GOSLING MOOR FARM, WORTLEY.

MAP REFERENCE: SE 302 986.

APPLICATION FOR A BAT LICENCE IN RESPECT OF DEVELOPMENT.

DOCUMENT 2.
DELIVERY INFORMATION.



17th November 2008.

Cliff Edge, Cliff Road, Darfield, Barnsley, S73 9HR.
Tel. 01226 753271. Fax. 01226 270993. Mobile 07778 660065.
derek@whitcher-wildlife.co.uk www.whitcher-wildlife.co.uk
Company No. 4401613.

Prepared by:- **Derek Whitcher,**
Derek A Whitcher Limited.

Checked by:- **Steven Whitcher**

On behalf of:-

Wharncliffe Estates,
c/o Chris Carr Associates,
6a Eastgate,
Barnsley,
S70 3EP.

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A. Mitigation and compensation.

A1. Summary of mitigation strategy.

A1.1. The existing brown long eared bat roost will be retained in the south western end of the roof of the barn although the re-roofing of the property will create disturbance to the bats during the works.

A1.2. Replacement pipistrelle roost opportunities will be provided within the re-roofed barn although there will be disturbance to the existing roost during the proposed works.

A1.3. The timing of the works will therefore be critical in order to avoid disturbing the bats during the breeding season. It will also be necessary to time the works to avoid any disturbance to brown long eared bats that may remain in the summer roost over the winter hibernation period. The works will therefore be carried out during March and April or during September and October.

A1.4. The barn will be re-roofed in two phases in order that the bats will always have a roost opportunity available in the roof of the barn.

B. Works to be undertaken by the ecologist.

B1. Capture and exclusion.

B1.1. The ecologist will inspect the barn immediately prior to works commencing to check for levels of bat activity, for any changes in the pattern of activity and to check the access points for the bats.

B1.2. Once the ecologist has established that the circumstances have not changed in any significant way that would affect the licence and mitigation, he will release the site for works to commence.

B1.3. The developer will erect a partition wall dividing the two halves of the barn. The ecologist will inspect the barrier for its effectiveness.

B1.4. On completion of the dividing barrier, the ecologist will remove or cover all existing bat droppings in the south western end of the barn. The developer will erect lights in the south western end of the barn and will ensure the lights do not cause any light interference in the north eastern end of the barn, to the satisfaction of the ecologist.

B1.5. The lights will be left on overnight for five days or until the ecologist is satisfied that the brown long eared bats have been excluded from the south western end of the barn. At this point, the ecologist will release the barn for re-roofing to commence.

B1.6. Flaps will be fixed over all pipistrelle roosting opportunities around the eaves of the south western end of the barn. These will comprise plastic material that will allow the bats out but will spring back and prevent them from returning. These will be checked by the ecologist and will remain in place for the same five days as above. The ecologist will check these to ensure they are working as designed.

B1.7. The ecologist will be present on the site during the hand removal of the ridge tiles and the roof slates on the south western end of the barn. Any bats that are found will be carefully relocated into the north eastern end of the barn. The ecologist will inform the developer when he is satisfied that there are no bats left in the south western end of the barn roof and will release that end of the barn for the re-roofing to continue to completion.

B1.8. The ecologist will inspect the bat mitigation measures that are incorporated into the brown long eared bat roost area and the pipistrelle roosting opportunities within the south western end of the barn once these have been completed by the developer.

B1.9. Once the ecologist is satisfied that the new roosts are complete and in line with the mitigation strategy, he will release the site for works to commence on the north eastern end of the barn roof.

B1.10. The ecologist will remove or cover all existing bat droppings in the north eastern end of the barn. The developer will erect lights in the north eastern end of the

barn and will ensure the lights do not cause any light interference in the new roost in the south western end of the barn, to the satisfaction of the ecologist.

B1.11. The lights will be left on overnight for five days or until the ecologist is satisfied that the brown long eared bats have been excluded from the north eastern end of the barn. At this point, the ecologist will release this end of the barn for re-roofing to commence.

B1.12. Flaps will be fixed over all pipistrelle roosting opportunities around the eaves of the north eastern end of the barn. These will comprise plastic material that will allow the bats out but will spring back and prevent them from returning. These will be checked by the ecologist and will remain in place for the same five days as above. The ecologist will check these to ensure they are working as designed.

B1.13. The ecologist will be present on the site during the hand removal of the ridge tiles and the roof slates on the north eastern end of the barn. Any bats that are found will be carefully relocated into the south western end of the barn. The ecologist will inform the developer when he is satisfied that there are no bats left in the north eastern end of the barn roof and will release that end of the barn for the re-roofing to continue to completion.

B1.14. The ecologist will inspect the pipistrelle roosting opportunities within the north western end of the barn once these have been completed by the developer.

C. Works to be undertaken by the Developer/Landowner.

C1. Bat roosts.

C1.1. In situ retention of roost(s).

C1.1.1. The developer will erect a partition barrier approximately half way along the barn to isolate the two ends. This will need to be floor to underside of roof and will need to be sufficiently bat and disturbance proof.

C1.1.2. If required, the developer will provide sufficient polythene sheeting to cover the floor of the south western end of the barn and will then erect bright lights to exclude any remaining bats from that end of the barn.

C1.1.3. Once the ecologist is satisfied that no bats remain the developer will hand remove the ridge tiles from that end of the barn in the presence of the ecologist and sufficient top tiles for the ecologist to be sure no bats remain.

C1.1.4. Once the ecologist has released that end of the barn, the developer will re-roof up to the internal barrier and will install the top floor ceiling and the stud wall partition to create the bat roost above.

C1.1.5. Once the replacement roost has been completed, if required, the developer will provide sufficient polythene sheeting to cover the floor of the north eastern end of the barn and will then erect bright lights to exclude any remaining bats from that end of the barn.

C1.1.3. Once the ecologist is satisfied that no bats remain the developer will hand remove the ridge tiles from that end of the barn in the presence of the ecologist and sufficient top tiles for the ecologist to be sure no bats remain.

C1.1.4. The developer will then continue with the barn development.

C1.2. Modification of existing roosts.

The brown long eared bat roost in the south western end of the barn will be re-roofed as above. A new roost will be provided as below.

C1.3. New roost creation.

C1.3.1. Mitigation needs to be designed to meet the needs of the species concerned. In this case, brown long-eared bats require a segregated, dark loft space in which to fly before emergence.

C1.3.2. The brown long eared bat roost will be created in the south western end of the barn loft space.

C1.3.3. The timing of the works will be carefully planned to ensure that the bats always have an available roost during the active season between March and October.

C1.3.4. The roof structure will have a pitched roof and timber supporting frame as exists at present. A segregated loft space will be provided and will be approximately 5m x 6m in floor area with a floor to ridge height of 2.1m.

C1.3.5. Roofing felt will be traditional bitumastic and Hessian. An additional layer of felt will be fixed to the underside of the roof timber and will cover approximately a third of the roof area. This will not be tight but allowed to sag very slightly between rafters. Holes will be cut in the felt at different levels, approximately 40mm x 60mm cut on three sides with the fourth side left to hang down to provide a range of roosting opportunities.

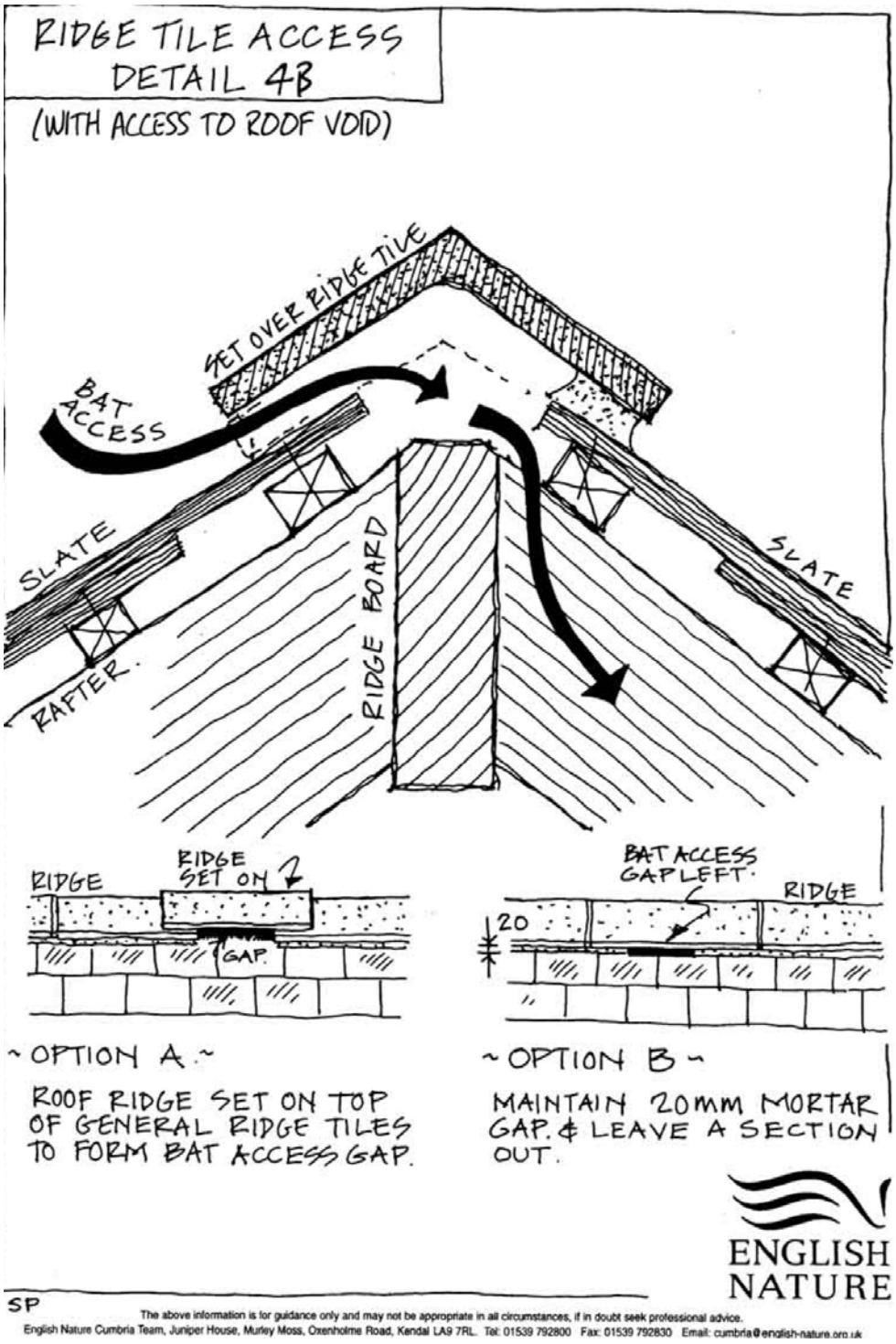
C1.3.6. The top slate batten will be placed 20mm from the ridge board. At about 2m intervals along the ridge the membrane and under felt will have 30mm x 100mm slots cut out beside the ridge boards to allow bats access to the ridge tiles for roosting. These will need to be inspected before the tiles are laid to ensure proper access is created. When the ridge tiles are laid it is important to ensure the space within the ridge tiles remains unfilled by mortar forming a small tunnel in which the bats can roost. The ridge ends will be well pointed to avoid through draughts.

C1.3.7. Additional roosting locations will be provided by fixing false rafters approximately 600mm long to the side of the rafters with 15mm spacers forming a narrow slot butted up to the ridge board at the top end and with the upper half bridged over with 75mm x 15mm untreated sawn timbers, or equivalent, to form a long narrow cavity. Six such features will be provided.

C1.3.8. Internal partitioning of the loft apex will be provided with triangular shaped pieces of 50mm insulation board (rough faced) fastened to the rafters and hanging

down 600mm below the ridge. These will be provided at two locations to maintain heat in the ridge and to reduce draughts from the access opening.

C1.3.9. Access to the roost will be through a ridge tile access point. This will comprise a 20mm deep opening beneath one of the ridge tiles on the northern side of the building, generally as shown below.



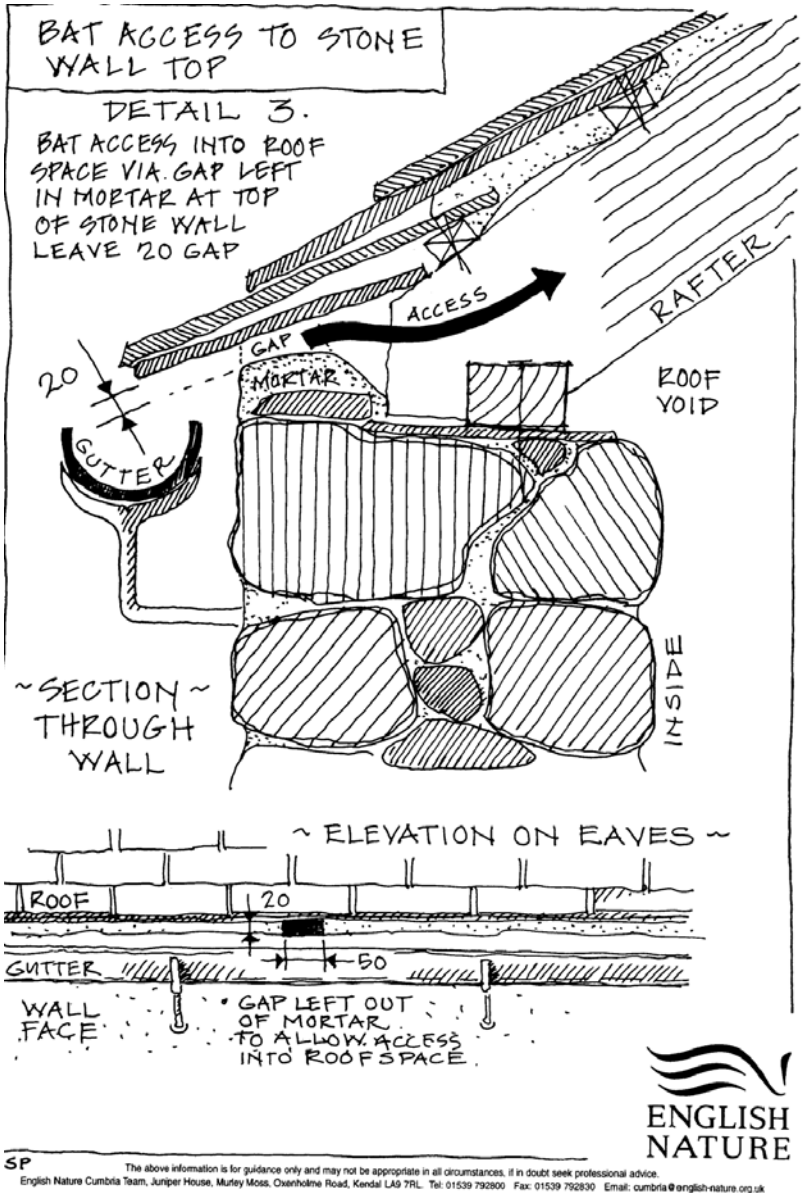
The above information is for guidance only and may not be appropriate in all circumstances, if in doubt seek professional advice.
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C1.3.10. An access door will be provided between the roost and the loft service area for monitoring and maintenance.

C1.3.11. As the roost will be above the living accommodation, no additional heating will be required.

C1.3.12. Any timber treatment will be carried out using only safe Permethryn type chemicals on the Natural England list of approved safe chemicals. Use of new pre-treated timber, such as “tanalised” is safe provided the chemical has been allowed to dry thoroughly before use. New timbers used at specific roost sites in the ridge area, will be thoroughly brushed with a stiff yard brush to remove any crystalline residues, before use.

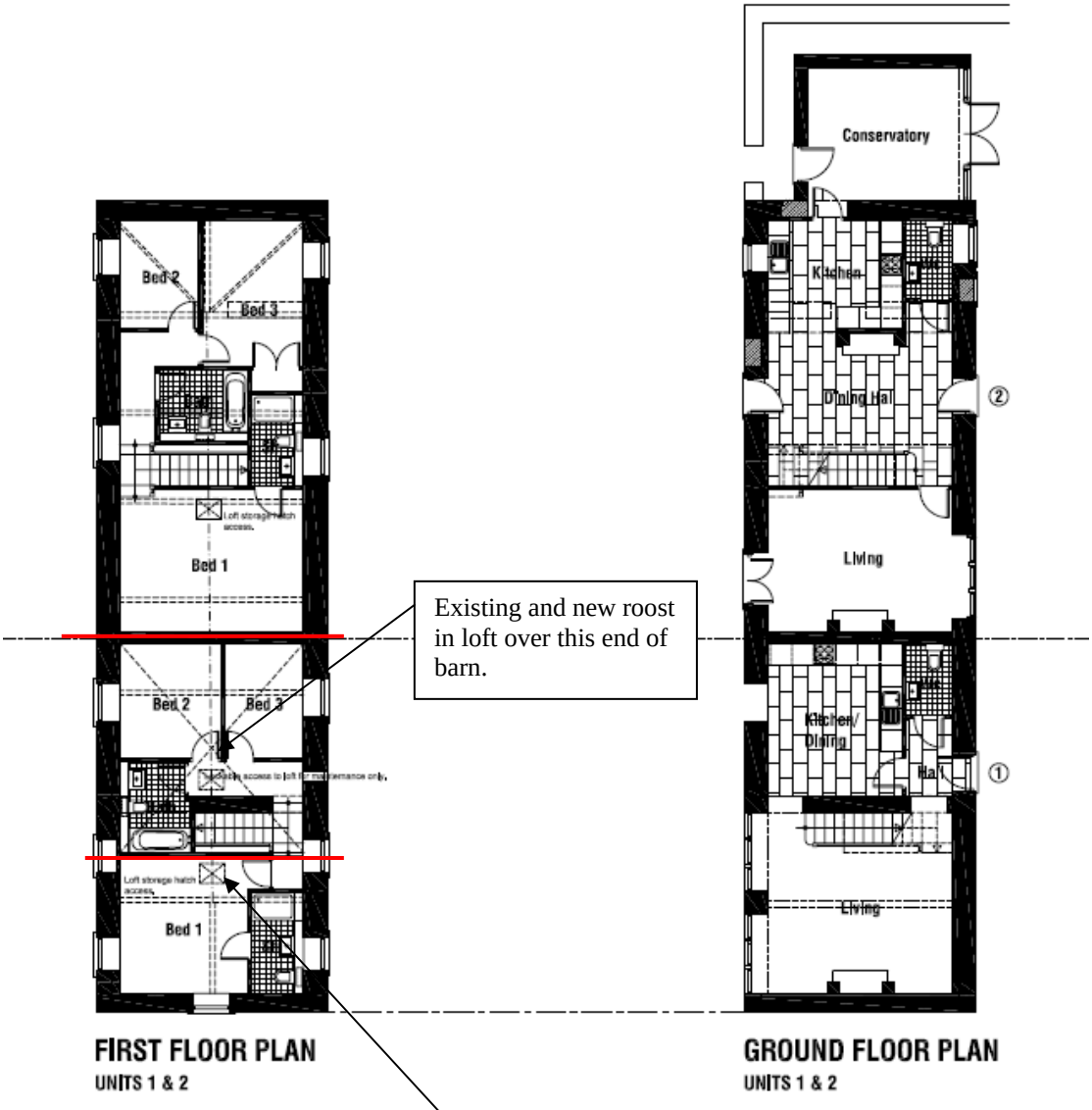
C1.3.13. Provision will be made for pipistrelle bats in the form of small openings, approximately 50 x 15mm in the tops of all four walls to enable the bats to access the top of the wall and the space between the roof felt and the roof slates, generally as shown below.



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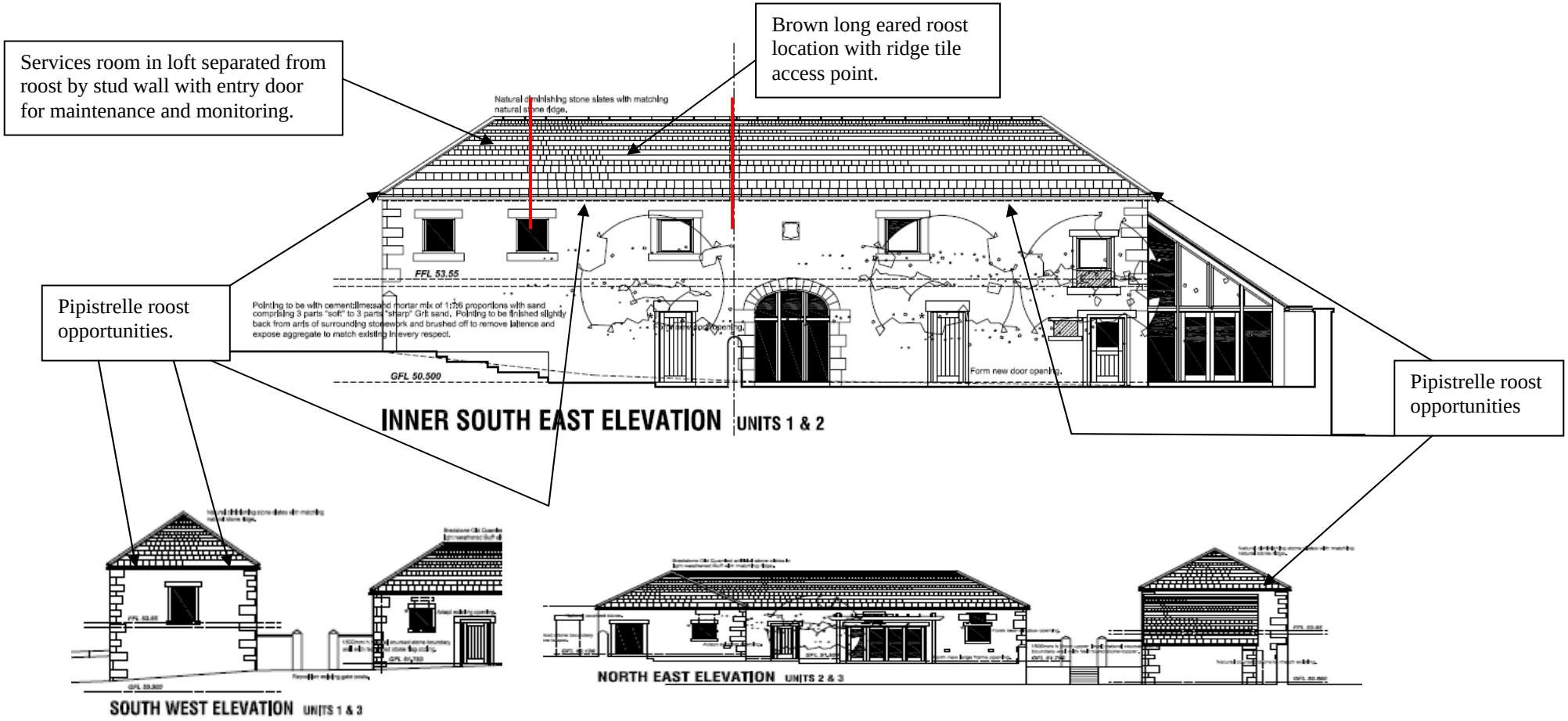
C1.3.14. External lighting requirements will be carefully designed to avoid light spillage affecting roost entrances. Lights will not be mounted where they will shine directly on to access points used by bats. Use of down lighting is generally preferred, which will leave the upper walls and roof in darkness.

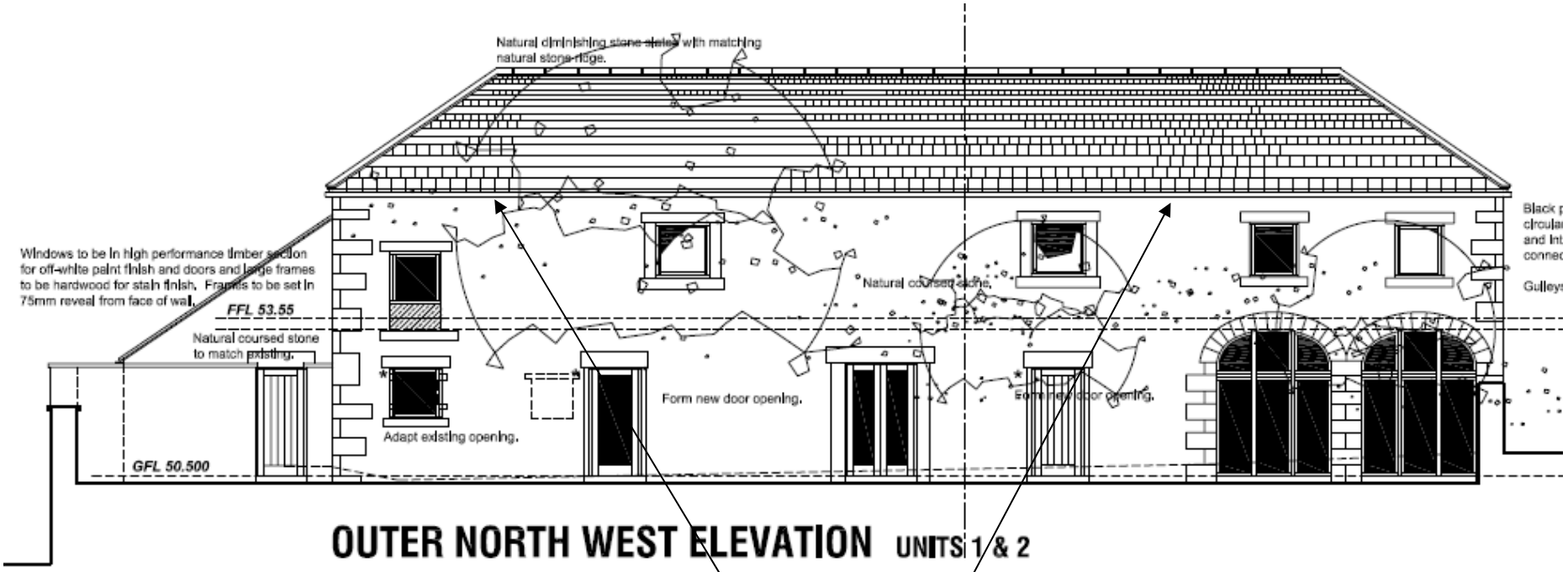
C1.4. Scaled maps and plans.



Scale: 1:100 at A1.

C1.4.1. The following drawing shows the replacement roost locations.




Natural diminishing stone slates with matching natural stone ridge.
Windows to be in high performance timber section for off-white paint finish and doors and large frames to be hardwood for stain finish. Frames to be set in 75mm reveal from face of wall.
FFL 53.55
Natural coursed stone to match existing.
Adapt existing opening.
Form new door opening.
Natural coursed stone.
GFL 50.500
OUTER NORTH WEST ELEVATION UNITS 1 & 2
Pipistrelle roost opportunities.

D. Post-development site safeguard.

D1.1. Habitat/site management and maintenance.

D1.1.1. The two new properties will be individually sold. Each house owner will be responsible for their own property but there will be minimal maintenance required.

D1.1.2. There will be a clause in the deeds of the two houses that contains the bat roosts stating that the roosts must be retained.

D1.2. Population monitoring, roost usage etc.

The developer will commission the ecologist to carry out roost monitoring visits for two years after completion of the development. These will consist of one dusk emergence survey each year, carried out by two surveyors to cover all sides of the properties, during June or July.

D1.3. Mechanism for ensuring delivery of post-development works.

The licence holder will be responsible for ensuring that all aspects of this licence are adhered to. The ecologist will be responsible for providing the necessary level of advice as outlined above.

E. Timetable of works.

The exact timing will be determined at the time the licence application is submitted to Natural England. The following are guideline only.

2009.	Submit Licence application to Natural England.
September 2009.	Developer to start work on the barn roof and replacement roosts. October 2009
By mid Feb 2010.	Roofing complete and all replacement roosts in place.
June/July 2010.	Monitoring survey.
June/July 2011.	Monitoring survey.