

27th July 2023

Theresa Rymer

Dear Theresa,

Subject: 2023/0088– Cooper Lodge, Hoylandswaine – Protected Species Mitigation Scheme

Introduction

This Protected Species Mitigation Scheme has been written to inform a draft condition on the planning permission (Application Ref.: 2023/0088) for the demolition of a former stables and construction of a new dwelling on a site off Cooper Lane in Hoylandswaine (O.S. Grid Ref.: SE 26697 05730).

The relevant draft condition states:

5 Prior to the commencement of development, a protected species mitigation scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include recommendations and enhancement measures set out within section 6.3 of the Bat and Bird Survey Report and shall include precautionary measures to be adopted during demolition works, the proposed locations and type of bat and bird boxes to be installed integrally within the new building and the adoption of a sympathetic lighting scheme to avoid the illumination of habitats of value, such as woodland, unintensively managed grassland, etc. within close proximity of the proposals site.

Bat survey findings

The former stables were subject to an internal and external visual inspection on 4th July 2022 and two nocturnal surveys, undertaken on 13th July and 1st August 2022.

The former stables were found to support a single bat roost, which comprised a common pipistrelle day roost, used by a single or low number of bats. The roost was never recorded in occupation, however, a cluster of droppings within a crevice (Plate 1) was sampled and subject to DNA analysis, which confirmed that they originated from a common pipistrelle. The building displays a low level of suitability to support further bat roosts.

Plate 1. Roost location in surveyed building



Bat mitigation licensing and bat exclusion

Following the discharge of the nature conservation related planning condition the site and an update visual inspection, the site will be registered the Earned Recognition bat licence by Robert Bell of Middleton Bell Ecology.

Prior to demolition of the site building and during the bat activity period (April-October), a one-way bat exclusion device of the type shown in Plate 2 will be fitted across the single roost location recorded from the site building. Following the fitting of the excluder, the remainder of the building will be subject to a final close inspection to double check for any additional signs of bat presence. The excluder will then remain in place for at least five nights of suitable weather before the excluder is rechecked and the building is demolished.

A toolbox talk will be delivered to demolition staff by an ecologist prior to demolition commencing.

Plate 2. One way bat exclusion device



Nesting bird protection

If demolition works are to commence during the main nesting bird period (March to August) then they will be preceded by a nesting bird check, to be undertaken by an ecologist, to be undertaken within 48 hours of works commencing.

Bat and bird box provision

Two new integrated PRO UK Build-in WoodStone Bat Boxes and one Pro UK Visible Build-In Swift Box will be integrated into the new dwelling. These units are to be installed close to wall top height in the locations shown in Figures 1 & 2. Both types of units are self-contained and require no maintenance. The boxes are to be sited on gables, to give additional height, given the new dwelling will be single storey.

The provision of two bat boxes of a type suitable for use by pipistrelle bats, will help ensure that the Favourable Conservation Status of the local common pipistrelle population is maintained. The new swift box will provide an enhancement and will be suitable for nesting use by a range of building nesting bird species.

Figure 1. Locations of new integrated bat and bird boxes

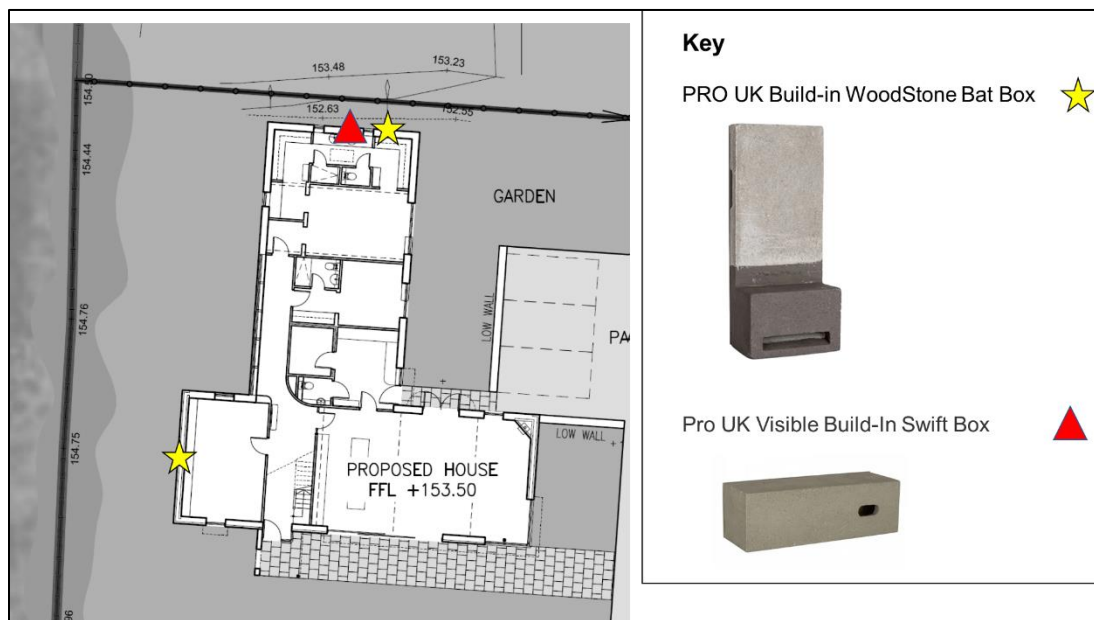
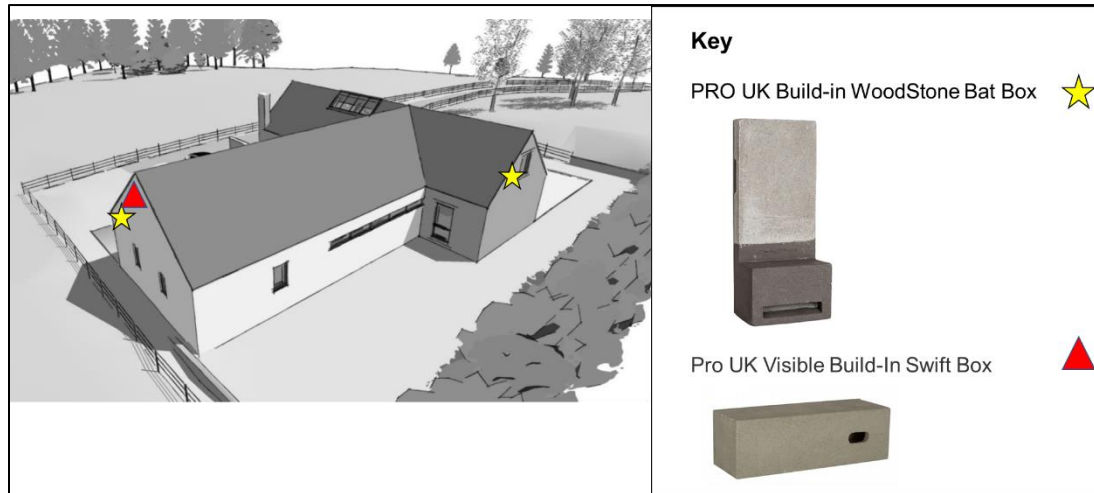


Figure 2. Locations of new integrated bat and bird boxes



Ecologically sensitive lighting

The linear woodland to the north of the site and to a lesser extent the western boundary hedge are expected to comprise important landscape elements for bats, forming commuting and foraging linkages in the landscape.

As a result, the clients have signed up to external lighting restrictions detailed in Figure 3. These measures include the use of only PIR sensor operated lighting on the driveway and in the parking area. In addition only PIR sensor operated security lighting will be fitted to the north and west of the dwelling. In both these areas, following the triggering of lighting systems they will be on a short timers (i.e. five minutes) with the result that this lighting will rarely be in operation. To the south of the dwelling external lighting may be switch operated but it must not be left on through the night as well as being low level, low output, warm white in colour tone (ideally <2700 Kelvin). No uplighting is permitted.

No new lighting will be installed away from the new access track and garden.

Conclusion

If you have any queries in relation to the Protected Species Mitigation Scheme then please do not hesitate to get in contact.

Yours sincerely,

Robert Bell MCIEEM
Principal Ecologist

Figure 3. Lighting constraints plan

