

Rachel Tibbetts

From: Imogen Hopkin
Sent: 14 March 2023 10:16
To: DC Support
Subject: FW: 22/03307/F

From: Charlotte Watkins <Charlotte.Watkins@Cherwell-DC.gov.uk>
Sent: 11 March 2023 23:58
To: Imogen Hopkin <Imogen.Hopkin@cherwell-dc.gov.uk>
Subject: 22/03307/F

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With regard to the above application I would advise that an updated bat activity survey is carried out on the building prior to determination – this will anyway be required for an EPS licence. The original bat survey for this site found a brown long eared bat roosting in the barn in an area which still appears to be intact (see pictures below) and a pipistrelle emerging from gaps in the stonework. We need an update on bat roosting in the building to know whether a licence is required and what mitigation is needed. We also need to ensure that if a bat loft is proposed as mitigation it is agreed to on the plans showing how this will fit in with the roof lights and flue etc... Conditioning additional surveys would entail agreeing plans which may then need to be changed to accommodate mitigation and is not best practice.

For reference the original bat survey from 2019 recommended the following as regards this outbuilding:

- No further bat scoping or dusk surveys of the buildings are recommended unless building works are delayed beyond **2020**, if this is the case then a **further bat scoping and bat dusk emergence survey will be required** to update the present results.
- New bat void to be created in the converted barn/garage for brown long-eared bats.
- Re-create gaps in the stonework of the converted barn/garage for common pipistrelle bats.
- If works to the outbuildings are proposed for the winter months (i.e. November to March, inclusive), we recommend that firstly a check for hibernating bats is carried out in the buildings by a licensed bat ecologist.



22. Brown long-eared bat



23. Brown long-eared bat

The bat void is not shown on the proposed plans for this application nor are any intentions to recreate gaps for pipistrelles.

Kind regards
Charlotte

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My usual working hours are: Monday-Thursday mornings.