

BAT SURVEY REPORT

OCTOBER 2023

Moss Side (Sites 1-4)

Upper Lloyd Street

Moss Side

Manchester

M14 4HZ

U R B A N
G R E E N



QUALITY MANAGEMENT

Project No.:	UG2067			
Project:	Moss Side (Sites 1-4)			
Location:	Upper Lloyd Street, Moss Side, M14 4HZ			
Title:	Bat Survey Report			
Document Type:	BSR	Issue No.:	01	
Date:	13/10/2023			
Prepared By:	Toby Mills	Signature:		Qualifications: Assistant Ecologist, BSc, QCIEEM
Checked By:	Jake Healy	Signature:		Qualifications: Ecologist, MSc, QCIEEM
Checked By:	Barnaby Indio Gardner	Signature:		Qualifications: Assistant Ecologist, MEnv, BSc, QCIEEM
Revision Status:				
Rev:	Date:	Issue/Purpose/Comment:	Prepared:	Checked:

NON-TECHNICAL EXECUTIVE SUMMARY

MSV Housing are proposing to develop land between Princess Road, Raby Street, and Moss Lane, in Moss Side, Manchester (hereafter referred to as ‘the site’). The proposals include the development of nine new residential apartment blocks, with associated hard and soft landscaping.

Urban Green have been appointed to complete Bat Surveys and an associated report for the site. A Preliminary Ecological Appraisal and a Preliminary Roost Assessment were conducted at the site in May 2023. Further surveys, in the form of nocturnal emergence and re-entry bat surveys were recommended to further assess the buildings suitability for roosting bats.

Following three nocturnal surveys conducted on Building 1, a roost was identified, assessed to comprise a non-breeding transitional roost for common pipistrelle, of “low conservation status”. The proposed demolition works will cause the destruction of this roost, which would cause an offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

As such it is recommended that the works are carried out under a Natural England Bat Mitigation Class License as detailed within this report.

CONTENTS

1	Introduction	1
1.1	Background to the Scheme.....	1
1.2	Site Context.....	1
1.3	Purpose of this Report	2
2	Previous Surveys.....	3
3	Methods	4
3.1	Desk Study.....	4
3.2	Nocturnal Bat Surveys.....	4
3.3	Constraints to the Survey	6
3.4	Lifespan of Reports	6
4	Results	7
4.1	Desk Study.....	7
4.2	Nocturnal Surveys	7
4.2.1	Dusk Emergence- 23/08/23	7
4.2.2	Dusk Emergence- 06/09/23	7
4.2.3	Dawn Re-entry– 21/09/23.....	8
4.3	Assessment	8
5	Mitigation Recommendations	9
5.1	Proposals	9
5.2	Impact Assessment.....	9
5.2.1	Bat Roosts	9
5.2.2	Habitats and Artificial Light	9
5.3	Mitigation	9
5.3.1	Bat Mitigation Class License	9
5.3.2	Bat Roost Compensation.....	10
5.3.3	Working methods	10
5.3.4	Artificial lighting	10
5.4	Three Tests	11
5.4.1	Test 1.....	11
5.4.2	Test 2	11

5.4.3	Test 3	12
6	Enhancements.....	13
7	Conclusion	14
8	References	15
	Appendix 1 - Relevant Legislation.....	16
	Appendix 2 - BMCL Method Statement	17

1 Introduction

1.1 Background to the Scheme

MSV Housing are proposing to develop land between Princess Road, Raby Street, and Moss Lane, in Moss Side, Manchester (hereafter referred to as 'the site'). The proposals include the development of nine new residential apartment blocks, with associated hard and soft landscaping. The works are to be mainly constrained to existing hardstanding.

Urban Green have been appointed to undertake further Nocturnal Bat Surveys following recommendations outlined within a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA), undertaken at the site by Urban Green in May 2023.

The author of the report is Toby Mills QCIEEM, Assistant Ecologist at Urban Green. Toby has experience providing ecological consulting services for a range of development schemes across the UK, including residential and commercial schemes.

1.2 Site Context

The site is located at National Grid Reference SJ 83924 95753 and comprises a total area of approximately 1.6ha (see Figure 1).



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Figure 1 – Site Extent

The site is in a densely urban area of Manchester, approximately 2.3km from the city centre. The site is surrounded by industrial and housing estates, with scattered urban parks and green spaces in between, the closest being Whitworth Park, which is approximately 650m east. Due to the site's location close to the city centre there is a high level of disturbance present, most notably Princess Road, which borders the west aspect of site 1.

1.3 Purpose of this Report

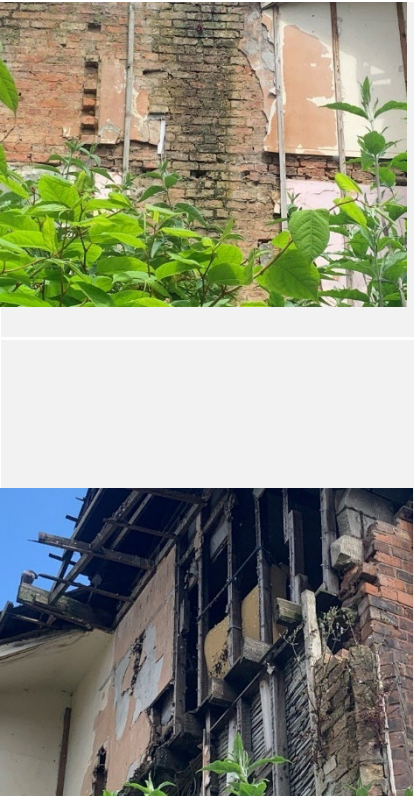
This report has been produced to demonstrate the results of nocturnal bat surveys which were completed at the site. The surveys were conducted to confirm likely absence or presence of roosting bats. Appropriate mitigation and suitable roost replacement (compensation) are detailed (if required). The report has been produced in support of the proposed planning application.

Relevant UK legislation of the protection of all UK bats are detailed in Appendix 1.

2 Previous Surveys

A PEA and PRA was completed at the site by Urban Green in May 2023 and is detailed within Report UG_2067_ECO_PEA_Sites 1-4_01 (Urban Green, 2023). Three buildings (B1 - B3) were located within the site boundary and were subject to a PRA. Please refer to Table 1, which was extracted from Appendix 1 of the PEA report, summarising the assessment.

Table 1 – Preliminary Roost Assessment (UG_2067_ECO_PEA_Sites 1-4_01, 2023).

Building Reference	Description	Evidence	Category of Suitability
B1	<u>External</u> Abandoned and neglected, with extensive damage to the exterior, exposing large portions of interior rooms as well as abundant cracks and crevices in the brick and woodworks. The garden is likewise unmanaged, with tall ruderal and scrub vegetation that would support foraging behaviour.		Moderate

As B1 was assessed as having moderate bat roosting potential, a minimum of two nocturnal emergence and re-entry bat surveys were recommended and are to follow guidance set out in Collins (2023).

3 Methods

3.1 Desk Study

Sources of information used in the desk study are presented in Table 2.

Table 2 – Desk Study Sources of Information

Source	Date Consulted	Information Sought
Online aerial imagery	09/10/2023	Review of satellite imagery.
MAGIC website (www.magic.gov.uk)	09/10/2023	Locations of granted EPSL within 5km of the site.
Greater Manchester Local Record Centre	10/07/2023	Records of bats within 1km of the site boundary.

3.2 Nocturnal Bat Surveys

Two emergence surveys and one re-entry survey were undertaken following guidance in Collins (2023). All surveys were conducted by two suitably qualified ecologists. The surveys were conducted using handheld BatScanner and Echo Meter Touch bat detectors, as well as Night Vision Aids (NVAs) to assist with identifying roost activity. Surveyors were positioned around the features to observe the Potential Roosting Features (PRFs) identified during the PRA. The emergence surveys started at least 15 minutes before sunset until approximately 1.5 to 2 hours after sunset. The re-entry surveys started approximately 1.5 to 2 hours before sunrise, until 15 minutes after sunrise.

Summary of the survey details are provided in Table 3. Surveyor vantage positions are illustrated in Figure 2.



Figure 2 – Surveyor vantage points for B1

Table 3 - Emergence/Re-entry Survey Details

Date	Sunset/sunrise time	Survey time	Surveyors	Weather conditions at start
23/08/23	20:20	20:05 – 21:50	V1- Jennie Furby V2- Barnaby Gardner	Temp: 10°C Cloud cover: 8/8 oktas Wind: 1 Beaufort Precipitation (Ppt): Very light rain during survey
06/09/23	19:47	19:32 – 21:17	V1- Toby Mills V2- Adam Ousby	Temp: 25°C Cloud cover: 2/8 oktas Wind: 1 Beaufort Precipitation (Ppt): None during survey
21/09/23	06:53	05:23 – 07:08	V1- Toby Mills V2- Nathan Morton	Temp: 10°C Cloud cover: 0/8 oktas Wind: 1 Beaufort Precipitation (Ppt): None during survey

Barnaby Gardner QCIEEM – Assistant Ecologist with two years' bat survey experience.

Toby Mills QCIEEM – Assistant Ecologist with two years' bat survey experience.

Jennie Furby – Seasonal Ecologist with two years' bat survey experience.

Adam Ousby – Seasonal Ecologist with one years' bat survey experience.

Nathan Morton – Seasonal Ecologist with one years' bat survey experience.

3.3 Constraints to the Survey

Due to the surveys being conducted by observation during low light conditions, this may cause constraint of visual assessments. No surveyors were visually constrained during the survey, other than that of low light conditions, and all potential roosting features were observed throughout the survey time period. NVAs were used where possible to record roost activity to aid with visual constraints, as well as to record and confirm sightings of bat activity.

3.4 Lifespan of Reports

In accordance with the BCT guidance (Collins, 2023), the details of this report will remain valid for a period of **18 months** from the date of the first survey (i.e. until 23rd February 2025) (CIEEM, 2019). After this date, this assessment should be reviewed to determine whether any update surveys are required, unless the site or proposed works change significantly before 24 months is over, in which case an updated PRA and PEA may be required.

4 Results

4.1 Desk Study

The results of the desk study completed are demonstrated in Table 4.

Table 4 – Desk Study Results

Information Sought	Details
Locations of granted EPSL within 1km of the site.	550m southwest- (REF: 2018-35287-EPS-MIT) granted for the damage and destruction of a known resting place for common pipistrelle (<i>Pipistrellus pipistrellus</i>) and soprano pipistrelle (<i>Pipistrellus pygmaeus</i>). Granted between 2018 and 2019.
Records of bats within 1km of the site boundary.	Forty-eight records of bat species were returned during the data search, including records of unidentified bat species (<i>Chiroptera</i> sp.), brown long-eared (<i>Plecotus auritus</i>), common pipistrelle, Daubenton's (<i>Myotis daubentonii</i>), noctule (<i>Nyctalus noctula</i>), unidentified pipistrelle (<i>Pipistrellus</i> sp.) and soprano pipistrelle. The closest record was that of a common pipistrelle, recorded 200m northwest of site 5, in 2013. All species of bat returned are protected under the Conservation of Species and Habitats Regulations 2017, the Wildlife and Countryside Act 1981 and are listed as priority species on the Greater Manchester BAP. All species except Common Pipistrelle are protected under Section 41 of the NERC Act (2006).

4.2 Nocturnal Surveys

4.2.1 Dusk Emergence- 23/08/23

Bat activity was recorded throughout the survey, with the majority of activity attributed to common pipistrelle, with a single soprano pipistrelle pass, observed by V2. Both vantage points observed foraging and commuting behaviour throughout the survey.

The first bat was recorded at 20:33 (approximately 13 minutes after sunset) by both vantage points, attributed to common pipistrelle. Activity was equally attributed to foraging and commuting, with several individual bats foraging within the remains of B1. The final activity was recorded at 21:46, attributed to foraging within B1.

A roost was identified within B1, hereafter known as Roost 1, with activity identified emerging from the exposed interior of the building at 20:44, attributed to common pipistrelle, thereafter observed swarming around building, at a peak count of three concurrent individuals.

4.2.2 Dusk Emergence- 06/09/23

Bat activity was recorded consistently during the survey, with all activity attributed to common pipistrelle. Both foraging and commuting activity was recorded by both vantage points throughout the survey.

The first bat activity was recorded at 20:16 (approximately 29 minutes after sunset) by both vantage points and attributed to two common pipistrelles flying close to B1, then away. Foraging activity was once again recorded throughout the survey, attributing to foraging bats within B1. Foraging was consistent until the end of the survey, with bats returning occasionally until the end of the survey.

Roost 1, identified on the exposed aspect of B1, was once again identified, with a peak count of two common pipistrelle observed emerging from Roost 1 at 20:29 by both vantage points, followed by approximately six minutes of foraging around the entrance of the roost, with a peak count of two bats.

4.2.3 Dawn Re-entry– 21/09/23

During the dawn re-entry survey, a total of one pass was recorded, attributing to a single common pipistrelle, which was commuting eastwards past B1 and both vantage points, recorded at 06:15, approximately 38 minutes before sunrise.

No bat activity was recorded in relation to B1, nor any potential roosting features or Roost 1 - identified in previous surveys – observed to be active.

4.3 Assessment

Bat activity was recorded throughout the surveys with only common and widespread species being identified within the local area. Foraging activity was mainly recorded within the remnants of B1, and little foraging activity was recorded elsewhere.

One bat roost was located within B1. The low number of bats recorded using this roost indicates that this is a non-breeding summer roost. It is unlikely that the building has the potential to support a maternity roost.

Maternity colonies for common pipistrelle are highly variable in numbers, and can range from 20 to 1,000 individuals, and often are found roosting within crevices, out of sight (Collins, 2023). The exposed open western aspect of B1 and the low peak count of individuals recorded during the surveys suggest that this is likely to be a transitional roost.

The roost is located within the remaining sheltered structure of B1, but due to the size of the emergence point - the entire western aspect of the building - as well as the building being abandoned and unfit to safely complete an internal roost assessment, the location of the roost cannot be accurately determined.

Despite the results of the first two nocturnal surveys, the third and final survey, undertaken on the dawn of the 21st of September, provided one pass all survey, with no re-entries. There may have been several factors as to why there was limited activity. According to current BCT guidance (Collins, 2023) May to August are the months considered to be optimal for re-entry surveys, with September considered to be a sub-optimal period. Temperature may have also been a factor, with temperatures as low as 10°C has shown to provide limited bat activity, which can limit reliable results (Slack, and Tinsley, 2015). Despite this, activity was still recorded; however, more accurate results may have been captured if the re-entry survey had been completed during an optimal period.

5 Mitigation Recommendations

5.1 Proposals

MSV Housing are proposing to develop land between Princess Road, Raby Street, and Moss Lane, in Moss Side, Manchester. The proposals include the development of nine new residential apartment blocks, with associated hard and soft landscaping.

5.2 Impact Assessment

5.2.1 Bat Roosts

During surveys undertaken in 2023, one non-breeding transitional roost (Roost 1) habituating common pipistrelle was identified. Bat activity was recorded, with only common and widespread species identified during nocturnal surveys. Foraging was mainly recorded on site, associated with the open aspect of B1.

No roosts were identified within any other building, and no further surveys or mitigation relating to the other buildings are deemed necessary.

The works will cause destruction of a known bat roost, which would cause an offence under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended) without appropriate mitigation.

5.2.2 Habitats and Artificial Light

The proposed demolition activities are not anticipated to cause the loss of any high value foraging and commuting habitat, with the site comprising mostly buildings and hardstanding habitats of limited value for bats.

Artificial lighting is known to affect all bats (BCT & ILP, 2018). Bats have been recorded avoiding gaps that are well lit, thereby creating a barrier effect (BCT & ILP, 2018). However, more light tolerant species such as common pipistrelle can also opportunistically benefit from artificial lighting from foraging on light-trapped invertebrates. Whilst most of the site is well lit, areas not currently illuminated should be protected from excess light spill.

5.3 Mitigation

5.3.1 Bat Mitigation Class License

The roost identified supports a low number of common and widespread species and has been assessed as being of low conservation value (Mitchell-Jones, 2004) as non-breeding, summer roosts.

The proposed development works will include the demolition of the building and will have a high probability of killing and/or injuring bats and the destruction of a known bat roost as a result of proposed works, without proper mitigation. As such, a Bat Mitigation Class License (BMCL) is to be used for the building. It is applicable for the destruction of up to three “low conservation status” roosts, including feeding, day, night, and transitional roosts. Demolition related consent must be granted with wildlife conditions discharged prior to the license application.

The site will be registered under a BMCL of a suitably qualified ecologist. Alternatively, a standard Mitigation Licence can be completed for the site, which requires similar requirements to the BMCL. A Reasoned Statement is not required under the BMCL. A site visit by the registered ecologist would be required before the licence could be completed.

The roosts located on the building will be demolished under the supervision of the registered licenced bat ecologist under the Natural England BMCL. Please refer to Appendix 2 for the BMCL Method Statement.

5.3.2 Bat Roost Compensation

Development should not result in overall loss of bat roost sites and therefore a replacement roost site will need to be provided. The Bat Mitigation Guidelines (Mitchell-Jones, 2004) state that avoiding damage or loss of existing roosts is the preferred option in all cases and wherever possible, replacement roost habitat should be on a “like for like” basis to replicate the existing conditions selected by the bats.

To mitigate for the loss of the bat roost, a minimum of one multipurpose bat box will be installed prior to demolition of the building. Table 5 provides further details of the bat box to be installed, though alternative bat boxes of similar specifications may be used. The bat boxes are aimed at crevice-dwelling bats, such as common pipistrelle found to be roosting in the building.

This box will act as a receptor site should any live bats be found during the supervised destruction of the roosts. The bat box is to be installed on a suitable location on site, ideally 4m from ground level, potentially on an erected post or retained feature, such as T6. This will minimise risk of damage by vandalism, or bats being targeted by predators, such as domestic cats. The box must remain in-situ for a minimum of five years post-development.

Table 5 – Bat Box Specification

Specification	Number	Image
Greenwood's Ecohabitats Two Crevice Bat Box <u>Specifications</u> External: 43cm x 21.5cm x 6.8cm Internal: 41cm x 16.5cm x 1.8cm Weight: 6.75kg	1	

5.3.3 Working methods

Appendix 2 details the method statement to be undertaken under the BMCL.

5.3.4 Artificial lighting

Commuting and foraging bats, both of which were identified during the survey, may be impacted by the proposed works on site. Construction lighting should not be directed towards offsite trees, with directional lighting to be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.

- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Internal lighting should be positioned away from windows to minimise light spill, where appropriate.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres, and hoods, that effectively contain light spill from unintended areas, where appropriate.
- The use of hard landscaping features to block light and create dark corridors.
- Avoid illuminating any suitable retained bat habitats, particularly urban trees, that are potential commuting and foraging habitat for bats.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use, where appropriate.
- Column heights of lighting can be considered to minimise light spill.

5.4 Three Tests

A licence to derogate from the statutory protection afforded to bats can be granted for a number of specified reasons or purposes as set out in Regulation 53 of the Conservation of Habitats and Species Regulations 2010 (as amended). These reasons are often referred to as the ‘three tests’. Consideration of the three tests is to be used to demonstrate that it is reasonable to assume that a Natural England licence will be granted in this case.

5.4.1 Test 1

Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”, typically referred to as the ‘Overriding Public Importance Test’.

At its current state, B1 has been left abandoned due to fire damage, which is also the reason as to why bat populations have inhabited the building, due to the open western aspect. The building has been left neglected and overgrown with vegetation, and is therefore structurally unsound, which could cause harm to residents in the local area, should the building fall. Structural issues could also occur in the attached buildings, which are currently inhabited, and so could cause harm should the state of the building worsen.

5.4.2 Test 2

Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”, typically referred to as the ‘No Satisfactory Alternative’ test.

The development plan for these sites involves the creation of approximately 350 apartments across sites 1-4, which will create safer opportunities for housing within the area. The area chosen for development is well connected to the highways of Barnhill Street and Westwood Street. Within the Manchester Housing Strategy for 2022- 2032, the strategy sets out a target of creating 10,000

affordable homes within the 10-year period- under one third of the 36,000 total houses committed to build by 2032.

According to the results of the PEA, the habitats found to be present on site are considered poor-quality and are widespread within the local area, meaning the site has little ecological value within the local environment and, therefore, ideal to redevelop over nearby sites that have become more naturalised.

5.4.3 Test 3

Regulation 53(9)(b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range”, typically referred to as the ‘Favourable Conservation Status’ test.

Satisfaction of this test is demonstrated within this report.

6 Enhancements

The proposed development has the opportunity to enhance the site for roosting bats and other fauna within the local area. The following suggestions should be considered within the design proposals for the site:

- Bat access bricks could be used within the construction of some of the residential units, enhancing the roosting opportunities present on site post development.
- Bird boxes should be implemented within the design of the project being placed on constructed buildings/retained walls or planted trees. A suitably qualified ecologist should be consulted to detail the number of boxes and their specifications, as well as the placement within the finalised layout.
- An ecologically sensitive planting scheme could be incorporated on the site to promote invertebrate use of the site, which could benefit local bat and bird species.

7 Conclusion

This Bat Survey Report has met the objectives of the report, by demonstrating the following:

- The results of nocturnal bat surveys undertaken on site, detailed in Section 4.2.
- An assessment of the bat roost identified on site, detailed in Section 4.3
- Appropriate mitigation, detailed in Section 5.
- Opportunities for enhancement, detailed within Section 6.

8 References

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Urban Green (2023). Preliminary Ecological Appraisal of Moss Side (Sites 1-4). Ref: UG_2067_ECO_PEA_Sites 1-4_01.

Appendix 1 – Relevant Legislation

Legislation relating to European Protected Species (e.g. bats)

European Protected Species and their resting places (e.g. bat roosts) are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000, and the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 transpose the European Union's 'Habitats Directive' (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into UK law. The Regulations provide for the designation and protection of 'European Sites', the protection of 'European Protected Species' (EPS), and the adaptation of planning and other controls for the protection of European Sites. EPS are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

Appendix 2 – BMCL Method Statement

Demolition of a building with known bat roosts present, causes an offence to be committed by the way of disturbance or damage to bats or their roosts under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (As amended) (refer to Appendix 1). Therefore, demolition of the building on the site, which was assessed to support a non-breeding transitional feeding roost for common pipistrelle should be undertaken under a Natural England BMCL. In addition, the following Precautionary Working Methods (PWMs) are to be undertaken under the supervision of a registered bat ecologist to reduce the risk of killing or injuring any bats. Pre-commencement works are as follows:

- Before demolition works can start, two general purpose bat boxes (see Section 5.3.2 for details of bat box specifications) will be fixed to a suitable location.
- Boxes are to be affixed onto retained buildings located within the landowner's land. Boxes must be positioned on a south-west or south-east-facing aspect, at a minimum of 4m from the ground, and must remain in situ for a minimum of 5 years. Multiple boxes can be affixed to the same tree on various aspect.
- The registered ecologist will undertake a daylight inspection to assess the status of the site for bats prior to works commencing on site. The Registered ecologist will check for fresh droppings and accurately assess the levels of bat activity.
- The registered ecologist will attend site on the day of the scheduled demolition works to undertake a search for bats in the identified roost locations prior to the works commencing. The vertical tiles are to be removed by hand carefully under the supervision of the registered ecologist. Any bats found will be relocated into the roost provisions, already installed on site. The initial stages of the works will occur under the supervision of the registered ecologist.
- All contractors working on the site will be briefed with a Toolbox Talk by the registered ecologist, on the legal protection afforded to bats and their roosts, and on how to proceed if a bat is discovered during the course of the work.
- If bats are encountered during works, the registered ecologist will capture them, whilst wearing thin gloves. Any bats found that do not need to be taken into care will then be placed in one of the two bat boxes, which will act as receptor sites during demolition works.

Once the selected features have been removed under supervision, works can proceed in the absence of the registered ecologist, at their discretion. If a bat is discovered at any unsupervised time, work must cease immediately, and a licenced bat handler must be called for advice. This advice will include leaving the bat to disperse of its own accord or wait for the registered ecologist to move the bat. Builders and contractors are explicitly forbidden from handling bats except in the case of finding a trapped or injured bat. In which case the bat may be moved into a safe and secure place (e.g., a box) and the registered ecologist must be contacted immediately.