

Clwydian Ecology

Arosfa, Rhes y Cae, Holywell, Flintshire, CH8 8JG

T: 01352 780787 M: 07891 802 653 E:

ecology@clwydianecology.co.uk

www.clwydianecology.co.uk

MOUNT PLEASANT, PLEASANT VIEW

FRONCYSLLTE, WREXHAM

BAT MITIGATION REPORT

15th July 2014

For Tyddyn Ysgubor Builders

David Bennett MSc MCIEEM

Mount Pleasant Bat Mitigation Report

Further to the bat survey reports dated November 2013 and July 2014 (Clwydian Ecology) this report details the mitigation measures required in respect of bats as part of the proposed development. As part of the current plans the proposals are to demolish the existing cottage and outbuilding followed by the construction of a new building with a garage and parking. The information contained within this report should demonstrate that there will be no detrimental impact upon the conservation status of the current population of bats and that they will be provided with a long term and secure roost site.

A – Features to be provided for bats

Features to be provided prior to demolition

- A wooden post will be erected (at least 15ft high) south of the existing cottage but within the garden boundary.
- A 2F Schwegler bat box will be installed near the top of the post facing approximately south-east. This will provide some temporary roost space before during and immediately after demolition.
- The post and box can be removed after the new house is complete or it can be left where it is. If it is due to be removed then it will need to be taken down and inspected by a licensed bat worker in case it is occupied. Removal will need to take place between mid September and March inclusive.

The roost features within the new building will incorporate the following:

- Install two “Slateline bat tiles on the rear, west facing elevation elevation of the house to allow bats access to the space between tile and felt.
- A Schwegler 2FR bat box will be installed on the south facing gable end somewhere below the ridge. The box can either be installed onto the wall or built in flush with just the entrance being visible.
- Four of the ridge tiles on the new house will have access under the tile using example A or B as shown below.
- The eaves of the new house will be open as shown in the example below to permit bats to access the space above the wall plate (as per the existing arrangement). A gap of 25-30mm is suitable to permit bats to land on the wall and crawl up into the cavity.
- A gap of at least 20mm will be available under the gable end fascia boards of the new house with access leading up and onto the top of the wall.

- Ensure all timber used for construction has been treated using chemicals shown to be safe for bats.

B – Reasonable Avoidance Measures associated with the proposed works.

- No demolition works to the house should be undertaken between April and September to avoid any potential disturbance to roosting bats. These dates may change slightly either way depending upon weather conditions and bat presence.
- The house will be checked by a licensed bat worker prior to the start of any demolition works. The exact location of the wooden post and bat box will also be checked and agreed at that point.
- The roof tiles should be carefully removed by hand to ensure that no roosting, torpid or hibernating bats are injured during the proposed works. Particular care should be taken with the ridge tiles.
- Care should be taken regarding removal of the wall stones to ensure that no roosting, torpid or hibernating bats are injured during the works. At least the top three tiers of stone (and wall plate etc) should be removed by hand rather than by a machine.
- Door and window frames should be removed with care to ensure that no roosting, torpid or hibernating bats are injured during the proposed works.
- Structural members, lintel bearings, purlins or wall plates should be removed with care to ensure that no roosting, torpid or hibernating bats are injured during the proposed works.
- In the event that bats were found during the demolition then all work should cease and Natural Resource Wales (Buckley office) and/or a licensed bat worker should be contacted for further advice.
- The works will be inspected upon completion to ensure the measures detailed in this report have been followed.

C – External lighting proposals.

All external lighting will be low level and directional towards the ground. There should be no high level illumination or halogen lighting which will discourage bats, especially to the rear of the building and also the gable end where the bat box is installed.

D – Provision of corridors to and from the new roost building.

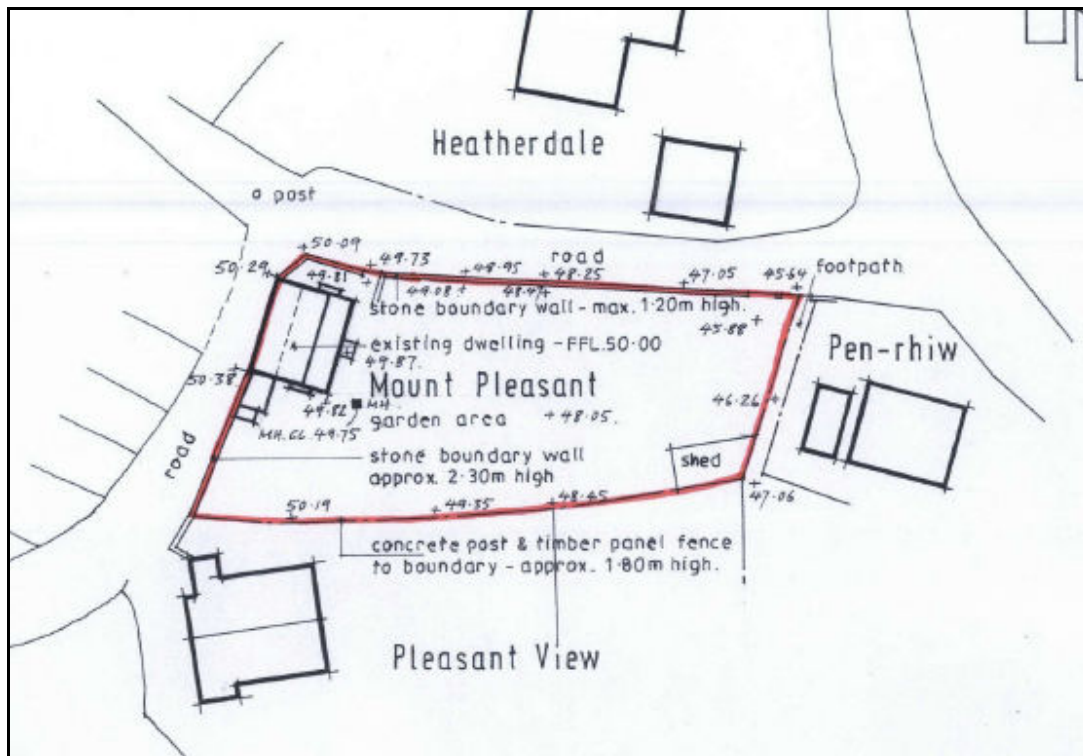
The existing boundaries to the property (walls) will be retained as part of any current or future development.

E – Monitoring

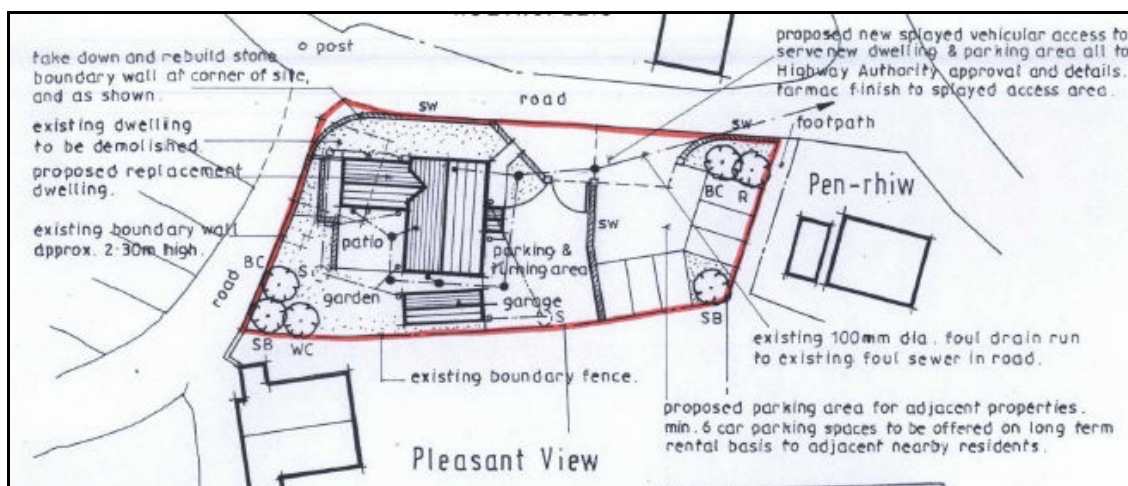
The site will be monitored for a period of 2 years to check if the mitigation has been suitable and that bats are still present. A single evening survey will be undertaken between May-September.

Appendix 1 – Site plans

Existing plan

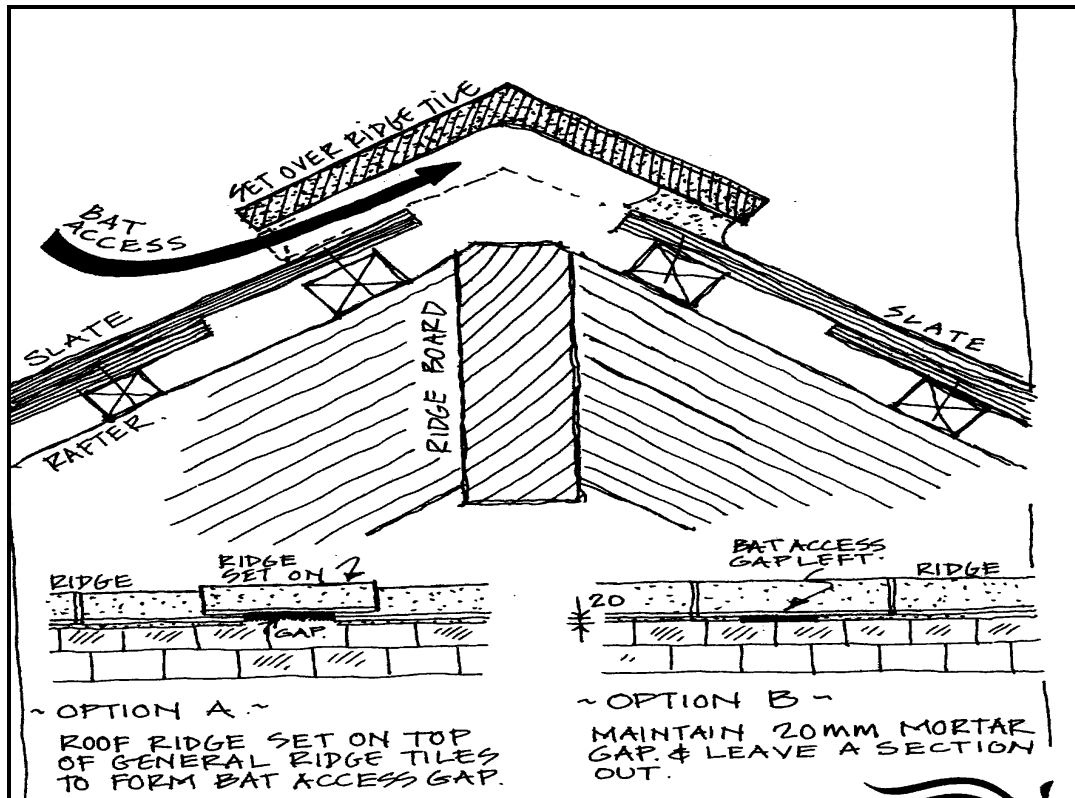


Proposed

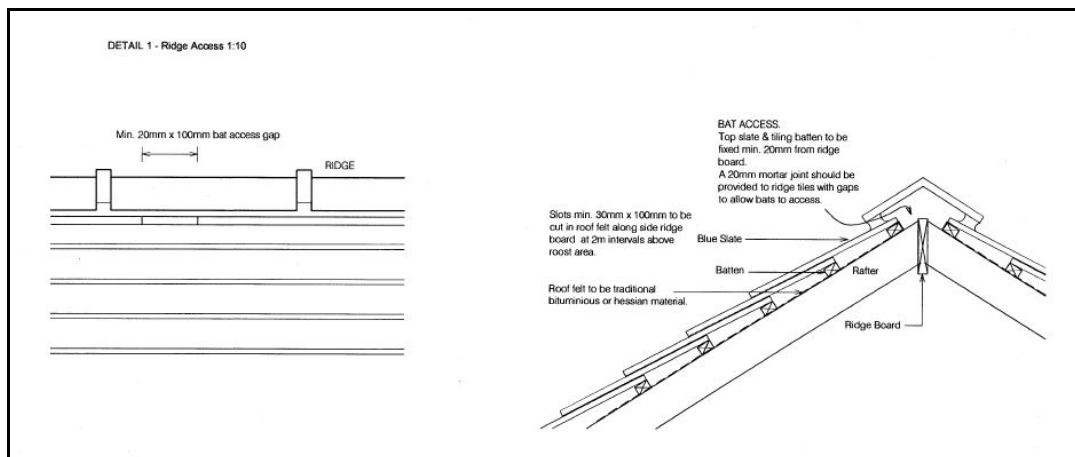


Mitigation details

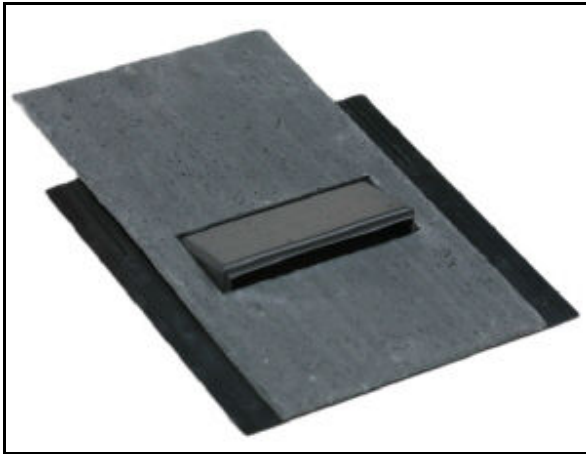
1. Ridge tile detail



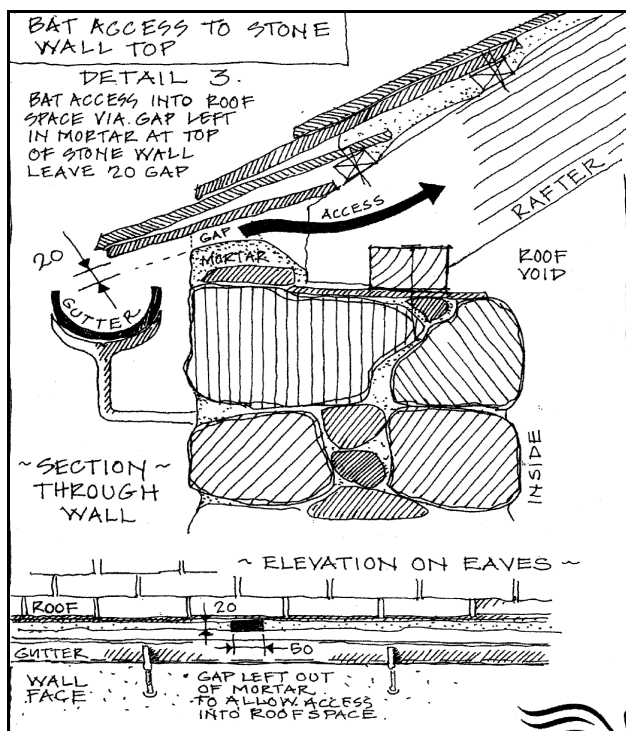
2. Ridge tile detail



3. Slateline bat slate



4. Open eaves example



6. Schwegler 2FR bat box to be installed within the gable end wall of the house



7. Schwegler 2F bat box (general purpose) to be installed on the wooden pole

