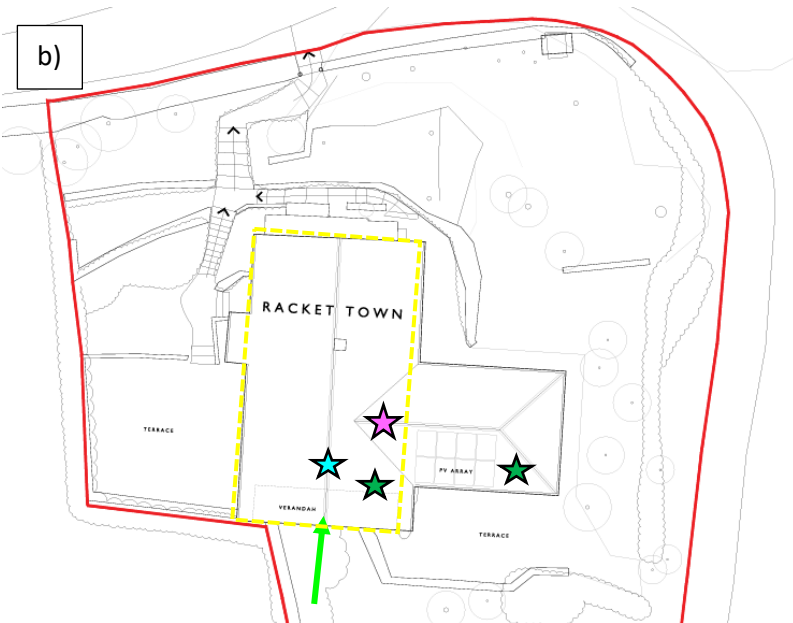


Specification for mitigation and compensation
Site Name: Racket Town, Tresco, Isles of Scilly
Grid Reference: SV 89286 14924
Date: 2024.07.30



a). Aerial view of Racket Town showing location of bat roosts:

- The brown long-eared bat occasional day roost (dashed yellow line) will be retained. New access points will be installed.
- The common pipistrelle day roost within the south-eastern projection will be lost due to demolition (red arrow). Loss of the roost site will be compensated by installation of a raised ridge tile over bitumen type 1F. NB. whilst installation of a single Schwegler Bat Access panel with back plate within the fabric of the building post-development was considered as a mitigation option, the proposed new south-east wing will not be tall enough to provide a suitable location.
- The common pipistrelle day roost located between roof/ridge tiles and the bitumen membrane at the southern gable end will be retained with the access modified post-development. The existing access point (green arrow) will be re-instated post-development through installation of a raised ridge tile in this location (over bitumen type 1F).
- Two bat slates over bitumen type 1F will be installed as enhancement.



b). Proposed site plan showing location of proposed fabric works and location of mitigation features:

- Retained brown long-eared bat occasional day roost is shown by dashed yellow line. Suitable bat access into the retained roof void will be created by installation of a raised ridge tile with a corresponding slit created in the bitumen felt underneath to enable brown long-eared bats to access the roof void below (blue star).
- The common pipistrelle bat day roost located beneath the roof tiles and roof membrane at the south gable end will be retained with the access modified. The existing access point (green arrow) will be re-instated once works are complete through installation of a raised ridge tile in this location (over bitumen type 1F).
- The common pipistrelle day roost within the south-east projection will be lost. Loss of this roost will be compensated by installation of a a raised ridge tile over bitumen type 1F (pink star).
- Two bat slates over bitumen type 1F will be installed as enhancement (green stars), positioned to avoid PV panels.

c)



c). Proposed elevations showing location of proposed fabric works and location of mitigation features:

- Retained brown long-eared bat occasional day roost is shown by dashed yellow line. Suitable bat access into the retained roof void will be created by installation of a raised ridge tile with a corresponding slit created in the bitumen felt underneath to enable brown long-eared bats to access the roof void below (blue star).
- The common pipistrelle bat day roost at the south gable end will be retained with the access modified. The existing access point (green arrow) will be re-instated once works are complete by installation of a raised ridge tile in this location.
- The common pipistrelle day roost within the south-east projection will be lost. Loss of this roost will be compensated by installation of a raised ridge tile within the new south-east wing (pink star).
- Two bat slates over bitumen type 1F will be installed as enhancement (green star), positioned to avoid PV panels.

Mitigation and compensation:

Works will not commence until an appropriate licence has been obtained from Natural England. The named ecologist or an accredited agent must deliver an on-site toolbox talk to the contractors immediately prior to commencement of works and supervise all works with potential to impact roosting bats.

Works with potential to impact bats (i.e. soft-stripping of the roof and fascias/ soffits) will be scheduled for a time of year when bats are least likely to be impacted (March – October/ November subject to a minimum temperature of 8°C).

Works with potential to impact bats will be carried out under an ecological watching brief. A licensed bat ecologist will oversee works to the roof / roof voids/ fascias/ soffits etc. Prior to demolition of any parts of the building, the roof must be 'soft stripped' under an ecological watching brief; any common pipistrelles or brown long-eared bats uncovered will be relocated to temporary bat boxes installed onto nearby trees. NB: the bat boxes (x2 Large Multi Chamber Woodstone bat boxes or a comparable product) will be installed in advance of works commencing and in a location that will not be disturbed as a result of building works.

The common pipistrelle day roost located between roof/ridge tiles and the bitumen membrane at the southern gable end will be retained with the access modified post-development. The access point (gap beneath end roof tile) will be re-instated post-development through installation of a raised ridge tile in this location, featuring a 20mm x 50mm gap to allow the bats between the roof tiles and bat safe membrane (bitumen type 1F).

The common pipistrelle day roost behind the soffit on the west elevation of the south-eastern projection will be lost to allow for the development. Loss of this roost will be compensated by installation of a raised ridge tile over bitumen type 1F.

The brown long-eared bat day roost within the roof void will be retained. The existing brown long-eared bat access points are unknown; but existing gaps at the wall tops that provide the potential access point(s) will likely be lost. Suitable bat access into the retained roof void will be created by installation of a raised ridge with a corresponding slit created in the bitumen felt underneath to enable brown long-eared bats to access the roof void below. Two bat slates over bitumen type 1F will be installed as enhancement (green star), positioned to avoid PV panels.

The named ecologist will oversee all sensitive works. No exterior lighting will be installed close to the existing roosts or new roost features. Building contractors will be briefed prior to commencement of site works and notified about the potential presence of bats.