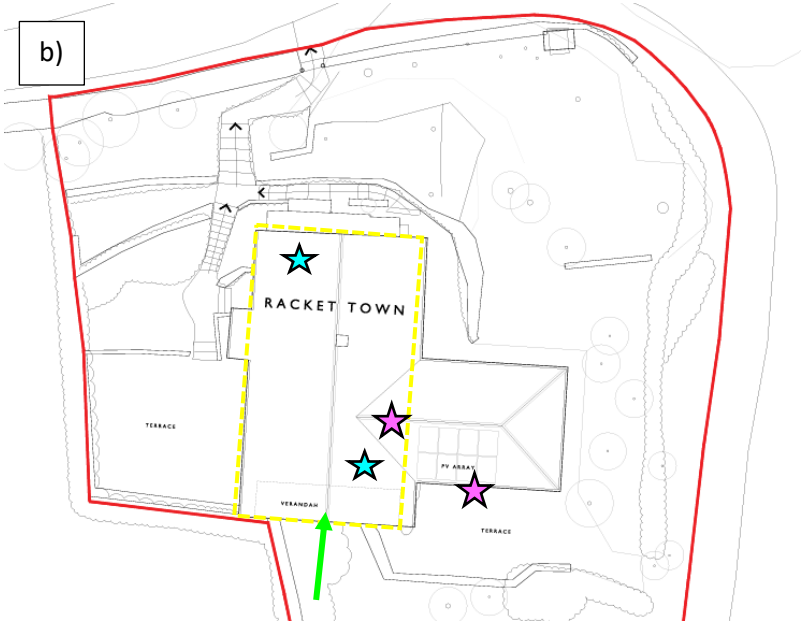
RECEIVED
By Liv Rickman at 11:17 am, Jul 19, 2024

Specification for mitigation and compensation
Site Name: Racket Town, Tresco, Isles of Scilly
Grid Reference: SV 89286 14924
Date: 2024.07.18

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 either a). spacing off of the fascia board on the south elevation of the new south-east wing by 25mm to create a gap behind for bats to roost within; or b). installation of a raised ridge tile or bat slate over bitumen type 1F on the south-facing roof of the new south-east wing. 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 or re-created post-development. The existing access point (green arrow) will be protected, or re-instated post-development through installation of a bat slate slate and/or raised ridge tile in this location (over bitumen type 1F).



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 created by spacing off the fascia boards by 25mm to create a gap behind for bats to access at the wall tops, or installation of two bat slates onto each of the eastern and western aspects of the roof with a corresponding slit created in the bitumen felt underneath to enable brown long-eared bats to access the roof void below (blue stars).
- The common pipistrelle bat day roost at the south gable end will be retained. The existing access point (green arrow) will be retained and protected or re-instated once works are complete.
- The common pipistrelle day roost within the south-east projection will be lost. Loss of this roost will be compensated by creation of one new roost feature within the new south-east wing on the south elevation (pink stars show potential locations of new roost feature).

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 created by spacing off the fascia boards by 25mm to create a gap behind for bats to access at the wall tops, or installation of two bat slates onto each of the eastern and western aspects of the roof with a corresponding slit created in the bitumen felt underneath to enable brown long-eared bats to access the roof void below (blue stars).
- The common pipistrelle bat day roost at the south gable end will be retained. The existing access point (green arrow) will be retained and protected or re-instated once works are complete.
- The common pipistrelle day roost within the south-east projection will be lost. Loss of this roost will be compensated by creation of one new roost feature within the new south-east wing on the south elevation (pink stars show potential locations of new roost feature).

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 or re-created post-development. The access point (gap beneath end roof tile) will be protected, or re-instated post-development through installation of a bat slate slate (https://www.leadworx.co.uk/product-tag/bat-access-slate) and/or 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 creation of a new roost feature within the new south-east wing. This could either take the form of spacing off of fascia boards by 25mm to create a gap behind for bats to roost within, ; or installation of a raised ridge tile or bat slate over bitumen type 1F on the south-facing roof of the new south-east wing.

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 created by spacing off the fascia boards by 25mm to create a gap behind for bats to access at the wall tops, or installation of two bat slates, one onto each of the eastern and western aspects of the roof with a corresponding slit created in the bitumen felt underneath to enable brown long-eared bats to access the roof void below.

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.

PLAN FOR ECOLOGY