

5.44 Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. Planning authorities must also take account of and promote the resilience of ecosystems, in particular the following aspects:

- a) Diversity between and within ecosystems;
- b) The connections between and within ecosystems;
- c) The scale of ecosystems;
- d) The condition of ecosystems (including their structure and functioning); and

e) The adaptability of ecosystems.

5.45 In fulfilling this duty, planning authorities must have regard to:

- a) The list of habitats of principal importance for Wales, published under Section 7 of the Environment (Wales) Act 2016;
- b) The State of Natural Resources Report (SoNaRR), published by NRW; and
- c) Any Area Statement that covers all or part of the area in which the authority exercises its functions.

5.46 A proactive approach towards facilitating the delivery of biodiversity and resilience outcomes should be taken by all those participating in the planning process. In particular, planning authorities should demonstrate that they have sought to fulfil the duties and requirements of Section 6 of the Environment Act by taking all reasonable steps to maintain and enhance biodiversity in the exercise of their functions. The broad framework for implementing the duty and building resilience through the planning system includes addressing:

- Diversity: to ensure mechanisms are in place to minimise further loss and that circumstances allow for species' populations to expand and recolonise their natural range (former range) or adapt to future change. This means development should provide a net benefit for biodiversity, and at the very least, with no significant loss of habitats or populations of species, locally or nationally;
- Extent: to ensure mechanisms allow for the maintenance of existing assets and networks and promote the restoration of damaged, modified or potential habitat and the creation of new habitat. This means that planning choices should incorporate measures which seek the creation and restoration of green networks and linkages between habitats and maintaining and
- enhancing other green infrastructure features and networks;
- Condition: this is more complex to address, not least because of the interactions of various factors which underpin habitats. At the very least planning approaches should not compromise the condition of ecosystems. By taking an integrated approach to development, for example, which considers both direct and wider impacts and benefits it should be possible to make a positive contribution through the planning system; and
- Connectivity: to take opportunities to develop functional habitat and ecological networks across landscapes, building on existing connectivity and quality and encouraging habitat creation and restoration. The opportunities could include enlarging habitat areas, developing buffers around designated sites or other biodiversity assets or corridors (including transport and river corridors) and the creation of 'stepping stones' which will strengthen the ability of habitats and ecological networks to adapt to change, including climate change.

Good Practice Guide GPG 3 (October 2015) NRW Approach to Bats and Planning

As explained in Planning Policy Wales (Chapter 5 - Conserving and Improving Natural Heritage and the Coast), the presence of a European protected species is a material consideration for a development proposal that would be likely to result in disturbance or harm to the species or its breeding sites or resting places. Planning Policy Wales also explains that planning authorities should seek the advice of Natural Resources Wales for all planning applications likely to result in disturbance or harm to bats and should always consult them before granting permission. Local Planning Authorities address this by screening applications to identify when there is a reasonable likelihood that bats may be present and, therefore, when to require a bat survey and report that will confirm if bats are present and if they likely to be disturbed or harmed by the proposal. The overall requirement on Local Planning Authorities, Natural Resources Wales and developers

is to avoid harm or disturbance to bats and their breeding sites and resting places, unless Natural Resources Wales has given a licence to allow the harm or disturbance. Natural Resources Wales may only give a licence if the requirements for derogation are met, including that disturbance or harm to individual bats (or to their breeding sites and resting places) would not be detrimental to the maintenance of the population.

Effect on development works:

A European Protected Species Mitigation (EPSM) Licence issued by Natural Resources Wales will be required for works likely to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficiency/success to be monitored. The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost (Garland & Markham, 2008).

There are 12 species of bat breeding in Wales and Natural Resources Wales issues licences under Regulation 55 of the Habitats Regulations to allow you to work within the law.

Licences are issued for specific purposes stated in the Regulations, if the following three tests are met:

- The purpose of the work meets one of those listed in the Habitats Regulations (see below);
- That there is no satisfactory alternative;
- That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range

The Habitats Regulations permits licences to be issued for a specific set of purposes including:

1. ***include preserving public health or public safety or other imperative reasons of over-riding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;***
2. scientific and educational purposes,
3. ringing or marking
4. conserving wild animals

Development works fall under the first purpose and Natural Resources Wales issues bat mitigation licences for developments.