Bat Avoidance Method Statement at Oddi ar y Twmpath - Barn 3

In order to avoid harming bats or their roosts the works must be undertaken according to the timings and procedures below.
Work on Barn 3 (referred to in the emergence survey report as Barn 1) will take place once a development licence has been granted by Natural Resources Wales. A full method statement will be included as part of the application.

Timings
Every effort should be made to avoid disturbing bats which could be hidden from view in case they fly outside the roost in daylight, when they are very vulnerable to attack by predators.
Crevices in walls, wooden structures and under roof coverings may provide opportunities for shelter for bats, as well as dense vegetation covering roofs and walls.
If possible work should be avoided between 1 November and 31 March. Ideally work should take place during September/October or during April when bats are least likely to be present.

Prior to works
Before work commences, all accessible areas that will be affected must be checked for bats by a licensed bat worker.
Contractors will be informed of the possibility of finding bats during the work, and that bats may be present in any area of a building at any time of year. They will be instructed about the legal protection of bats, how to avoid disturbing or harming bats, and about preserving their own safety in relation to bats.

Scaffolding
Please note that the above timings include installation and dismantling of scaffolding.
Gaps which are larger than 8mm by 20mm, where the back of the gap cannot be seen, may give access/be used by roosting bats. Any cracks or crevices that may give access to bats must remain clear throughout works.
Any coverings on scaffolding: must have an opening of a minimum 1 x 2 metres which must be opened at dusk and left open until dawn.

During works
Work must be undertaken with caution, contractors must remain vigilant and check for the presence of bats throughout works. Gloves should be worn at all times. Bats are very small and may be hidden within narrow crevices in roof beams and in crevices in stonework
Bats can also be found lower down, even on ceiling joists where they are in danger of being stepped on. Work should be undertaken systematically and structures removed carefully. Ideally one section should be completed before moving to the next to allow any hidden bats access to an undisturbed part of the building at all times.
If a bat is discovered during supervised work, work in that area will stop at once. Any bats which have been injured will be captured and placed in a secure box, then taken into care by a licensed bat worker.
Any bats exposed due to destruction of a place of shelter or rest will be captured and placed in a secure box by the licensed ecologist and released at an appropriate time.
If a bat is discovered at other, unsupervised times, work will cease immediately and a licensed bat worker will be called for advice.

Post Development Compensation

A lighting plan will be designed in accordance with the Bat Conservation Trust guidelines: https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/

A woodstone/woodcrete crevice dwelling bat box will be fixed to the south gable end of the building, e.g. Schwegler 1FF, Chillon or Vivara Pro Low Profile Woodstone bat box. This will be offset from the apex to avoid droppings potentially falling above the doorway and window.

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5th March 2026