

Porter, Karen

From: Pinna-Morrell, Gillian
Sent: 17 September 2025 15:05
To: _planningadvice
Subject: General Enquiry H02-0575-25

Hi, could you please attach the comments below to application H02-0578-25 as Senior Ecologist consultation response with the code 6STAND, thanks.

Arbtech performed 3 rigorous dusk/evening surveys (24/6, 9/7, 25/7), and we can have confidence in their conclusions. In this case, the surveyors found relatively high levels of bat foraging and commuting activity (3 species) in the immediate vicinity of the buildings, including occasional entry into building B4, however, no roost emergences were observed during the surveys to confirm the presence of active roosts. The site also has some features to support winter-hibernation roosts, though the probability of this was considered negligible due to the high light levels and lack of insulating layers in the buildings. Therefore, I believe that the authority now has sufficient evidence to conclude that the proposal will not have significant impacts on local populations of protected species provided that the recommended precautionary measures and post-development mitigation measures are conditioned and implemented.

I specifically note that the report recommends that the applicants submit a Bat Mitigation Plan to describe precautionary methods and mitigation measures prior to work commencing. In addition, they recommend that all buildings are subject to a soft demolition and further state that if works are started prior to May 2026, then prior to demolition, another visual inspection using a torch and endoscope will be carried out by a suitably qualified ecologist to inspect all buildings on site. And if works are started after May 2026, an updated inspection and dusk emergence survey will be carried out in June or July prior to work commencing to check for any changes in roost status.

However, due to the likelihood of bats on-site, I believe that the authority should further condition that a watching brief be in place during demolition to ensure that all protected species legislation is adhered to. Here, in addition to Arbtech's recommendations above, I recommend that: a) a qualified ecologist holding a "low Impact" CL21 bat mitigation license will meet with the staff and give a 'tool box talk' to cover the watching brief, the legislation protecting bats, and what to do should a bat be found on site; and b) Buildings 2, 3, and 4, will undergo soft demolition under the supervision and instruction of the licenced ecologist. The soft demolition will focus on roosting potential areas such as holes, gaps, and cracks in brickwork and wooden beams. Any potential roost areas will be dismantled by hand if possible, and checked under the supervision of the licenced bat ecologist.

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