

7 BOAT LANE, NORTHENDEN

Preliminary Ecological Appraisal & Potential Bat Roost Survey





GEO-ENVIRONMENTAL CONSULTING

Project Quality Assurance Information Sheet

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GEO-ENVIRONMENTAL CONSULTING

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Preliminary Ecological Appraisal

PROJECT NO: 25145

REPORT REF: BEK-25145-1

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REVISION STATUS / HISTORY

Rev	Date	Issue / Comment	Prepared	Checked

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Guidelines

This assessment has been designed to meet:

- Chartered Institute of Ecology and Environmental Management ‘*Guidelines for Preliminary Ecological Appraisal*’ (2013);
- British Standard 42020 (2013) ‘Biodiversity – Code of Practice for Planning and Development’.
- The Bat Conservation Trust publication *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, J. (Ed) 2023).
- National Planning Policy Framework 2021 (NPPF, Para 170(d) and Para 175(d))
- CIEEM, CIRIA, IEMA *Biodiversity net gain. Good practice principles for development. A practical guide*. CIRIA C776a. London, 2019.

Summary

Carol Edmondson MSc MRSB undertook a Preliminary Ecological Assessment and Potential Bat Roost Survey at 7, Boat Lane, Northenden on 22.09.2025. The aim of the assessment was to complete an extended Phase 1 Habitat Survey of the site and desk study of 2000m buffer zone area (all land that will be impacted by the proposals) and to consider the value and suitability of the land and any structures to be affected by the development for protected wildlife species, including identifying any potential for roosting bats (PRA).

The site is overall is of low conservation and wildlife value due to the condition of the buildings, habitats present on site, species recorded in the survey area and the location in the landscape.

No further surveys have been recommended.

Biodiversity enhancement as recommended at 4.3 and mitigation recommendations need to be incorporated into any landscaping and building design.

Recommendations – This is work you will need to commission to obtain planning permission or comply with legislation.

Ecological Factor	Recommendations
Bats, hedgehogs & birds	A Reasonable Avoidance Measures (RAMS) approach should be adopted. Method statement at Appendix 4 to be strictly adhered to, to avoid causing harm to any protected species. The enhancements recommended at 4.3 should be incorporated into the landscape plan.



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1.0 Introduction and Context

1.1 Background

BEK Enviro Limited were commissioned to undertake a Preliminary Ecological Appraisal (PEA) and Potential Bat Roost (PRA) Survey at 7, Boat Lane Northenden M22 4WE, to support a planning application to clear existing buildings and create a small residential development.

1.2 Site Context

The site is located at central National Grid Reference SJ 83221 90137, with existing former garage units, hardstanding parking area, and shrubs to the boundary.

1.3 Scope of the Report

The aim of this report is to obtain data on existing ecological conditions at the site; evaluates habitats within the survey area in the context of the wider environment; and describes the suitability of those habitats for notable or protected species. It identifies significant ecological impacts resulting from the development proposals; summarises the requirements for further surveys and mitigation measures, to inform subsequent mitigation proposals, forms the baseline survey data for Biodiversity Net Gain calculations, achieve planning or other statutory consent, and to comply with wildlife legislation.

The desk study covers a 2km radius, while the field survey includes a 50m area from the site boundary/proposed footprint and the scheme's zone of influence.

Taking into account the desk and field study, likely impacts on features of value, as a resulting from of the development proposals, have been identified.

A survey plan is presented in Appendix 1, the proposed Project Plan is included in Appendix 2 (where available), desk study results are provided in the Appendix 3, RAMS method statement at Appendix 4.

2.0 Methodology

2.1 Desk Study Methodology

Existing biological records data relating to the site and a surrounding 2km radius (the study area) are required to conform to national guidelines and have been requested from Greater Manchester Ecology Unit (GMEU).

The data search is confidential information that is not suitable for public release, however a summary is provided and included at Appendix 3.

A review of the following information sources has also been undertaken to inform the assessment:

- Landscape structure using aerial images from Google Earth and OS maps
- Designated sites, habitat and granted EPSL records held on Magic.gov.uk.



2.2 Site Survey Methodology

The survey was undertaken by Carol Edmondson MSc MRSB (Natural England bat licence number: **2015-12195** CLS-CLS) on 22.09.2025.

- Baseline information on the site and surrounding area has been recorded through an 'Extended Phase 1 Habitat Survey', including a Phase 1 Habitat Survey (JNCC 2010) and recording further details in relation to notable or protected habitats and species
- The ecological value of the survey area has been assessed based on the Guidelines for Ecological Impact Assessment (CIEEM, 2018), using geographic frames of reference.
- The biodiversity value of any identified designated sites, habitat types and associated species assemblages has been considered. Botanical assemblages were assessed; the site was inspected for the presence of red listed (Stroh *et al*, 2014), NERC s.41 listed and LBAP listed species, alongside specially protected species listed under Schedule 8 of the Wildlife and Countryside Act (WCA) (1981) and/or Schedule 5 of the Conservation of Habitats and Species Regulations (2017).
- The site was also assessed in relation to the presence of invasive species listed under Schedule 9 (Part II) of the Wildlife and Countryside Act (1981) (as amended).

2.3 Suitability Assessment

The likelihood of occurrence of protected species is ranked according to the criteria listed in Table 1. The habitats on site were evaluated as to their likelihood to provide sheltering, roosting, foraging, basking or nesting habitat.

Table 1: Criteria considered when assessing the likelihood of occurrence of protected species

Present	Species are confirmed as present from the current survey or historical confirmed records.
High	Habitat and features of high quality for species/species assemblage. Species known to be present in wider landscape (desk study records). Good quality surrounding habitat and good connectivity.
Moderate	Habitat and features of moderate quality. The site in combination with surrounding land provides all habitat/ecological conditions required by the species/assemblage. Within known national distribution of species and local records in desk study area. Limiting factors to suitability, including small area of suitable habitat, some severance/poor connectivity with wider landscape, poor to moderate habitat suitability in local area.
Low	Habitats in the survey area are of poor quality with few or no data records. However, the presence of species cannot be ruled out as the site and surrounding landscape have all necessary conditions. Limiting factors may include isolation, poor-quality landscape, or disturbance.
Negligible	Very limited poor quality habitats and features. No local records from desk study; site on edge of, or outside, national range. Surrounding habitats considered unlikely to support species/species assemblage.



All affected survey buildings and trees on site were categorised according to the likelihood of bats being present, in line with best practice guidelines (Collins, J. (ed) 2016). The features that dictate the likelihood of roosting bats are summarised in Tables 2 and 3 below. Roost suitability is classified as high, moderate, low and negligible and dictates any further surveys required before works can proceed.

Table 2: *Features of a building that are correlated with use by bats*

Likelihood of bats being present	Feature of building and its context
Higher	Buildings/structures with features of particular significance for roosting bats e.g. mines, caves, tunnels, icehouses and cellars. Habitat on site and surrounding landscape of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. Site is proximate to known or likely roosts (based on historical data).
Lower	A small number of possible roost sites/features, used sporadically by more widespread species. Habitat suitable for foraging in close proximity, but isolated in the landscape. Or an isolated site not connected by prominent linear features. Few features suitable for roosting, minor foraging or commuting.

Table 3: *Features of a tree that are correlated with use by bats*

Likelihood of bats being present	Feature of tree and its context
Higher	A tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Lower	A tree of sufficient size and age to contain potential roosting features but with none seen from the ground or features seen with only very limited roosting potential.

2.5 Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present.

Specific limitations: The rear of the former garage units was inaccessible, and is not visible from the property to the rear.

The survey was carried out to the extent based on those areas visible and accessible, and the conclusions based on the range of evidence available at the time of the survey.

3.0 RESULTS AND EVALUATION

3.1 Desk Study Results

A summary of desk study results is provided below; full details are included in Appendix 3.

3.2 Designated Sites & Priority Habitats

3.2.1 National and internationally designated areas:

The site lies within the following designated areas:

- Closest designated site is Dunham Park SSSI ~10km to the southwest

3.2.2 Biological Heritage Sites & Local Nature Reserves within 2km survey area (*Priority habitat/species in brackets*):

- 11 SBI & LNR sites within the 2km study area, the closest to site is Rosehill Woods over 800m southeast.

3.2.3 Other Priority Habitats (Listed on Natural England PHI MAGiC layers)

- Deciduous Woodland: small areas around the survey area – closest at 70m east
- Ancient Woodland at >1000m south east at Round's Wood.

3.3 Landscape

The site is located on the northeast edge of Northenden, in a residential area. The river Mersey lies 130m northeast, beyond the residential area. Small areas of woodland could connect the site to the riparian habitat corridor, and the more open habitat of the golf courses to the north and east. However, the built-up nature of the immediate area makes it unsuitable for the majority of terrestrial wildlife.

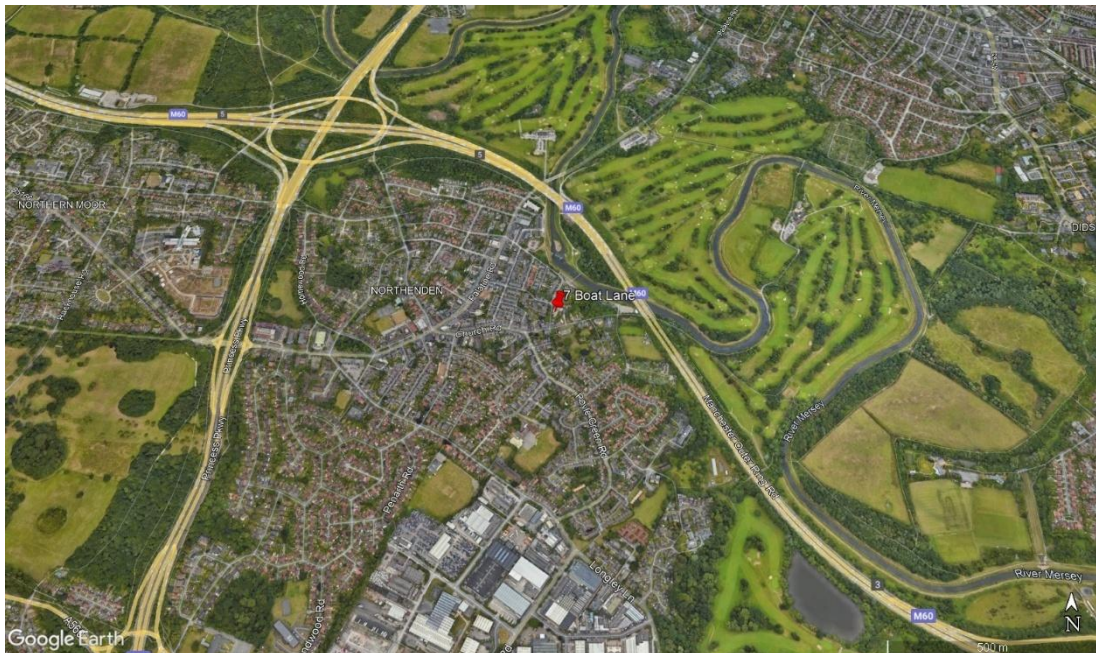


Figure 1: Aerial photo of site, showing landscape structure



3.4 Protected species: Species Protected under Schedule 5 Section 9.1a of the Wildlife and Countryside Act 1981 (as amended) and Section 41 (S41) of the 2006 Natural Environment and Rural Communities (NERC) Act.

3.4.1 Bats

A search of the MagiC database for granted European Protected Species Mitigation Licences (EPSMLs) within a 2km radius found five licenced sites which include damage to a resting & breeding site for common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *P.pygmeus*, and brown long eared bats *Plecotus auritus*. This is evidence of the presence of these species within the proximity of the site but does not exclude the presence of other bat species. These species of bat are known to roost in residential areas and buildings, foraging along hedgerows and under trees around urban areas and parks.

3.4.2 Great Crested Newts (GCN)

A search of the MAGIC database returned no positive class licence results or granted mitigation licences pertaining to GCN. No potential breeding habitat is present within the 250m zone of influence of the site. No terrestrial habitat on site.

3.4.3 Historical Records from the Local Environmental Records Centre

No records from within the site. The full 2km radius records are summarised below.

Table 4. Summary of GMEU records of WCA/S41protected and NERC 2006 species of conservation concern within 2km data study area (Full records available on request):

Taxon Group	Common name	Scientific binomial	Comments
BATS Records of known roosts	Common pipistrelle & Soprano pipistrelle	<i>Pipistrellus pipistrellus</i> <i>Pipistrellus pygmeus</i>	Closest Roost >1500m Closest (foraging) at >150m
	Brown Long eared bat	<i>Plecotus auritus</i>	Negligible habitat on site.
BIRDS—records of 23 species within the 2km desk study, mainly associated with wetland of woodland habitats. Potential habitat within surrounding shrubs & trees. Species recorded associated with garden habitats:			
Dunnock	<i>Prunella modularis</i>	Song thrush	<i>Turdus philomelos</i>
House sparrow	<i>Passer domesticus</i>	Tree sparrow	<i>Passer montanus</i>
Confidential records show presence of barn owl within the 2km study area. No habitat on site			
Reptiles			No records
Amphibians	GCN	<i>Triturus cristatus</i>	No records, no habitat on site
	Common toad	<i>Bufo bufo</i>	Closest>900m, no habitat on site
Terrestrial Mammals	Hedgehog	<i>Erinaceus europaeus</i>	High no. records, 14 within 500m, potential habitat adjacent to site

3.5 Field Survey Results

The environmental variables recorded at the time of the survey:

Date 22/09/2025	
Temperature	18°C
Cloud Cover	25%
Wind	5km/h
Rain	0

3.5.1 Site Feature descriptions and photos

Site Description

The site of the proposed development is an area of approx. 0.1ha mainly comprising hardstanding and buildings, with overgrown garden shrubs & trees around the boundary.

A small portacabin is also present within the site, on the west boundary.



Figure 2: Aerial view of the site.



Figure 3: View north across the site.

Habitats present onsite
u1b comprising u1b5 & 6 buildings and other
developed land: Map Ref BH1

Former garage buildings with areas of
concrete and compacted hardcore UKHABS
code u1b5 & u1b6



Figure 4: B1 Building and concrete hard standing.

h3h mixed scrub, poor condition with non-
native species (*buddleia*)
Map Ref: BH2

The boundaries have a varying width border
of mixed scrub containing sycamore, ash and
willow tree species (all small & shrub-like in
form), buddleia, common ivy, bramble
species, nettles, with bryophytes to the outer
edges.

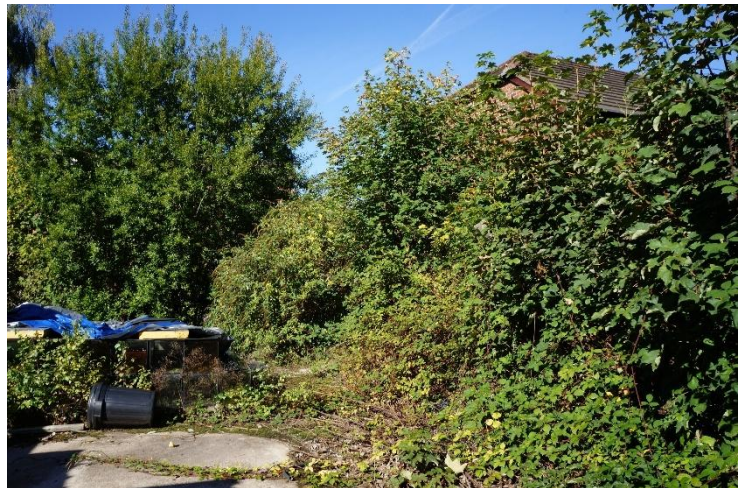


Figure 5: Shrub species creeping in from adjacent
gardens.

h3h continued



Figure 6: View across the yard looking north.



Figure 7: Brambles & buddleia on the north boundary.

Trees (Numbered on the survey map)

There are large leylandii trees overhanging the site on the east boundary, outside the red line boundary.

Large trees are present in the neighbouring gardens to the north boundary. Root Impact Zones will be required to ensure these trees are not adversely affected.



Figure 8: Leylandii on the boundary (not within).



Figure 9: Larger trees to the north of the site.

Building description and potential bat roosting features (PRA).

B1: The former garage buildings on site were in a poor state of repair. The flat corrugated metal sheets over a timber frame, with some fibreglass insulation, the open carport style extension also had corrugated sheet panels, some of which were missing.

The red brick walls were in better condition, with no missing mortar or cracks suitable for bat roosts.



Figure 10: Open carport style extension to the building.

Although the timber lintels and fascia boards were rotting, they were well fitted back to the walls, with no gaps suitable for bats to roost behind or above.

Those areas that did have gaps were exposed to the open air above, also rendering them unsuitable.

The rear of the building was inaccessible due to it's proximity to the neighbouring property wall.

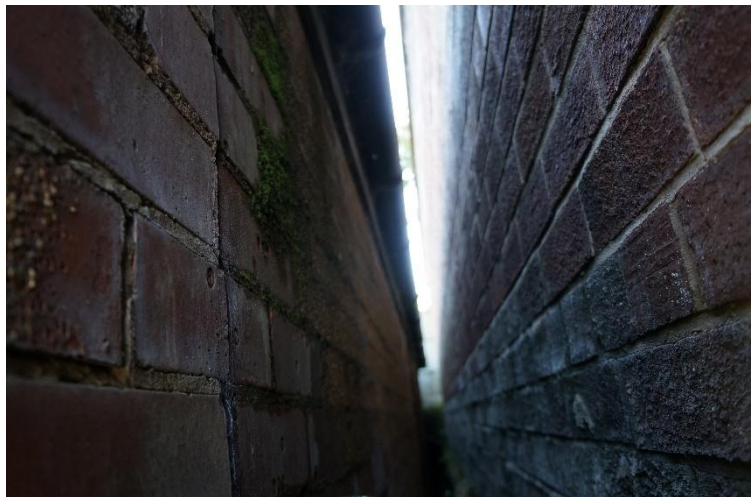


Figure 11: The south elevation of the building very close to the site boundary wall. Fascia board with no gap behind.

B1 cont.

Interior: There were some gaps to the exterior allowing potential access to birds & bats.

The inside of the garage was heavily cobwebbed around the periphery, with no bat droppings or urine/grease stains on the walls.

The insulation and the metal roof sheets above were exposed in some areas, with some patches showing long term water ingress.

There were negligible potential roosting spaces, and no signs of the space having been used by bats or birds.



Figure 12: Entrance to the garage section of the building.

2



Figure 13: Example of exposed insulation, and gap to the outside.



4.0 CONCLUSIONS, IMPACTS AND RECOMMENDATIONS

4.1 Informative Guidelines

The habitats on site were evaluated as to their likelihood to provide sheltering, roosting, foraging, basking or nesting habitat. The likelihood of occupancy of protected species is ranked according to the criteria listed in Table 1.

Where this report supports a planning application, the ecological interest of the study area (including the survey area) and the proposed development has also been evaluated in terms of the planning policies relating to biodiversity. It will be clearly stated where a preliminary value can be given and where further information is required.

4.2 Evaluation

Taking the desk-based assessment and site survey results into account, the following value for roosting bats has been placed on each site survey feature.

Table 5: Evaluation of site

Ecological Factor	Survey assessment conclusions (with justification)	Foreseen impacts	Mitigation & Recommendations The following recommendations are valid for two years from the date of this report; if the development is delayed beyond this point, an updated survey will be required.
Designated sites	Not within SSSI Impact Risk Zones.	none	Following the SSSI IRZ Guidance, pre-application consultation with Natural England will not be required.
Notable habitats and plants	No notable plants recorded on site at the time of the survey.	None	N/A
Sch.9 Invasive Non-native species	None present	No Impact	N/A
Bats Buildings B1	Due to the lack of potential roosting features this building is negligible likelihood of supporting roosting bats.	No impact on bat roosts in the building.	No further surveys. See also Enhancement measures at 4.3
Invertebrates	Small areas of invertebrate habitat on site in the scrub areas.	Low impact	Planting native pollinator shrub species in the proposed garden areas.
Birds	Small areas habitat for nesting birds on the site boundaries, within the scrub	Active nests could be destroyed during vegetation removal. Breeding and foraging resources for local birds will be destroyed with the removal of vegetation.	A Reasonable Avoidance Measures (RAMS) approach should be adopted. Method statement at Appendix 4 to be strictly adhered to, including site check for any active birds' nests if the site clearance is to be carried out between March & August inclusive.



Reptiles and amphibians	No terrestrial habitat on site, no GCN records, very poor connectivity in the immediate landscape	No impact	N/A
Water voles/otters	No habitat for otter or water voles on site.	No impact	No further surveys.
Badgers	No Badger snuffle holes or other signs of presence were recorded. No badger sett or habitat on site. Records in the BRD for the 2km study area.	No impact.	N/A
Hedgehog	Multiple records, small area of habitat	Animals could be harmed during site clearance, and during construction.	A Reasonable Avoidance Measures (RAMS) approach should be adopted. Method statement at Appendix 4 to be strictly adhered to, in addition to the mitigation measures at 4.3.

4.3 Biodiversity Enhancement

Enhancements <i>The Local Planning Authority has a duty to ask for enhancements under the NPPF and circular 06/2023: Biodiversity and Geological Conservation.</i>	Any landscape planting should include native pollinator friendly species, including fruit producing native species. Tree species for proposed landscaping will be a mix of native species which offer habitat for insects and autumn foraging for birds and reflect the surrounding landscape. Suggested examples include: <table style="width: 100%;"> <tr> <td>Common Oak</td><td><i>Quercus robur</i></td></tr> <tr> <td>Rowan</td><td><i>Sorbus aucuparia</i></td></tr> <tr> <td>Bird Cherry</td><td><i>Prunus padus</i></td></tr> <tr> <td>Silver Birch</td><td><i>Betula pendula</i></td></tr> <tr> <td>Willow spp.</td><td><i>Salix spp.</i></td></tr> <tr> <td>Alder</td><td><i>Alnus glutinosa</i></td></tr> </table> Any introduced boundary hedgerows will include a mix of native species eg: <table style="width: 100%;"> <tr> <td>Hawthorn</td><td><i>Craetagus monogyna</i></td></tr> <tr> <td>Hazel</td><td><i>Corylus avellana</i></td></tr> <tr> <td>Blackthorn</td><td><i>Prunus spinosa</i></td></tr> <tr> <td>Dog rose</td><td><i>Rosa canina agg.</i></td></tr> <tr> <td>Rowan</td><td><i>Sorbus aucuparia</i></td></tr> <tr> <td>Holly</td><td><i>Ilex aquifolium</i></td></tr> <tr> <td>Native honeysuckle</td><td><i>Lonicera spp.</i></td></tr> </table> Yew <i>Taxus baccata</i> offers an excellent evergreen alternative to non-native hedging species.	Common Oak	<i>Quercus robur</i>	Rowan	<i>Sorbus aucuparia</i>	Bird Cherry	<i>Prunus padus</i>	Silver Birch	<i>Betula pendula</i>	Willow spp.	<i>Salix spp.</i>	Alder	<i>Alnus glutinosa</i>	Hawthorn	<i>Craetagus monogyna</i>	Hazel	<i>Corylus avellana</i>	Blackthorn	<i>Prunus spinosa</i>	Dog rose	<i>Rosa canina agg.</i>	Rowan	<i>Sorbus aucuparia</i>	Holly	<i>Ilex aquifolium</i>	Native honeysuckle	<i>Lonicera spp.</i>
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Holly	<i>Ilex aquifolium</i>																										
Native honeysuckle	<i>Lonicera spp.</i>																										



Bats

There is some foraging habitat in the area in the form of residential gardens, trees & deciduous woodland in the immediate area.

Mitigation & Enhancement will to include:

The installation of a minimum of 1 bat box or integrated bat bricks/tubes on each building to provide additional roosting habitat for bats. for example (depending on the final design):

- [Build-In Woodstone Bat Access \(wildcare.co.uk\)](http://wildcare.co.uk)
- <https://www.wildcare.co.uk/soffit-bat-box.html>
- 1FF Schwegler Bat Box
- Greenwoods Ecohabitats
- <https://www.greenwoodsecohabitats.co.uk/bats>

Bat boxes should be positioned 3-5m above ground level facing in a south/south-westerly direction with a clear flight path to and from the entrance.

Birds

Bird nesting boxes will be included in the building plans to add to the available nesting opportunities in the local area. For example:

- Schwegler 1SP Sparrow Terrace
- Swallow & house martin boxes
- Schwegler 2H Robin Boxes

At least 1 bird boxes to be located on each new building and **should include a sparrow terrace**.

Nest boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight, away from any artificial lighting source.

Hedgehogs

Hedgehog numbers are rapidly declining across the UK; providing a refuge on site will help to protect hedgehogs from predators and loss of habitat in which they can shelter. It is recommended that hedgehog highways are provided between properties to allow hedgehogs free passage, See www.hedgehoghighway.co.uk for further information.

Lighting

Any external lighting should not be directed at any wildlife features of the building as this will cause disturbance.

Further information on wildlife friendly lighting:

See *Bat Conservation Trust Guidance note 8/23 Bats and artificial lighting in the UK*



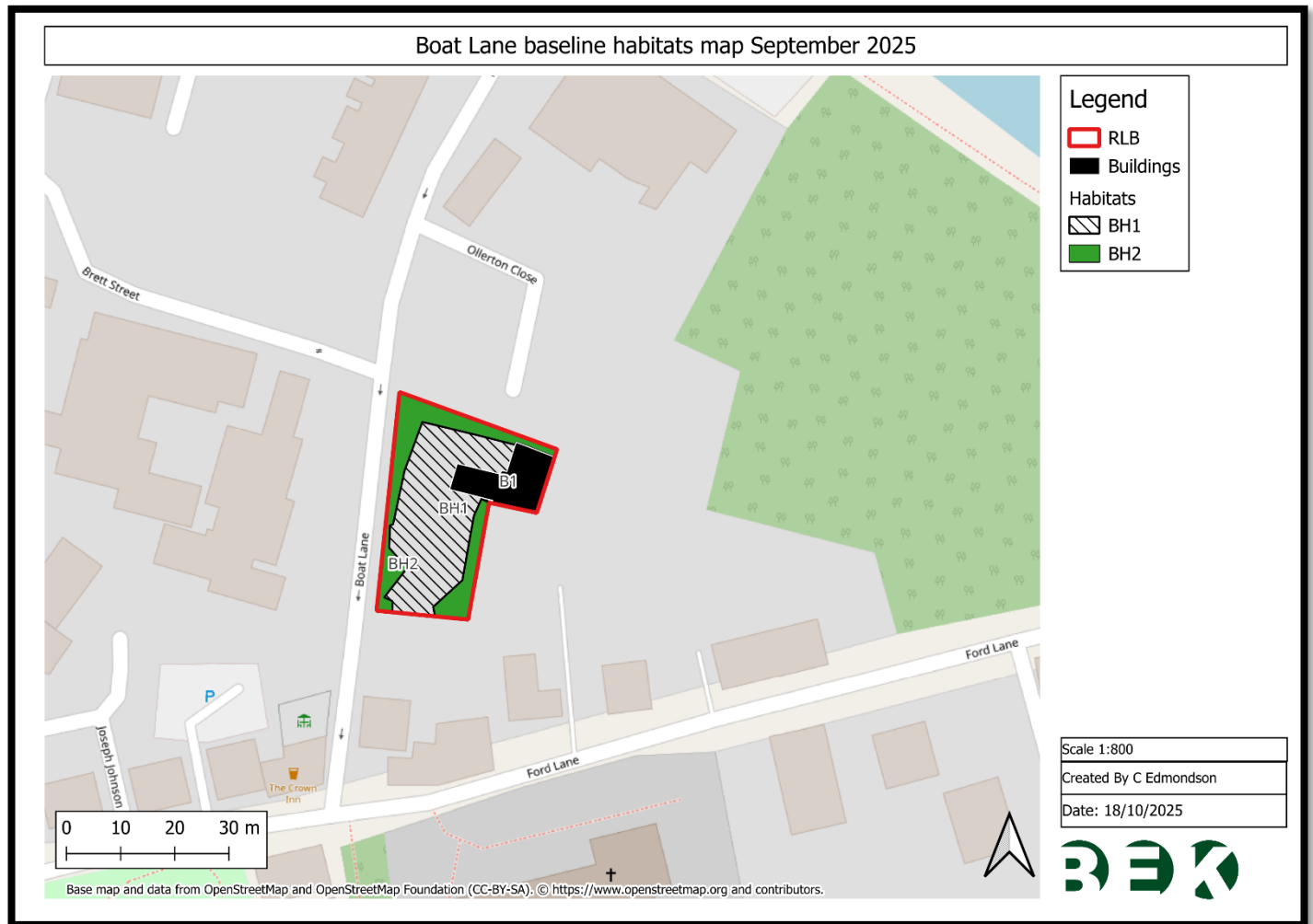
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APPENDIX 1

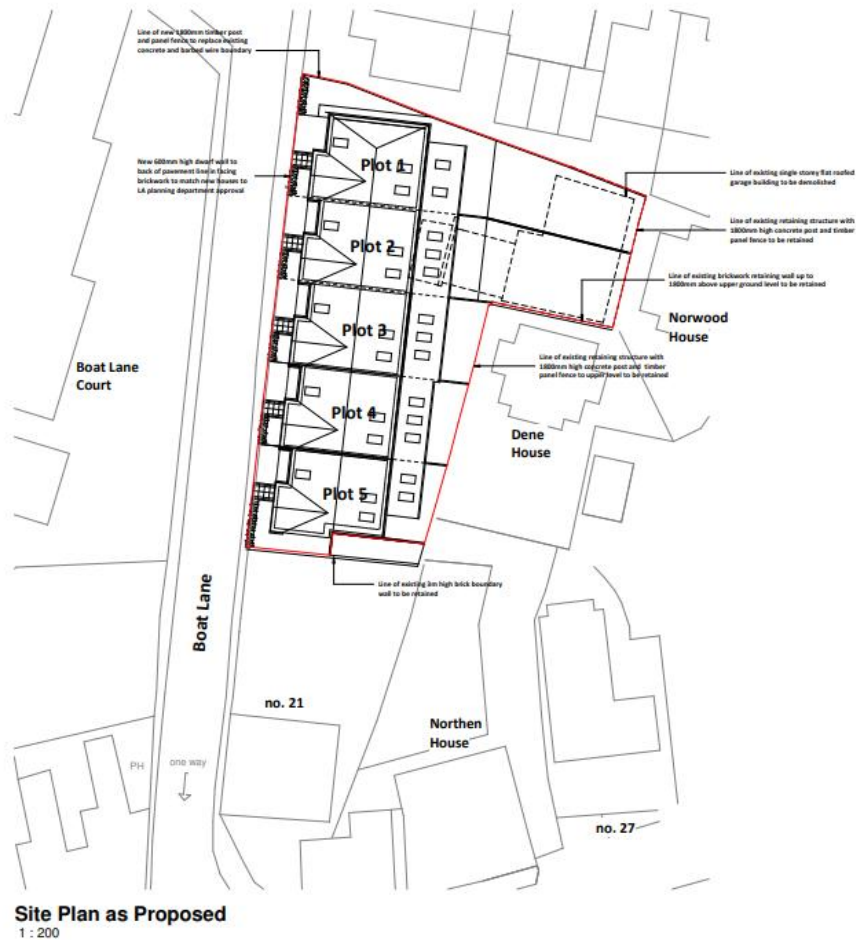
Survey Plan





APPENDIX 2

Proposed Site Plan



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ALL DIMENSIONS MUST BE CHECKED ON SITE BY
CONTRACTOR PRIOR TO CONSTRUCTION

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SCALE
1 : 200

Rev	DATE	Rev	DESCRIPTION
1	11/04/25	AW	Site edged red and Plot 5 updated
2	11/04/25	AW	Client Design Update
Rev	DATE	Rev	DESCRIPTION



Client:
Yolo Ltd

Project:
7 Boat Lane, Northenden

Submission:
Site Plan as Proposed

Planning

Drawn by: AW
Checked: AP
Date: 11/04/25
Scale: 1 : 200

Job No: 4731
Status Code: S0
Drawing No: 105
Rev: B

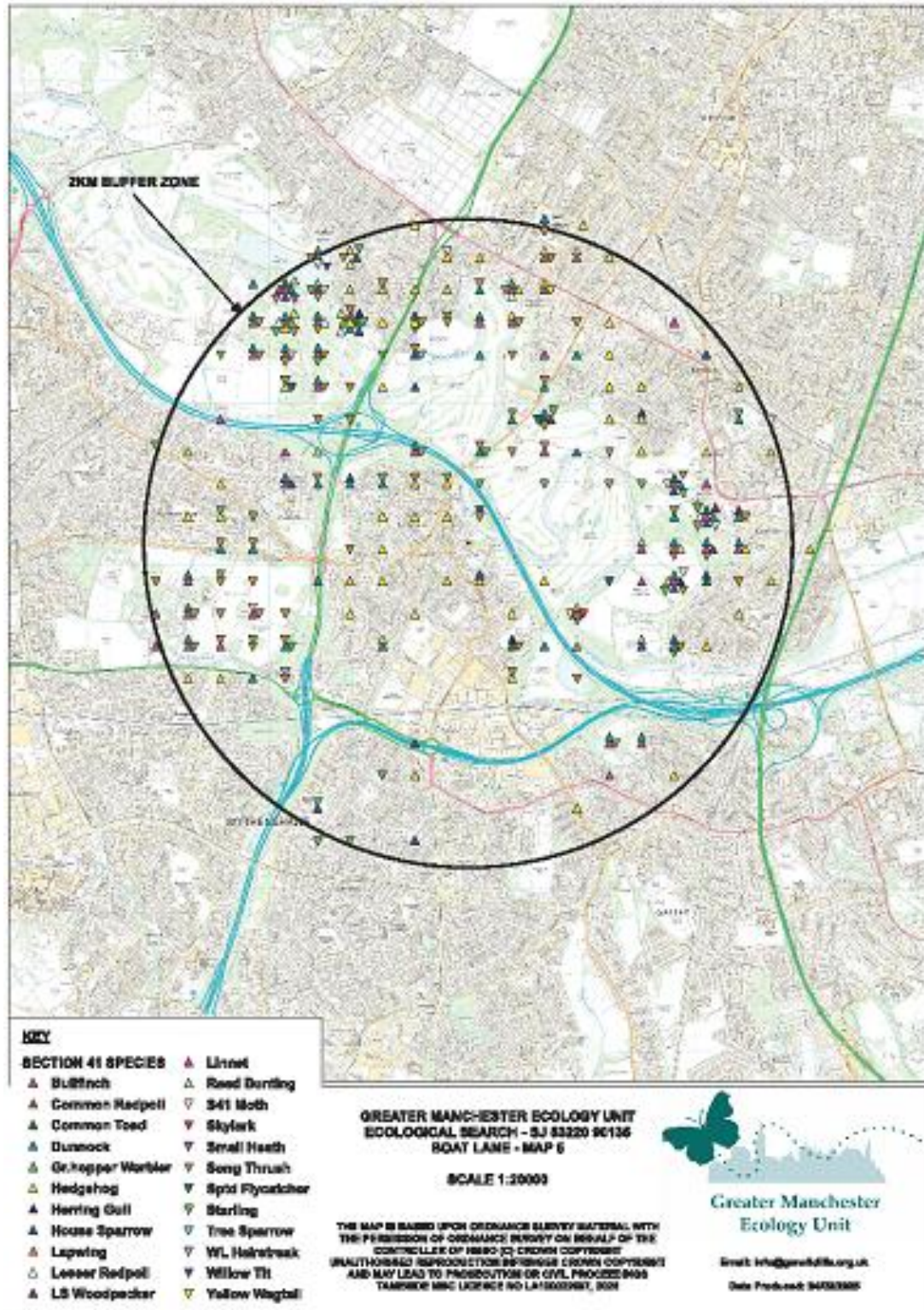
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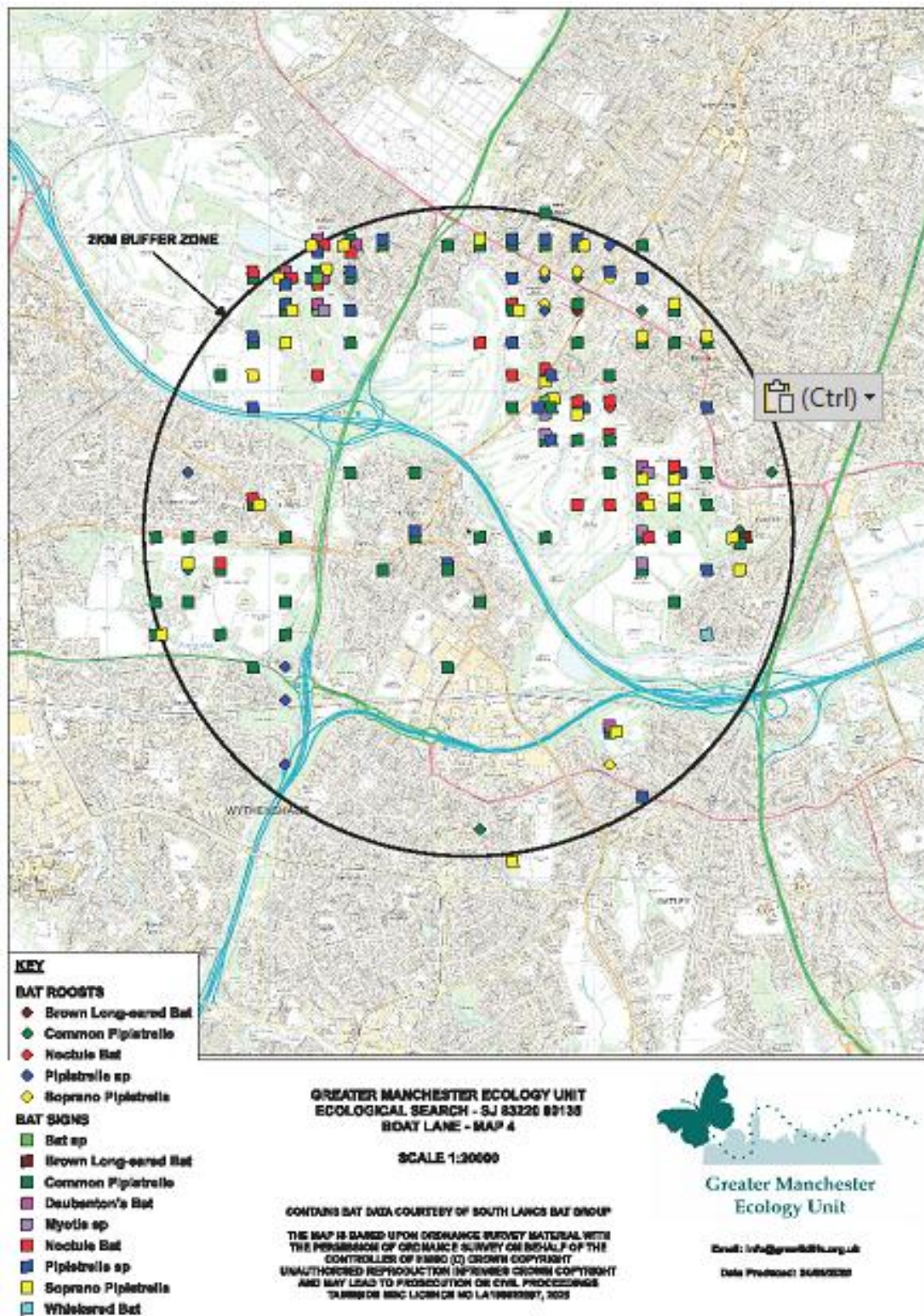
Ekman House 100 Cheshire Road, Northenden, Stockport, M20 9BS
0161 485 1200 info@ekmanhouse.co.uk www.ekmanhouse.co.uk

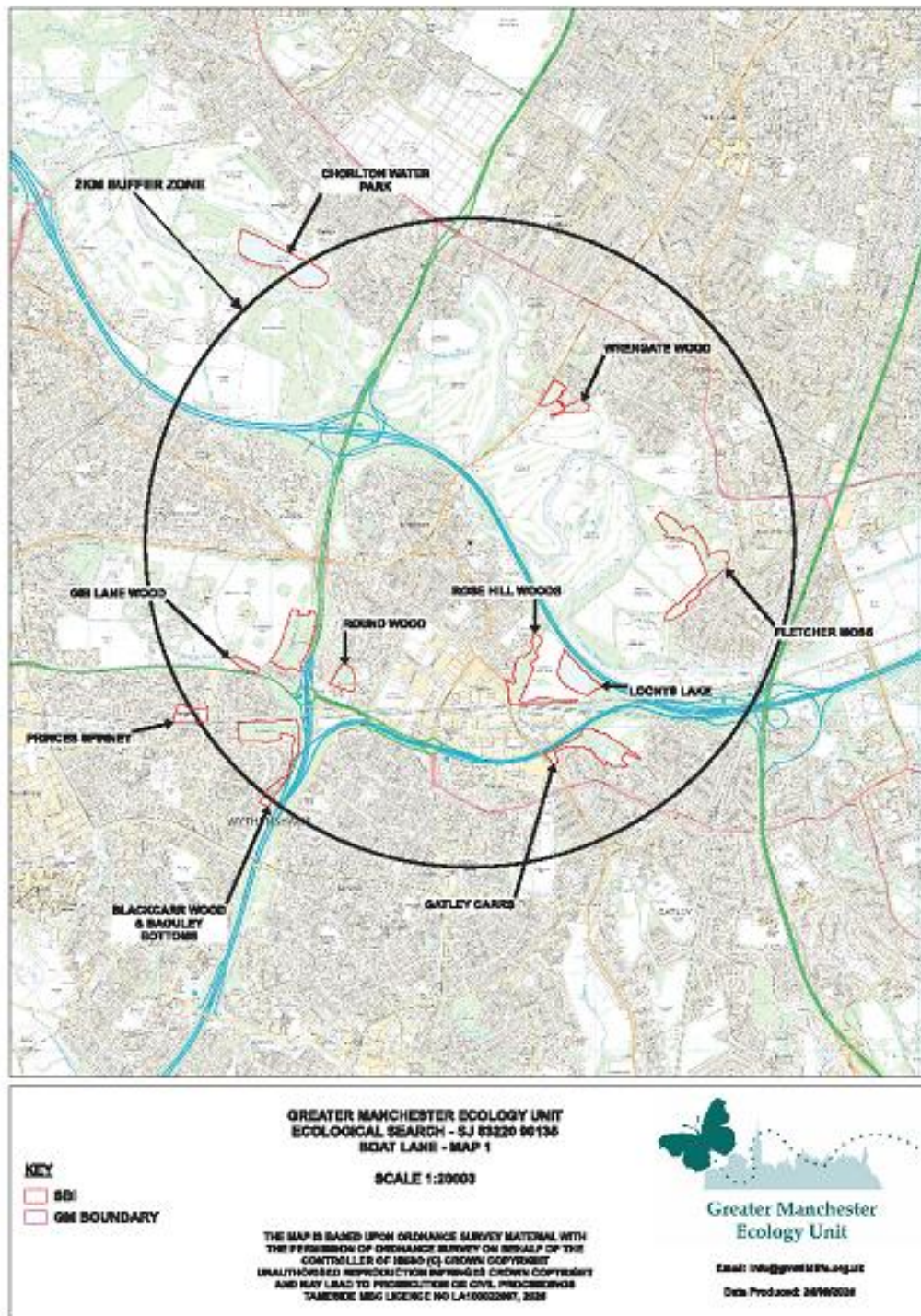
APPENDIX 3

Desk Study Information

Full historical records can be provided on request.









APPENDIX 1

Reasonable Avoidance Measures (RAMs)

Method Statement for Reasonable Avoidance Measures

Reasonable Avoidance Measures (RAMS) - Method Statement in relation to:

- Birds
- Common toad
- Terrestrial Mammals e.g hedgehog, badger, hare

Objectives of the Method Statement

Some development related activities on the site, such as excavation creation and removal of materials from site in areas local to otherwise suitable terrestrial habitat, has the potential to affect common amphibian and reptiles, and some terrestrial mammals, whilst protected mammals are known in the extending area. Therefore, safeguards must be implemented to protect these species and the Method Statement below outlines measures to be implemented in order to ensure this objective is achieved. Following these methods reduces the likelihood of negative impacts.

Timings – preferred timing of scrub clearance to minimise impact

- ***Nesting Birds:*** Outside the key breeding season which is 1st March – 31st August inclusive
- ***Mammals :*** All year

Before Any Works

- Before any work commence at the site all contractors will be attend a ‘tool box’ talk by a suitably licenced ecologist of the potential for protected species to occur on site, what to look out for and what to do in the event that protected animals are found.
- Photograph(s) of relevant protected species will be displayed at the site office and/or kept by the contractor’s personal being for visual reference purposes.
- Contractors to ask any questions as required following toolbox talk, before signing the Toolbox Talk Audit Form.

During Works

- Clearance works within the site should only commence after a careful visual inspection (Hand Search) has been carried out to determine that no animals, in particular hedgehogs, are present on site/targeted areas and therefore no animals are at risk.
- Site clearance during the breeding bird season (March – August inc.) will require a breeding bird site check to be carried out by a suitably qualified ecologist within 48hrs of site clearance commencing.



- Habitat manipulation - vegetation that can support hedgehogs is to be reduced to a height of 300mm, followed by a visual hand search. After the hand search the vegetation is then to be cut to ground level and raked bare.
- Habitat manipulation will encourage animals to temporarily move away/abandon the area.
- For the full duration of the work, vegetation will be kept at ground level.
- No works are to extend off site in the areas adjacent to the red line boundary.
- The impact of works on adjacent habitats will be avoided by the clear demarcation of the works area.
- All work must strictly be in accordance with all of the relevant Pollution Prevention Guidelines published by the Environment Agency which may include, but is not limited to, PPG1 (general), PPG5 (works in, near, or liable to affect watercourses) and PPG6 (work at construction & demolition sites). Contingency/emergency plan should be drawn up to address chemical spillage, drainage, collision, etc.
- Machinery and materials are to remain on bare ground and reasonable efforts must be made to avoid the accumulation of materials piles. Materials that do require piling will be stored within areas of bare ground above ground level using pallets in order to prevent animals from seeking shelter beneath.
- Any excavated material stored overnight should be searched prior to being used as infill.
- Where open vertical-sided trenches are excavated it should be ensured that they are not left open overnight to avoid amphibians or small mammals falling into them and becoming trapped. If trenches cannot be back filled after the working day planks of 150-200 mm wide should be placed in them at a 45 degree diagonal angle to serve as an escape mechanism.
- Excavations should also be checked in the morning on a daily basis for the presence of any animals that may have fallen in during the night. In the event that a protected species is located in trenches then it/they should be left in situ and the ecologist promptly contacted to identify and provide further advice.

If in the event a bat is found work must cease; the ecologist will be made aware of the finding and can then appraise the situation providing further advice.

Site staff must be made aware that if bats are found there is a correct procedure in place to follow, and failure to halt works may result in committing an offence.

At no point should any person handle a bat. Unlicensed handling is illegal and untrained handling may cause the animal unnecessary stress and injury.

A Natural England Protected Species Mitigation Licence may be required following the discovery of any protected species on site.