Whitcher Wildlife Ltd.
Ecological Consultants.

Cliff Edge, Cliff Road, Darfield, Barnsley, S73 9HR. Tel: 01226 753271. Fax: 01226 270993.
E-mail: info@whitcher-wildlife.co.uk. Website address: www.whitcher-wildlife.co.uk

1. Introduction.

1.1. Planning Consent 2021/1107 has been granted for the replacement of the existing dwelling at Banks View, Greenmoor. Condition 4 of the planning consent states.

No development or other operations being undertaken on site shall take place until a detailed Method Statement, for bats, including plans for a sympathetic lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The method statement shall be implemented in full according to the specified timescales.

1.2. This document seeks to satisfy that condition.

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2. Bat Method Statement.

2.1. One final check of the existing bungalow will be undertaken immediately before demolition to determine whether circumstances have changed. The check will be in the form of a Potential Roost Assessment (PRA). In the event there has been a change in circumstances and there is fresh evidence of bats being present, the ecologist will advise accordingly.

2.2. Further surveys will be necessary under these circumstances to support a Natural England licence application.

2.3. In the event that circumstances remain as at present and there are no bats present, the demolition will be undertaken with due care and with a licensed ecologist present during the roof strip.

2.4. Prior to that happening, a bat box will be erected on a tree around the site perimeter. A Harlech Woodstone bat box as shown below or equivalent will be erected at least 3m up a suitable tree. In the unlikely event of a bat being found, if the bat cannot be safely left in situ, it can then be moved and placed into the bat box and it will provide the bats with an alternative roost during the development.



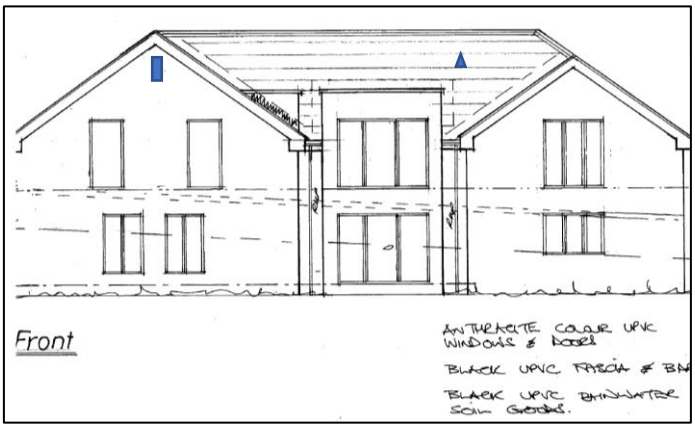
2.5. In addition, bat roosting opportunities will be built into the new dwelling. One integrated bat brick with a finish to match the new dwelling will be placed high in a gable end wall. The design will be as shown below or equivalent.

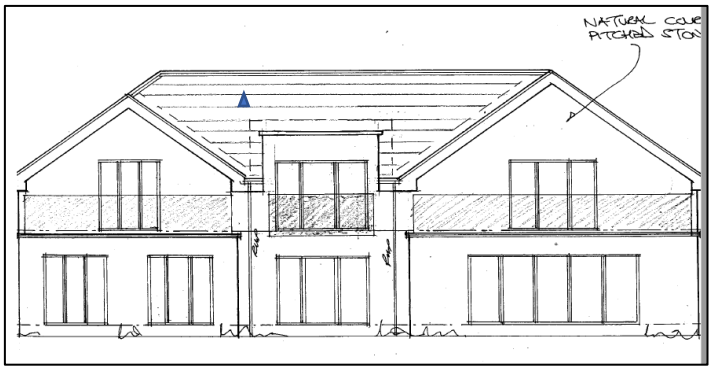


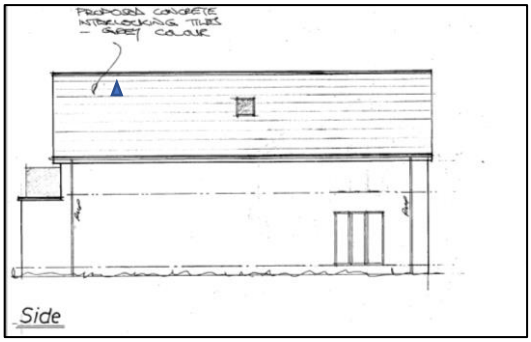
2.6. In addition, four bat access slates will be incorporated into the roof of the building to provide access for crevice dwelling bats to access the gap between the tiles and the roof lining. These will be as shown below or equivalent.



2.7. The locations of the integrated bat brick and the bat access slates are shown on the following plans. The bat brick is shown as a blue square and a bat tile as a blue triangle.









2.8. If a bat is found at any point during the works, all work on site will stop and the licenced ecologist will advise how to proceed. It is likely that a Natural England licence will need to be applied for to cover the remaining works.

2.9. The lighting strategy will avoid light interference of the roosting opportunities shown above. A detailed scheme is being prepared by others.

Prepared by:	
Derek Whitcher BSc, MCIEEM, MCMI	Date: 6th February 2023.

Checked by:	
Ruth Georgiou. BSc, MCIEEM	Date: 6th February 2023.