**From:** Louise Sherwell   
**Sent:** 14 November 2017 15:16  
**To:** Planning  
**Cc:** James Kirkham  
**Subject:** 17/02167/F and 17/02168/LB - The Old Malthouse St Johns Road Banbury

Hi James,

Regarding the above applications, please find comments below:

The bat survey report was undertaken at the appropriate time of year in line with standard methodology and found no evidence of bat roosting within the building. However there are a number of opportunities within the building which are suitable features for bat roosting comprising gaps under lifted tiles and ridge tiles, under a wooden fascia board and lifted lead flashing on the northern elevation. Common pipistrelle were recorded during the activity survey. I understand that it is unknown whether these features will be affected by the works, however if they are to be affected, the features will be replaced like for like where possible and practical, as stated in the report. This is welcomed however I would also recommend that a licensed bat worker is on site to supervise any works to these features, so that they can advise on appropriate replacement features and the clarify their locations. The ecologist will also be able to advise and contact Natural England should a bat be found. As such I would recommend the report is amended to confirm ecological supervision and more information to clarify the location of the bat roosting features. The location and type of bat boxes to be erected as roosting enhancements should also be clarified within the report.

I would also suggest enhancements for nesting birds within the proposals if possible. There may be opportunities to install two swift nest bricks, for example on the northern, eastern or western elevations of the walls under the line of the roof. If the building is not considered suitable for swift bricks, I recommend installation of two Schwegler bird boxes on retained trees such as 1B nest boxes or 2H robin boxes and locations provided in the report. Should any shrub vegetation require removal, this should be timed to avoid the nesting bird season.

If this information can be clarified at this stage, I would then recommend a condition is attached to any approval granted for works and biodiversity enhancements to be undertaken in line with the details with the amended report.

Kind regards,

Louise

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