

11th February 2020

Lower Eastfield Farm, Eastfield Lane, Hood Green, Sheffield, S35 7AY

Condition 11 Discharge

APPLICATION NO. 2019/1210

MAB Reference: 2020-882

Condition 11:

“Prior to commencement of development full details of the mitigation measures identified in the Preliminary Ecological Appraisal Report and Bat Emergence Survey including a Method Statement, for works affecting Bats, along with a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy BIO1.”

Summary

Planning permission has been granted for redevelopment of the site, including conversion and renovation of existing barns and outbuildings and refurbishment and extension of the farmhouse.

Emergence surveys carried out at the site by Brooks Ecological in August and September 2019 have identified day roosts containing low numbers of common pipistrelle (8 individuals across five roost locations in total) and brown long-eared bats (2 individuals from one location). Bats are roosting in dispersed crevices. No maternity roosts were identified on site.

This document sets out a method statement to be followed in order to minimise any impact to bats caused by the proposed redevelopment of the site. As per condition 11 of the granted planning permission.

Any work likely to impact on bats or roost locations will be carried out under a European Protected Species Licence (EPSL).

Work will be timed for when bats are active but least vulnerable (avoiding the hibernation period) in order to avoid disturbance. There is no need to avoid the breeding season as the activity surveys have confirmed that no maternity roosts are present.

Prior to works, 2 x professional Schwegler 2F bat boxes will be installed on site prior to works for release of any bats encountered during works.

Bats will be excluded from the buildings via a supervised roof strip and deployment of exclusion devices for bats roosting within masonry/timber crevices where required. Where required, emergence surveys will be carried out afterwards to confirm exclusion.

Replacement provision for loss of crevice roosts will be made via the installation of four integral bat boxes, within the completed buildings.

Additional ecological enhancements will be provided for bats via installation of bat access tiles within two sections of roof. Ecological enhancements for birds will be provided via installation of two integral bird boxes and an internal barn owl box.

Mitigation & Compensation

Method Statement and intended timing for works affecting bats.

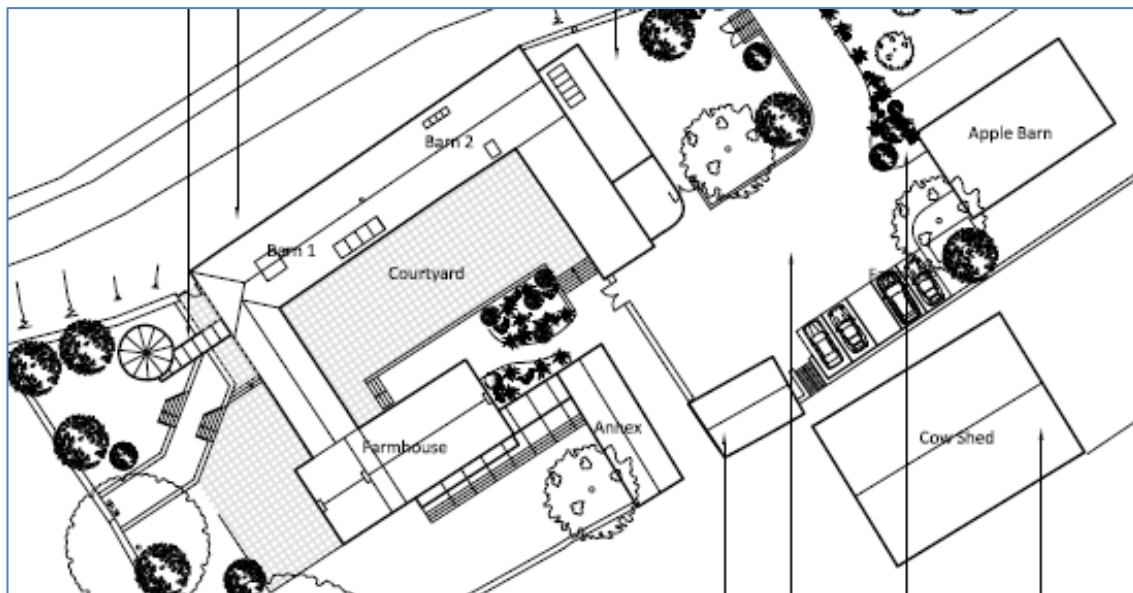


Figure 1: Site layout and Building reference numbers.

April/May 2020

1. Work likely to impact on bats or roost locations will be carried out under a European Protected Species Licence (EPSL).
2. Prior to any licensable works commencing on site, workers and contractors will be informed of the protection afforded to bats and understand the method statement and procedure to be followed.
3. Prior to any licensable work taking place, 2x Schwegler 2F bat boxes (or equivalent), (see Figure 3.1) will be installed on site in the location shown on Figure 2. This will be for the release of any bats uncovered during work.

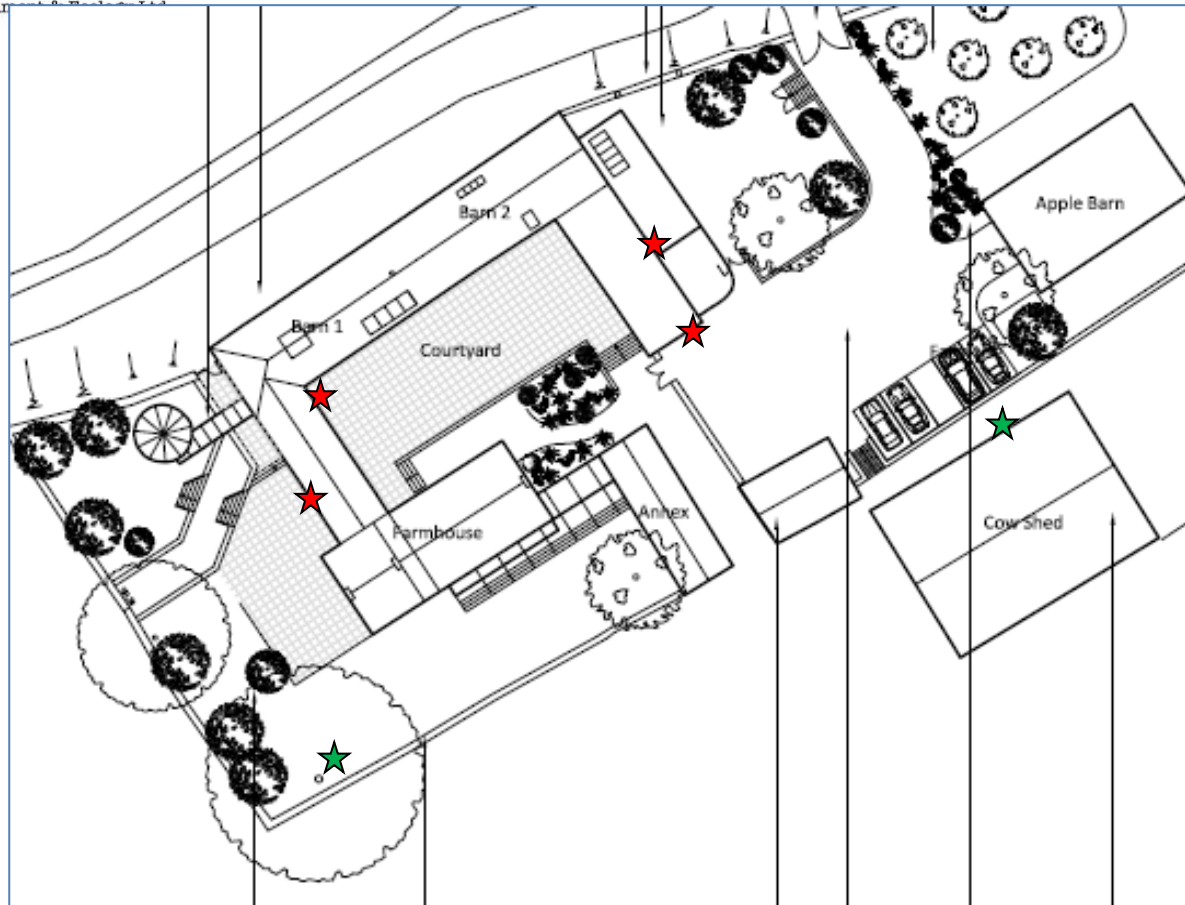
Between May and October 2020 for Barn 1 and 2. Between March and May 2021 for the Farmhouse.

4. Bats will be excluded from Barn 1, Barn 2 and the Farmhouse, via a supervised roof strip and deployment of exclusion devices for bats roosting within masonry/timber crevices where required. Where required, emergence surveys will be carried out afterwards to confirm exclusion.

To be completed by March/April of 2023.

5. Replacement crevice roosting habitat will be provided on site through the incorporation of integral bat bricks into new build areas, in the locations shown in Figure 2 and Figures 4.1 – 4.4 . It is recommended that a total of 4 habitat features are provided. Suitable examples are shown in Figure 2

6. Any lighting scheme should be designed to minimise any disturbance to bats currently using the site and surrounding area for foraging and commuting. No roost locations, foraging areas or commuting routes should be directly illuminated.



- ★ Location of temporary external bat boxes to be installed for release of bats if uncovered during work. (see Figure 3.1 for examples).
- ★ Location of integral bat boxes. (see Figure 2 for examples).

Figure 2: Proposed site layout with locations of bat boxes.

Examples of temporary bat boxes to be provided

2F Schwegler Bat Box (General Purpose)

<https://www.nhbs.com/search?q=batbox&qtview=158629>



Vivara Pro WoodStone Bat Box

<https://www.nhbs.com/search?q=batbox&qtview=195399>



Figure 3.1 External bat boxes for temporary provision during works

Integral bat boxes for permanent provision

Habibat

<http://www.habibat.co.uk/integrated-bat-boxes>



**Habibat 001 Bat Box
Bespoke Facing**



Habibat 003 Bat Box Range



**Habibat Maternity Roost
Box**

Ibstock Enclosed Bat Box 'B'

<https://ibstockbrick.co.uk/wp-content/uploads/2015/01/AA6606-Portfolio-Eco-products.pdf>



**Small Red
215 x 215 mm**

Figure 3.2 Integral bat boxes

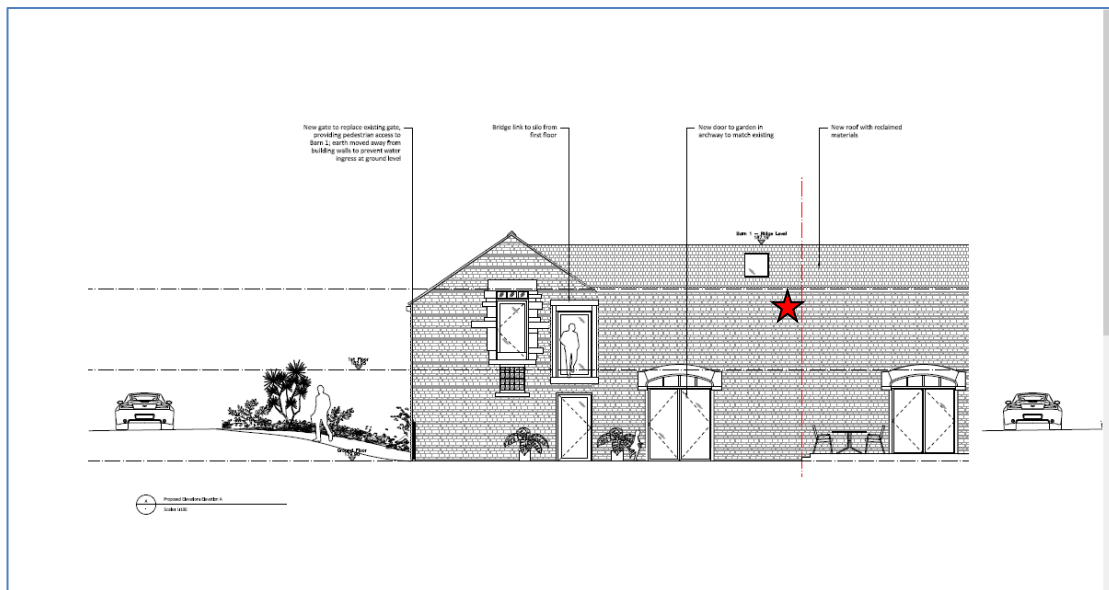


Figure 4.1: Barn 1 west elevation.

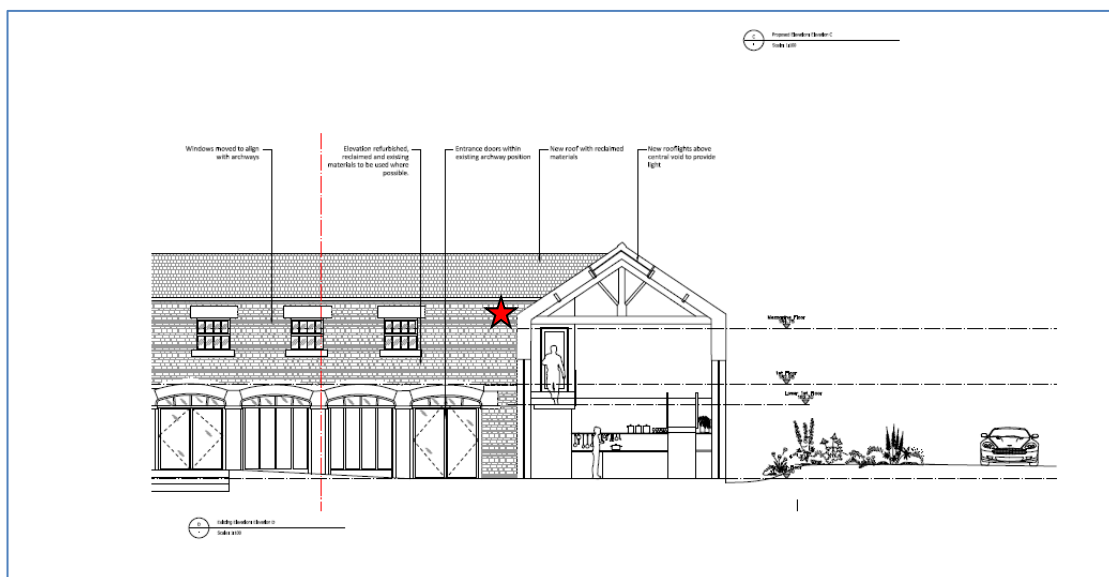


Figure 4.2: Inside courtyard east elevation of Barn 1 (less suitable if in a lit area).

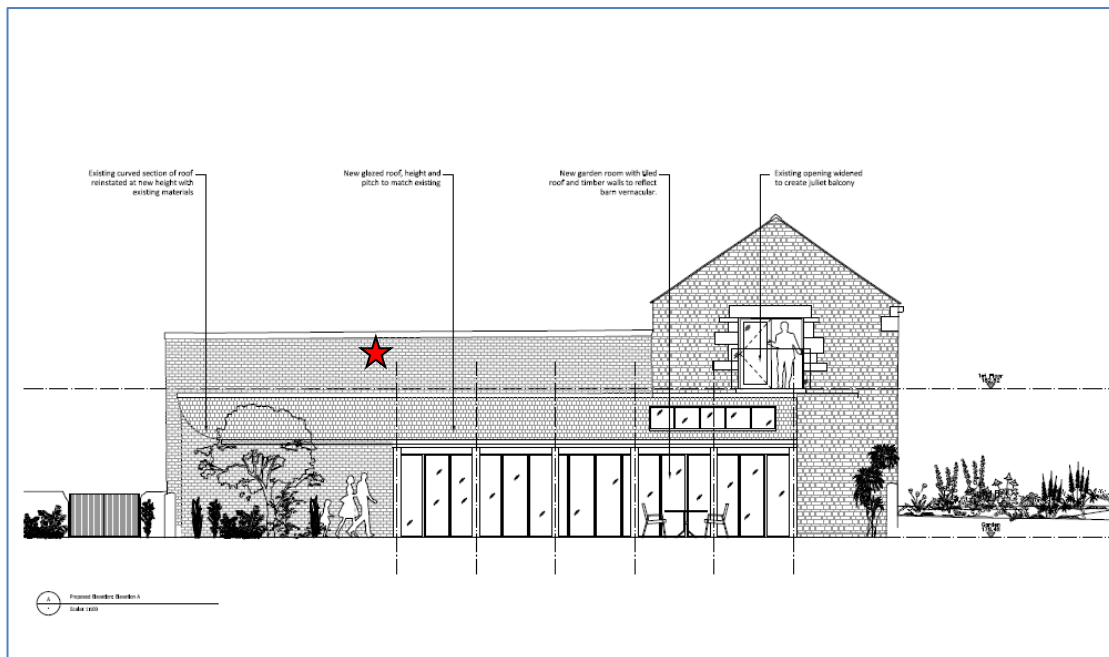


Figure 4.3: Barn 2 east elevation

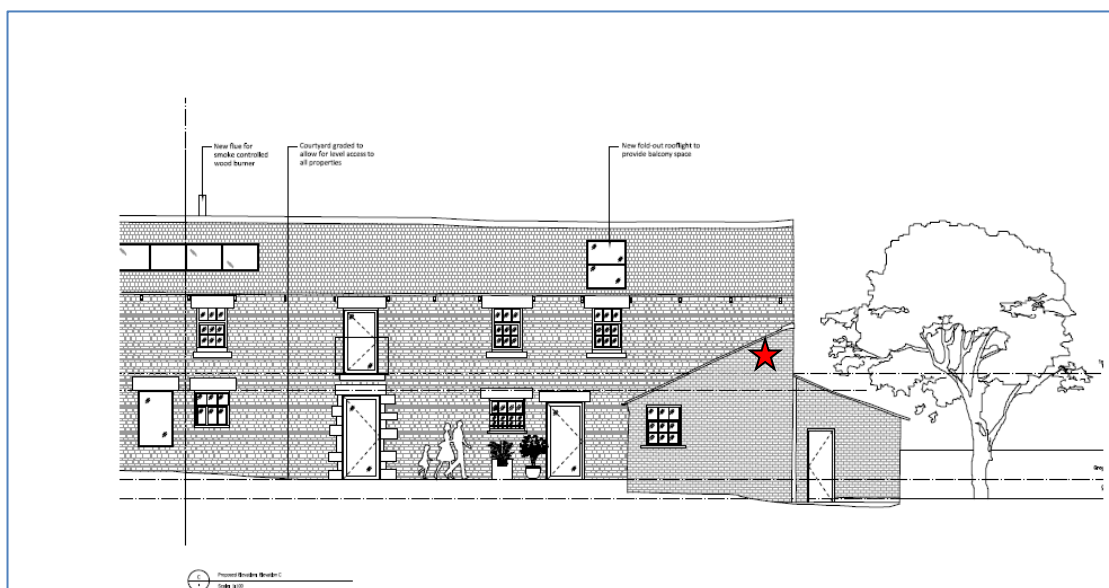


Figure 4.4: Barn 2 south elevation

Figures 4.1 – 4.4 : Proposed elevations with locations of integral bat boxes.

Recommendations for ecological enhancement.

Ecological enhancement for bats.

Within the sections of roof highlighted in yellow on Figure 7, a bitumastic felt liner (eg Type 1F) will be installed beneath the tiles. No breathable roofing membrane (BRM) will be used within these sections of roof. 12 bat access slates (3 on each slope), will allow access for bats to roost in the space between tiles and liner (see below Figure 5 for suitable examples).



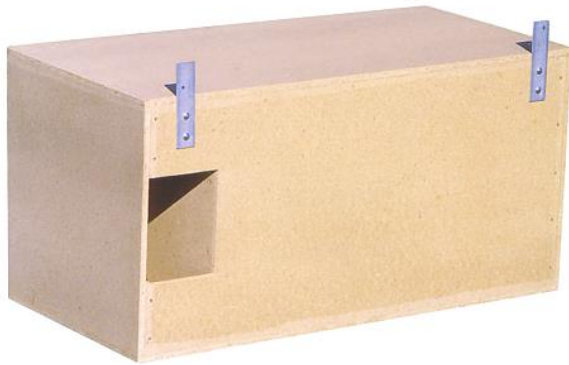
<https://www.justlead.co.uk/product/bat-access-tile-weathering/>

Figure 5: Example of bat access tile to be used.

Ecological enhancement for breeding birds and barn owl.

We recommend, two integral bird nest boxes are installed on site. Examples include Schwegler sparrow terrace 1SP or brick sparrow box, ibstock swift box, Schwegler No. 16 or 1MF (bat and swift), which can be installed under the shelter of overhanging eaves. Suitable locations for these features are shown on Fig 7.

A permanent internal barn owl nesting box (see Figure 6 for example) will be installed within the garage, in the location shown on Figure 7. An external owl access hole, size 130mm x 250mm, will be located in the south pitch of the roof. There will be an easy-to-grip external exercise platform for fledglings to stand on outside the owl hole.

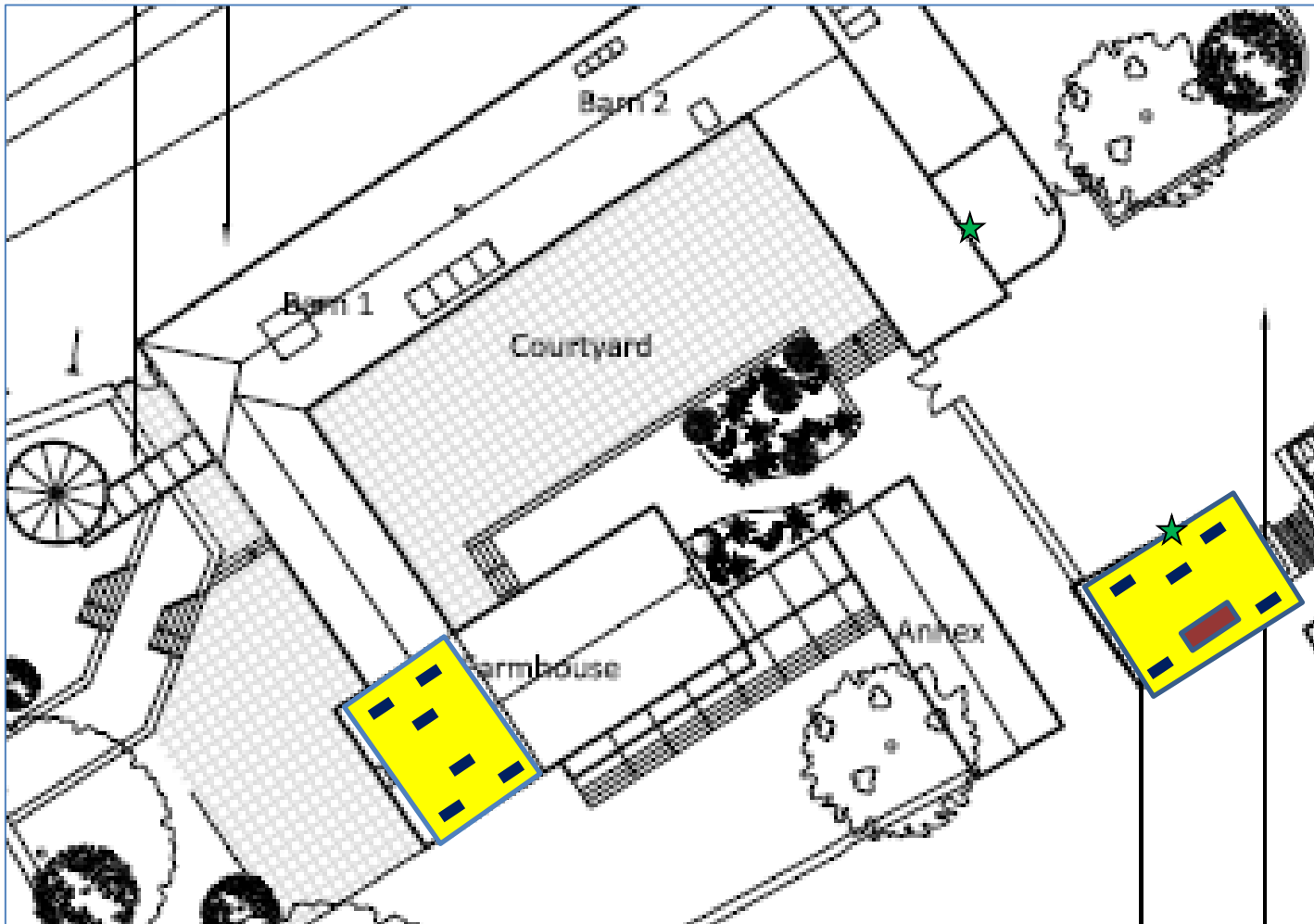


Schwegler Barn Owl Nest Box 23

This box should not be placed completely in the open but ideally attached to the inside walls of the building. Keep an access hole through the external wall clear in front of the entrance to the box. An external landing platform is required.

<https://www.nhbs.com/search?q=barn+owl+box>

Figure 6 : Example of barn owl box to be installed within garage (location shown in Fig 7).



Key

-  Locations where Type 1 bitumen roofing felt to be used
-  Locations of bat access tiles
-  Location of integral birdbox.
-  Location of barn owl nestbox

Figure 7: Proposed site layout and locations for ecological enhancement