Online Comment

Application	H04-0027-23
Location	WYKES MANOR WYKES LANE DONINGTON PE11 4SD
Proposal	Internal and external alterations & extension to house and conversion including alterations and partial demolition of outbuildings to be used as storage, workshop, swimming pool changing room and annexe.

Name	Annette Faulkner - Lincolnshire Bat Group
Address	65 London Road Spalding Lincs PE11 2TN

Date Submitted	06-02-23
For/Against	Comments

Thank you for referring the ecological appraisal and survey to Lincs Bat Group for comments. There are several. 1) The survey is valid for 18 months only, meaning it will expire at the end of March 2023. 2) It could be argued that late September, whilst still OK for an activity survey, is too late for an emergence survey, as bats from summer maternity roosts will have dispersed by then, and whilst there was no internal evidence of roosting, pipistrelle species roost round the edges of buildings, under tiles, lead flashing, etc, where evidence of the roosts is frequently not visible. There is no comment to this effect. 3) There is also no recommendation re potential enhancement of the buildings, given the amount of activity seen, and we do have one very old record of a bat getting into the house.
We would therefore suggest that a summer bat survey would be appropriate, to take place between May and August (as per guidelines) and that in the interests of Biodiversity Net Gain enhancement be looked at, most likely by installation of bat boxes. And of course if the work is not started before the end of March an updated survey will be needed anyway.