15 September 2025

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GREY MARE LANE (PLANNING APPLICATION NO: 142453/FO/2025) - PRE-COMMENCEMENT PLANNING CONDITION 4: BAT MITIGATION

Pre-commencement Planning Condition 4: Bat Mitigation of 142453/FO/2025, states:

Methods for undertaking the pre-felling inspection by a suitably licensed ecologist for any trees remaining with bat roost suitability (PRF-I / PRF-M). The results of the inspection should be submitted and approved in writing by the City Council, as Local Planning Authority, prior to the removal of the trees.

As part of a preliminary ecological appraisal (PEA), a ground level tree assessment (GLTA) was undertaken on 26 April 2024 of all existing trees within the application site.

Two trees, T4 Hawthorn and T6 Whitebeam were identified as Potential Roost Feature - Individual (PRF - I) which are PRFs only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats. T4 had small areas of loose and lifted bark and a rot hole in a removed limb and T6 has a small hollow and a frost crack, both on the main trunk.

No other potential roosting features (PRFs) were identified within any of the other trees assessed.

The latest Arboricultural Implications Assessment (Mulberry, March 2025) confirms that neither T4 nor T6 will be removed due to the proposed development.

Prior to the removal of any trees within the site the following precautionary method of working will be followed:

1. A level 2 licenced (CL18) bat ecologist will repeat the ground level tree assessment (GLTA) of existing trees.
2. A level 2 licenced (CL18) bat ecologist will undertake an inspection of any PRFs identified including detailed inspections of T4 or T6 using an endoscope, lights, mirrors etc on the same day as the felling works.
3. A level 2 licenced (CL18) bat ecologist will deliver an appropriate toolbox talk to the arboricultural contractors immediately prior to felling works. The bat ecologist should as a minimum have equipment to contain a bat (plastic vivarium, water bowl, tea towel etc.) should one be discovered.
4. In the unlikely event that a bat is identified during the initial inspection the works should not proceed. The project team would need to be in receipt of a European Protected Species (EPS) mitigation licence from Natural England prior to commencement of felling works.
5. If no bats are identified during the initial inspection under the supervision of the bat ecologist the trees should be felled under the guidance of the bat ecologist.

6. In the unlikely event that a bat is discovered during the felling works, the animal(s) will be checked for any injuries and either released onsite at the earliest opportunity (subject to weather conditions) or tended to by an injured bat carer. The bat ecologist will notify Natural England immediately and determine if an EPS mitigation licence is required.

The implementation of this precautionary method of working will be reported back to the City Council, as Local Planning Authority. As bats are a highly mobile species, if no bats are identified during the inspection the applicable felling should take place within 24 hours of the inspection to minimise the risk of bats inhabiting PRFs.

Anthony Nickson
Ecological Consultant
Natural England Class 2 survey licence for bats (2015-16233-CLS-CLS)
Natural England Bat Earned Recognition Class Licence (CL47) Accreditation Level 1 (Annex A)

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