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CROSS STREET, PENYCAE

BAT MITIGATION REPORT

24th September 2012

For ISP Architects

David Bennett MSc MIEEM

Cross street, Penrycae - Bat Mitigation Report

Further to the bat and nesting bird survey report dated 24th September 2012 this report details the mitigation measures required in respect of bats as part of the proposed conversion. As part of the current plans the main barn will be converted into residential accommodation. The information contained within this report should demonstrate that there will be no detrimental impact upon the conservation status of the species of bat outlined within the report.

A – Features to be provided for bats

The roost features within the converted barn will incorporate the following:

- Traditional bitumen roofing felt will be used rather than Tyvek.
- Install ten of the ridge tiles as shown below to allow bats access to the space beneath the tile (between felt and tile)
- The eaves will be open and as shown in the example below to permit bats to access the space above the wall plate. A gap of 25-30mm will be left on both sides of the barn for the length of the building.
- Two “Morris” bat slates to be fitted on the roof pitch of the south facing elevation, each spaced apart at least 4 metres. The slate should be fitted using the design shown below, this will allow bats to access the space between tile and underfelt in the gap between the rafters.
- Install four Schwegler 2FR bat boxes into the south facing wall approximately as shown on the plan below. They should be installed at least 3 metres from the ground to avoid disturbance and predation. They should be positioned to ensure that they are not lit by any external lighting.
- Ensure any timber treatment (if required) is undertaken using chemicals shown to be safe for bats – Natural England list or use tanalised timber.

B – Reasonable Avoidance Measures associated with the proposed works.

- No works to the barn should be undertaken between May and September to avoid any potential disturbance to roosting bats.
- The barn will be checked by a licensed bat worker prior to the start of any works, the exact location of the bat boxes will also be agreed at this point.
- Care should be taken regarding any removal of wall stones or when filling in missing sections to ensure that no roosting, torpid or hibernating bats are injured during the works.

- The roof tiles should be carefully removed in sections by hand to ensure that no roosting, torpid or hibernating bats are injured during the proposed works.
- 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 conversion then all work should cease and CCW (Mold office) and/or a licensed bat worker should be contacted for further advice.
- The conversion will be inspected upon completion to ensure the measures detailed in this report have been followed.

D – External lighting proposals.

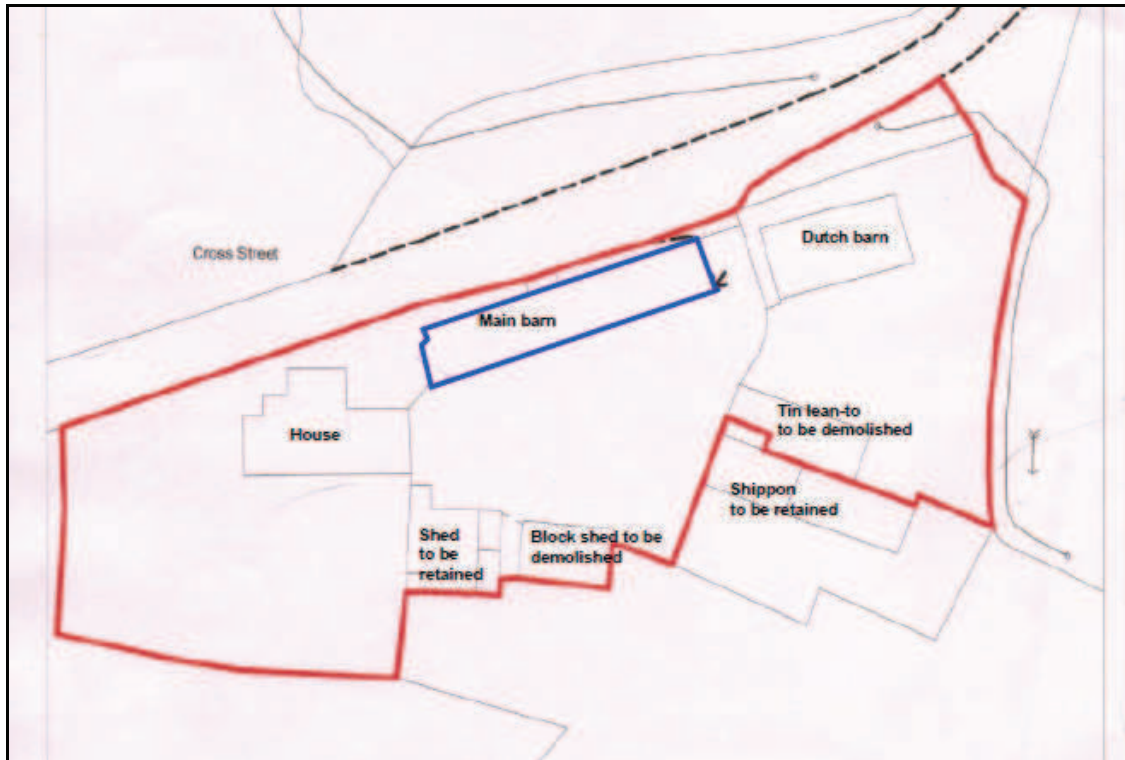
Any lighting proposals for the converted barn will be low level and directional towards the ground. There should be no high level illumination or halogen lighting which will discourage bats, all external lighting will be on a timer.

G – Provision of corridors to and from the proposed compensation roost.

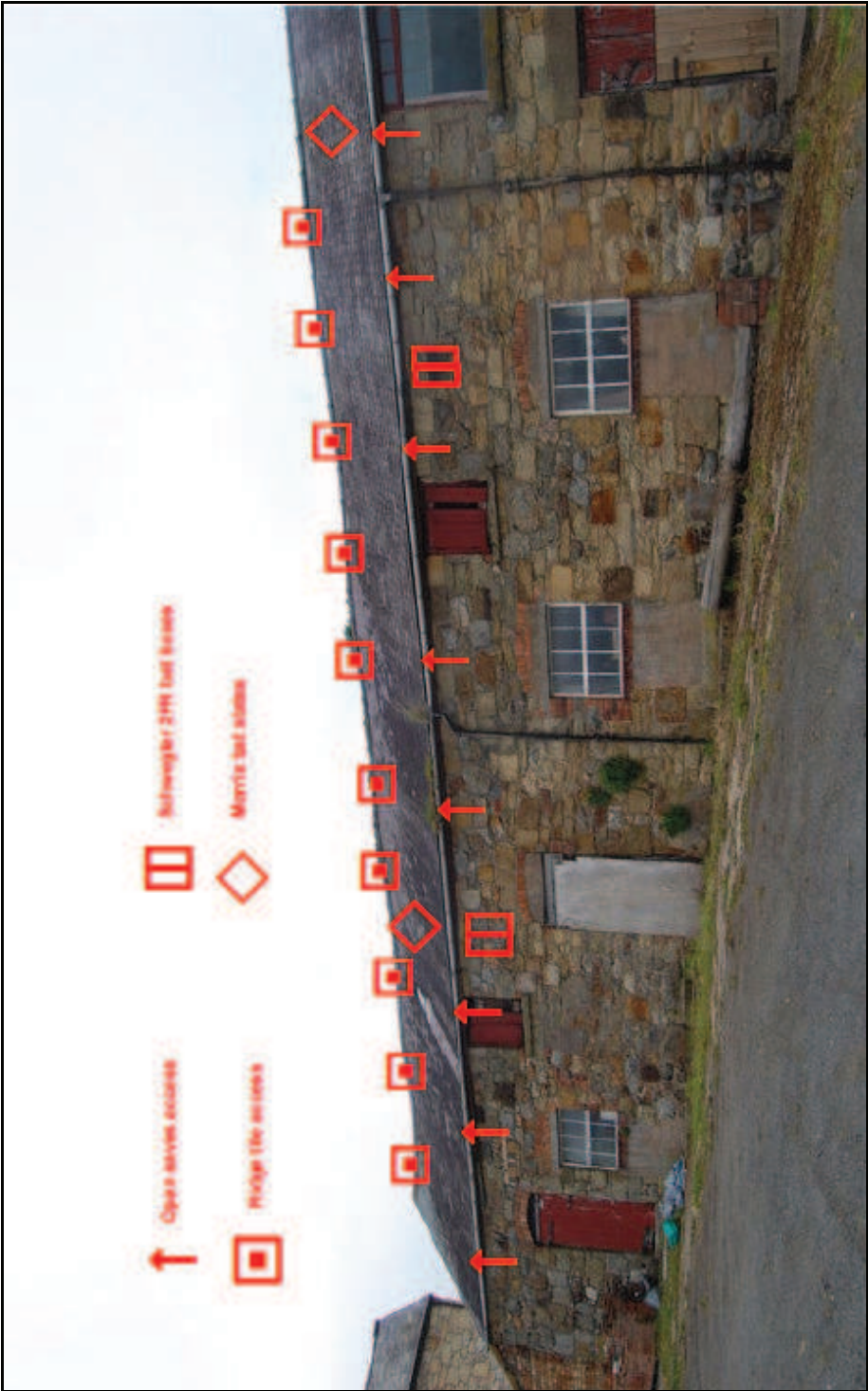
The existing boundaries to the property (hedgerows and trees) will be retained as part of any current or future development.

Appendix 1 – Site plans

Existing site plan

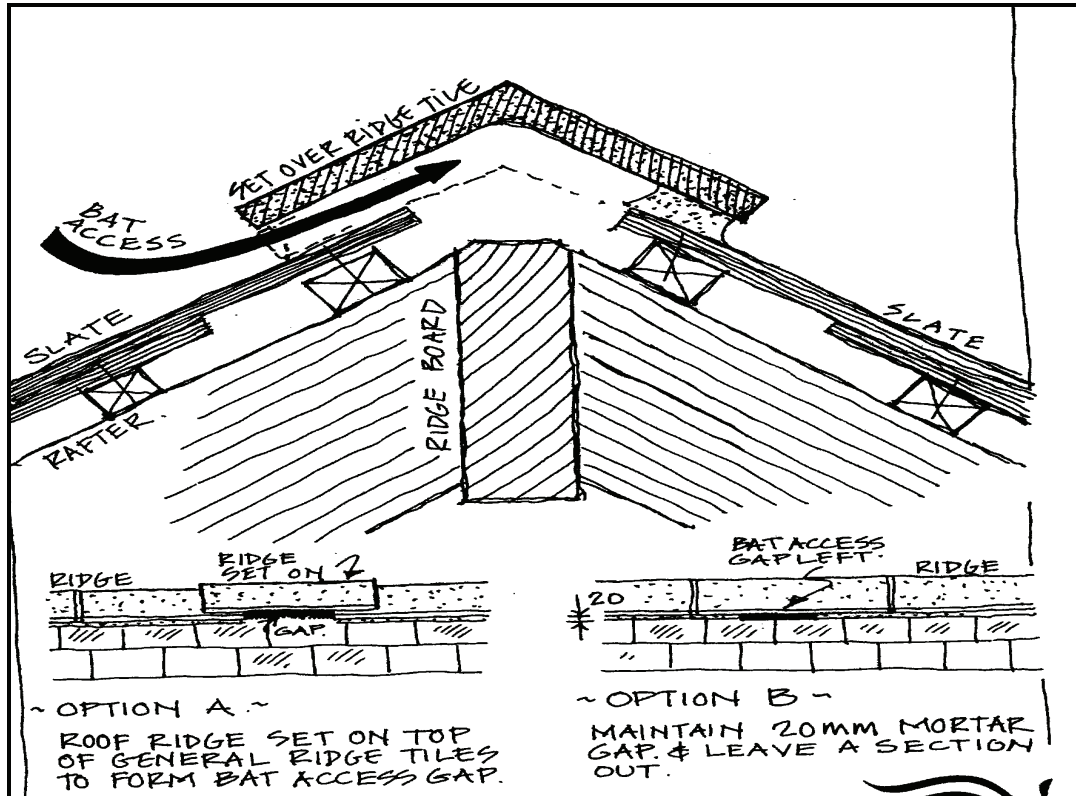


Bat mitigation features

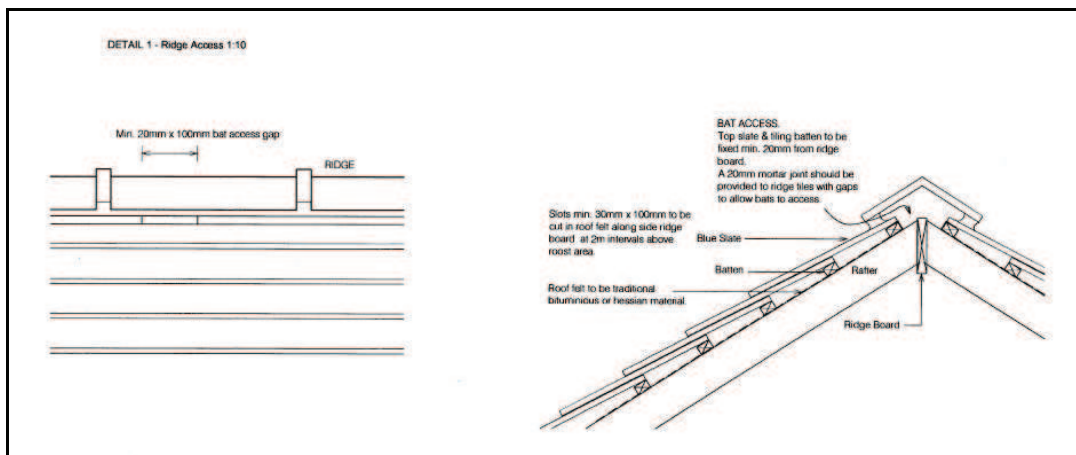


Mitigation details

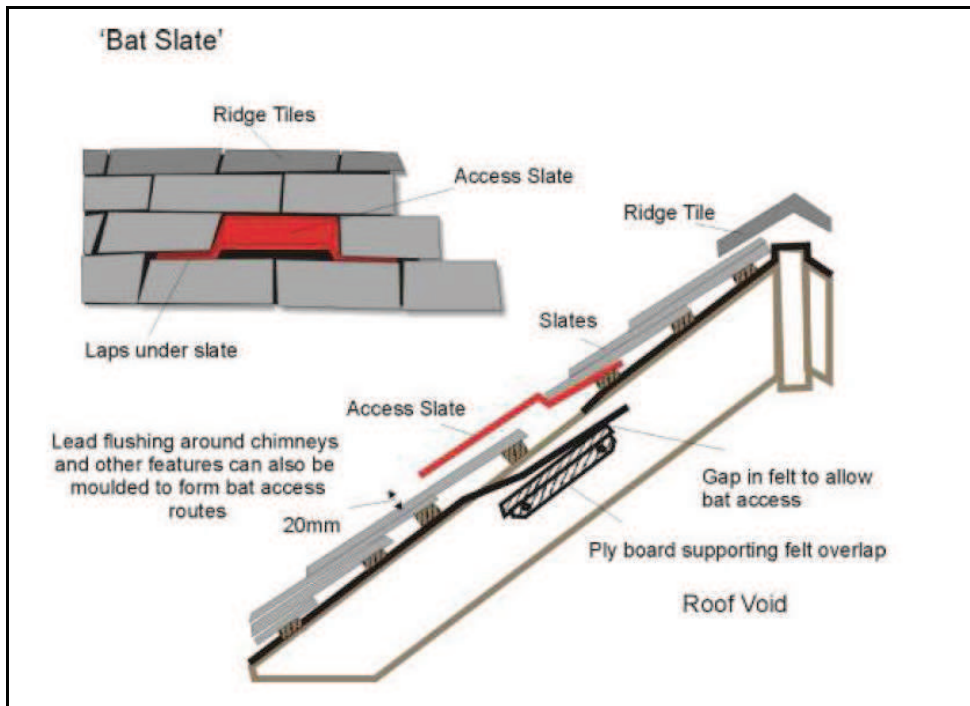
1. Ridge tile detail



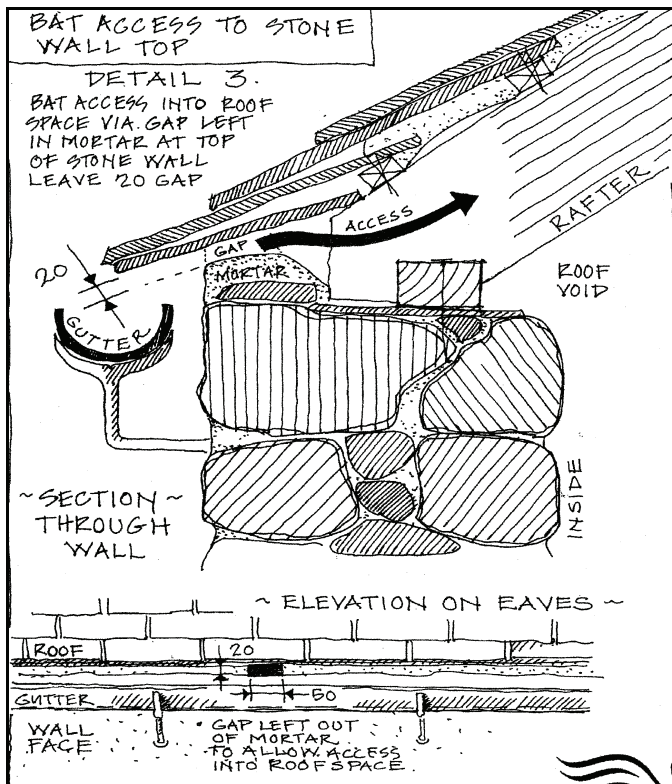
2. Ridge tile detail



3. Morris type bat slate installation



4. Open eaves example



Schwegler 2FR bat boxes – two be installed next to each other each pair will form a single roost area

