

St Michael's Convent, 354 London Road, Waterlooville, PO7 7TF

Method Statement to accompany Natural
England EPS licence application in respect of
bats

Document 2 – Delivery Information

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Document 2 – Delivery Information
St Michael's Convent, 354 London Road, Waterlooville, PO7 7TF
for
Linden Homes

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This report represents sound industry practice; reports and recommends correctly, truthfully and objectively; is appropriate given the local site conditions, scope of works proposed and resources allocated to us by the client; and avoids invalid, biased, and exaggerated statements.

The author disclaims any responsibility to the client and others in respect of any matters outside the scope of the above. This report is confidential to the client and the author accepts no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

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A MITIGATION AND COMPENSATION

A.1 Summary of mitigation strategy

It is proposed that the site development works be carried out in accordance with the timing outlined in *Table A (Section E)* (commencing September 2012) to minimise disturbance to bats. The mitigation strategy is aimed at maintaining the conservation status of bats at the site and will involve the following elements.

- To ensure that no bats are injured during demolition works, the removal of all suitable bat roosting features will be supervised by the Licensee Ecologist (John Poland) or his Accredited Agents.
- The roof voids of Buildings E & H will be retained as these buildings are being renovated and converted. Access will be via Bat Access Sets from the Tudor Roof Tiles Co. Limited.
- Bat access points into Building H will be provided as close to the orientation (and height) of the existing bat access points (identified by the external inspection and emergence surveys) so bats can readily locate them.
- Four bat access points will be provided into the roof void of Building E: two on the east side; and two on the west side.
- Nine bat bricks (Habibat Bat Box) will be installed in the new houses of Plots 14, 17, 21, 34, 35, 38, 39, 48 & 65. The locations are detailed in *Section C.1.3*.
- One bat brick (Habibat Bat Box) will be installed in the new block of flats (Plots 22-31), at the top of the gable end on the southern side.
- There will be bat access into the void under the ridge tiles on the southern side of Plot 9.
- There will be a dedicated bat roost in the roof void of the new garages for Plots 44, 45 & 46 with an access point on the east side. Access will be via one 20mm x 50mm gap in the brickwork.
- The roof void in the new garages for Plots 44, 45 & 46 will be constructed with a triple-ridge system to create additional roosting crevices for bats.
- The roof of the new garages for Plots 44, 45 & 46 and the reinstated roofs of Buildings E & H will be lined with traditional black roofing felt and the floors will be lined with ply to collect any bat droppings. Access for purposes of monitoring and maintenance will be provided via a lockable access hatches. The inside of the hatches will also have appropriate signage (including contact details) advising the status as a bat roost and that it should only be entered with a licensed bat worker present. In the new garages the hatches will be 1m² to allow access but discourage use of the roof void for storage. In Buildings E & H the hatches will be in public corridors to allow easy access for monitoring.
- Timber will only be treated with chemicals approved by Natural England (see: http://www.naturalengland.org.uk/Images/Bat%20roost%20timber%20treatment_tcm6-10167.pdf).
- Security lighting will not be installed near to or overhanging roost access points so light disturbance will not be a problem.

- Following construction, the amenity garden and other ornamental planting will be planted with species that attract insects that bats feed on. Examples of commercially available night-scented species to attract moths are listed in *Section C.1.3*.
- To determine the success of the mitigation implemented, the bat roost areas will be monitored annually (between May and September) for two years following the completion of the development (see *Table B* in *Section E*).

The retained roof void in Building H; access to the roof void of Building E; roof void in the new garages for Plots 44, 45 & 46, together with the bat bricks, provide bat roosting opportunities that replicate and increase the current features and range of opportunities present for bats.

All mitigation will take place within the grounds of the site. *Figure A.1.1*. overleaf shows the location of mitigation. The building elevations given in *Figures C.1.4.3.-C.1.4.14*. show the approximate locations of the proposed bat mitigation to be installed.

B WORKS TO BE UNDERTAKEN BY AN ECOLOGIST OR SUITABLY EXPERIENCED PERSON

B.1 Capture and exclusions

B.1.1 Timing, effort, methods, capture/ exclusion methods

It is not considered possible to adequately exclude bats safely. As a result, the strategy for this site is based on careful destructive searching of potential roost areas on the buildings. This will include the roof and hanging tiles and soffit boxes. The destructive search will be carried out by the Licensee Ecologist (John Poland) or his Accredited Agents in order to remove any bats utilising these areas prior to demolition works commencing.

To reduce the risk of any bats being harmed during the demolition works the following measures will be implemented:

- The bat destructive search works will be carried out in mild spells (above 7°C) during September 2012, when there will be least disruption to bats. The building construction works with the bat mitigation will be completed by October 2013, at the latest.
- A tool box talk will be given to the contractors, prior to any work commencing, to inform them on how to protect bats during the works. It will include an overview of the ecological issues and licensing implications on site, the precautions to be taken and the method of hand demolition in sensitive areas.
- Roof and hanging tiles will be stripped carefully by hand, supervised by the ecologist, turning each tile over one-by-one allowing the ecologist to search for bats or signs of bats whilst undertaking the work. This ensures that any bats found are unlikely to be harmed.
- Bats found during the destructive searches will be placed within bat boxes erected on a tree on the eastern boundary of the site (bats will be captured by hand and, after being checked for injuries, transported immediately in cotton drawstring BTO bird holding bags).
- Only low numbers of common pipistrelles (up to 10) and brown long-eared bats (up to 5), if any, are anticipated being found during the destructive search.
- Once the supervising ecologist is satisfied that all affected structures that may provide bat roosting opportunities have been safely removed, or made unsuitable for further bat habitation, the remaining works will proceed without further supervision by a suitably qualified ecologist. The action to take if any bats are discovered during unsupervised works will also be made clear.

In addition, a site agent (*e.g.* construction foreman) will be appointed to ensure that the details of the licence are complied with in the absence of Hampshire Ecological Services Ltd. This agent will be briefed on the requirements of the licence prior to commencement of works. He or she will ensure that copies of the licence are available on site and that all contractors are aware of mitigation to be constructed, as well as the procedure to be followed in the unlikely event that bats

are found during the works in the absence of the Licensee Ecologist (John Poland) or Accredited Agent.

It is not anticipated that bats would be encountered during unsupervised works. However, should bats, or evidence of bats (such as droppings), be encountered during unsupervised works (*i.e.* without an ecologist in attendance) then works must stop and the ecological consultant for this project contacted immediately (alternatively the National Bat Helpline 0845 1300 228 may be contacted). Contractors and other unlicensed personnel are strictly forbidden from handling bats. However, if a bat is found injured the National Bat Helpline (number above) should be phoned or the bat taken to a veterinary surgeon immediately.

B.1.2 Maps to show location of capture and exclusion activities

Figure B.1.2.1. Location of destructive search/ inspection works (highlighted in orange) and retained buildings (highlighted in green).



C WORKS TO BE UNDERTAKEN BY THE DEVELOPER/ LANDOWNER

C.1 Bat roosts

C.1.1 In-situ retention of roost(s)

The works will result in the loss of a summer (non-breeding) roost for small numbers of common pipistrelle under tiles on Buildings Ba, Bb & F and the loss of a summer roost for brown long-eared bats (at least in the recent past) in the roof voids of Buildings A & G.

A summer (non-breeding) roost for small number of common pipistrelle in a gap above a window on the south gable end of Building E will also be lost as, although this building will be retained, the window will be replaced as part of the conversion. The roof void will be retained and following re-roofed access will be via four Bat Access Sets from the Tudor Roof Tiles Co. Limited: two on the east side; and two on the west side. The Bat Access Set is illustrated in *Figure C1.1.1.* and the locations are shown in *Figures C.1.4.1.- C.1.4.6.*

A summer (non-breeding) roost for small numbers of common pipistrelle under the tiles on the east side of Building H and a summer roost for brown long-eared bats (at least in the recent past) in the roof void will be retained as this building will not be demolished. However, it will be necessary to remove the roof to inspect the beams and make any necessary repairs. Bat access points will be provided by Bat Access Sets from the Tudor Roof Tiles Co. Limited following reinstatement of the roof. The Bat Access Set is illustrated in *Figure C1.1.1.* and the locations are shown in *Figures C.1.4.1.- C.1.4.6.* Bat access will be in the orientation (and height) of the existing bat access points (identified by the external inspection and emergence surveys) so bats can readily locate the access points.

The existing access hatches into the roof voids of Buildings E & H will be retained where they will be in corridors and replaced with access hatches in corridors where they would otherwise fall within one of the new flats. All access hatches will be lockable with appropriate signage (including contact details) on the inside advising the status as a bat roost and that it should only be entered with a licensed bat worker present.

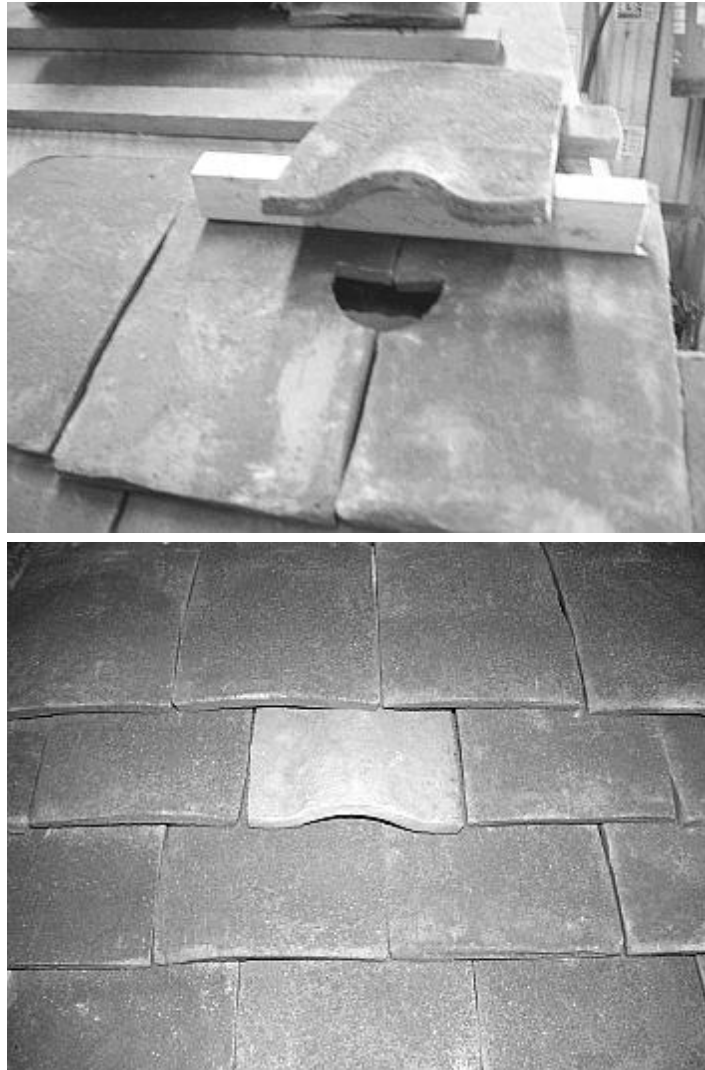
The Licensee Ecologist (John Poland) will be provided with keys to the access hatches to allow access for monitoring.

Licences cannot be granted for use of breathable membranes in bat roosts. The roof lining within Buildings E & H **must** consist of traditional black roofing felt (**not** a breathable membrane such as Tyvek™). Although breathable membranes appear smooth, crawling or hanging bats may become tangled in the fibres as a result of their claws catching on the membrane. A struggling bat may puncture the membrane thus invalidating the guarantee of the material and causing water ingress. The building contractor or client may be liable for both damage of the property and killing or injuring bats.

The timber used will only be treated with chemicals approved by Natural England. The latest list can be found at:

http://www.naturalengland.org.uk/Images/Bat%20roost%20timber%20treatment_tcm6-10167.pdf

Figure C1.1.1. Bat Access Set from the Tudor Roof Tiles Co. Limited (actual colour not shown)



C.1.2 Modification of existing roost(s)

The works will result in the loss of a summer (non-breeding) roost for small numbers of common pipistrelle under tiles on Buildings Ba, Bb & F and the loss of a summer roost for brown long-eared bats (at least in the recent past) in the roof voids of Buildings A & G.

A summer (non-breeding) roost for small number of common pipistrelle in a gap above a window on the south gable end of Building E will also be lost as, although this building will be retained, the window will be replaced.

A summer (non-breeding) roost for small number of common pipistrelle under the tiles on the east side of Building H and a summer roost for brown long-eared bats (at least in the recent past) in the roof void will be retained as this building will not be demolished.

C.1.3 New roost creation (including bat houses, cotes and bat boxes)

Bat boxes

A total of three woodcrete Schwegler bat boxes (1FD, 1 FF and 1FS bat boxes) will be erected in a large tree on the eastern boundary of the site prior to the commencement of the building construction and demolition works (see *Figures C.1.4.1. and C.1.4.2.*). This combination of bat boxes is suitable for summer and winter roosts and they will be erected in varying elevations and aspects between 2.5m and 5m (facing south and south-east) so as to provide a range of roosting opportunities for bats. These bat boxes will remain on site permanently (and shall be repaired or replaced as necessary).

Bat mitigation features to be installed within the new buildings

The following mitigation will be incorporated into the new buildings:

- Access into the void under the ridge tiles on Plot 9 (Block C). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.7.*
- One bat brick (Habibat Bat Box) will be installed at the top of the gable end in the western wall of Plot 14 (Block E). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.8.*
- One bat brick (Habibat Bat Box) will be installed at the top of the gable end in the eastern wall of Plot 17 (Block F). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.9.*
- One bat brick (Habibat Bat Box) will be installed at the top of the gable end in the southern wall of Plot 21 (Block F). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.9.*
- One bat brick (Habibat Bat Box) will be installed at the top of the gable end in the southern wall of the new block of flats that are Plot 22-31 (Block G). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.10.*
- One bat brick (Habibat Bat Box) will be installed at the top of the gable end in the southern wall of Plot 34 (Block H). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.11.*
- One bat brick (Habibat Bat Box) will be installed at the top of the gable end in the northern wall of Plot 35 (Block H). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.11.*
- One bat brick (Habibat Bat Box) will be installed at the top of the gable end in the northern wall of Plot 38 (Block H). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.11.*
- One bat brick (Habibat Bat Box) will be installed at the top of the gable end in the southern wall of Plot 39 (Block H). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.11.*
- One bat brick (Habibat Bat Box) will be installed at the top of the gable end in the southern wall of Plot 48 (Block K). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.13.*
- One bat brick (Habibat Bat Box) will be installed at the top of the gable end in the western wall of Plot 65 (Block O). The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.14.*
- The garages for Plots 44, 45 & 46 will have the roof void dedicated to bats. Access will be via a 20mm x 50mm gap in the brickwork (one access point) under the eaves on the east side. This

gap will be located against the wall to allow bats to land on the wall and crawl inside. The location is shown in *Figures C.1.4.1., C.1.4.2., and C.1.4.12.* The roof void will also have a triple-ridge system.

Additional mitigation includes the following:

- Following construction, the amenity garden and other ornamental public green areas will be planted with species that attract insects that bats feed on. Examples of commercially available night-scented species to attract moths are listed below.

Climbers

Hedera helix (Ivy)

Jasminum officinale (Common (White) Jasmine)

Lonicera etrusca (Italian Honeysuckle)

Lonicera caprifolium (Perfoliate Honeysuckle)

Lonicera japonica (Japanese Honeysuckle)

Lonicera periclymenum (Honeysuckle)

Rosa species (Rose species)

Herbs

Hesperis matronalis (Dame's-violet, often sold as Sweet Rocket)

Matthiola bicornis (Night-scented Stock)

Nicotiana species (Tobacco-plant)

Oenothera species (Evening-primroses)

Saponaria officinalis (Soapwort)

Silene noctiflora (Night-scented Catchfly)

Silene vulgaris (Bladder Campion)

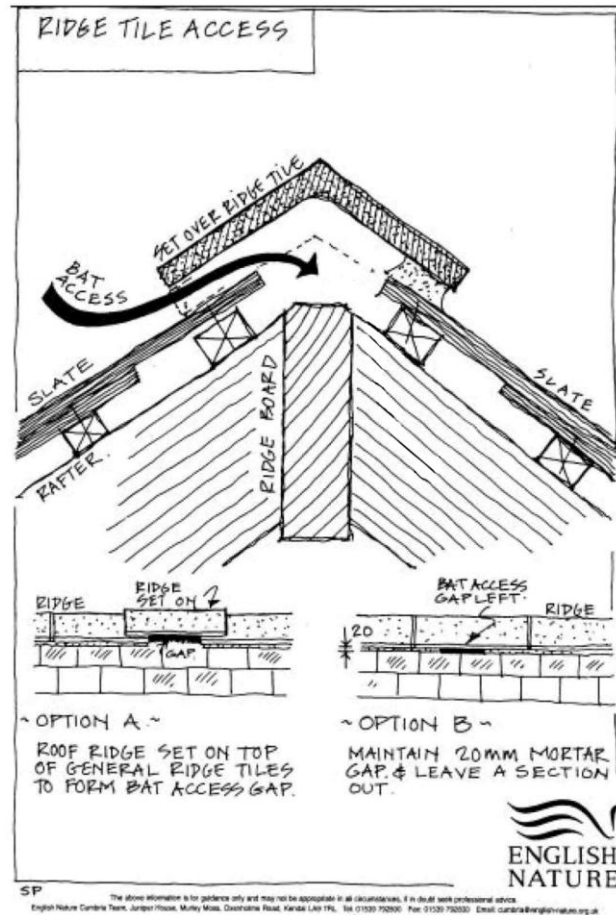
- Licences cannot be granted for use of breathable membranes in bat roosts. The roof lining within the garages of Plots 44, 45 & 46 **must** consist of traditional black roofing felt (**not** a breathable membrane such as TyvekTM). Although breathable membranes appear smooth, crawling or hanging bats may become tangled in the fibres as a result of their claws catching on the membrane. A struggling bat may puncture the membrane thus invalidating the guarantee of the material and causing water ingress. The building contractor or client may be liable for both damage of the property and killing or injuring bats.
- The timber used will only be treated with chemicals approved by Natural England. The latest list can be found at:
http://www.naturalengland.org.uk/Images/Bat%20roost%20timber%20treatment_tcm6-10167.pdf

This mitigation will be available to provide roost and foraging habitat by autumn 2013. Security lighting will not be installed near to or overhanging roost access points so light disturbance will not be a problem.

Access into the void under the ridge tiles of Plot 9 (Block C)

The mortar joints between the ridge tiles will be removed to allow bats to access the area beneath the entire line of ridge tiles on Plot 9. However, there will be no access into the roof void. The access points into this void beneath the ridge tiles will be via a 20mm high by 50mm wide gap at the centre of the ridge. It will be provided by removing the majority of the mortar at the base of a ridge tile (see *Figure C1.3.1.*).

Figure C1.3.1. Access to void beneath the ridge tiles.



Dedicated roost void in the roof of the new garages for Plots 44, 45 & 46

The new garages for Plots 44, 45 & 46 will have a dedicated bat roost in the roof void with one access point on the east side. Access will be via a 20mm high by 50mm wide gap built into the brickwork. The location of the mitigation is illustrated in *Figures C.1.4.1., C.1.4.2. and C.1.4.12.*

The roof lining will consist of traditional black roofing felt (**not** a breathable membrane such as Tyvek™) and all sections of roofing felt will be overlapped so creating gaps which bats can crawl through. Such features may be utilised by pipistrelles, brown long-eared bat and serotine for roosting.

The dedicated roof void will be constructed with a triple-ridge system to create additional roosting crevices for bats (see *Figure C1.3.2.*). This is created from a central ridge board 300mm deep with

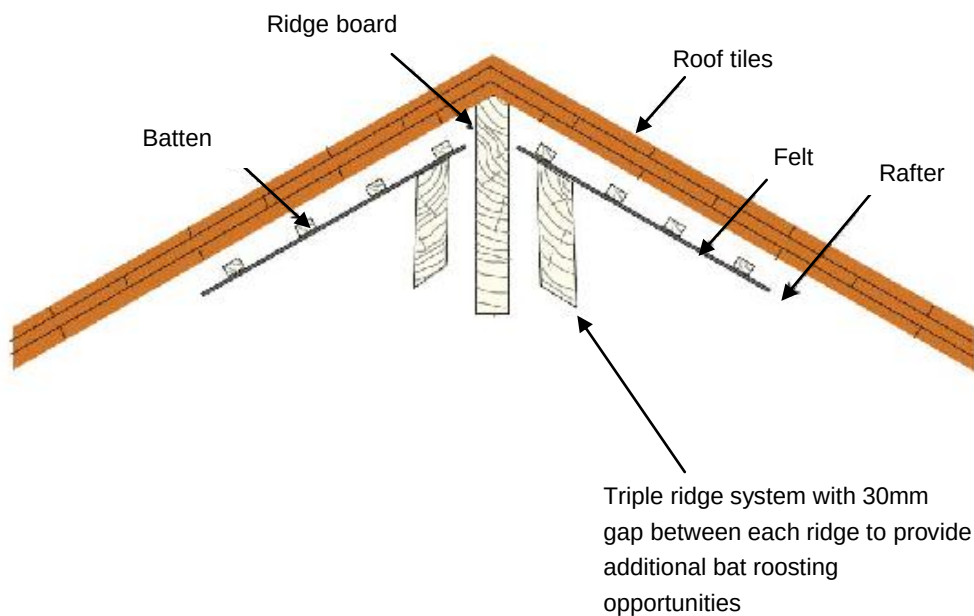
two additional ridge boards 200mm deep either side. These ridge boards will be spaced 30mm apart along the length of the ridge.

The floor of the roof void will be lined with ply to collect any bat droppings.

Access into the roof void of the garages of Plots 44, 45 & 46 for purposes of monitoring and maintenance will be provided via a lockable access hatch 1m² to allow access but discourage use of the roof void for storage. The inside of the hatch will also have appropriate signage (including contact details) advising the status as a bat roost and that it should only be entered with a licensed bat worker present.

The Licensee Ecologist (John Poland) will be provided with keys to the access hatches to allow access for monitoring.

Figure C1.3.2. An approximate design of a triple-ridge to be installed within the dedicated bat roof void.



Area available to bats

The retained roof void in Building H; access to the roof void of Building E; roof void in the new garages for Plots 44, 45 & 46, together with the bat bricks, provide bat roosting opportunities that replicate and increase the current features and range of opportunities present for bats.

C.1.4 Scaled plans/map of proposed mitigation in relation to existing habitat features

Figure C.1.4.1. Location of proposed mitigation works.

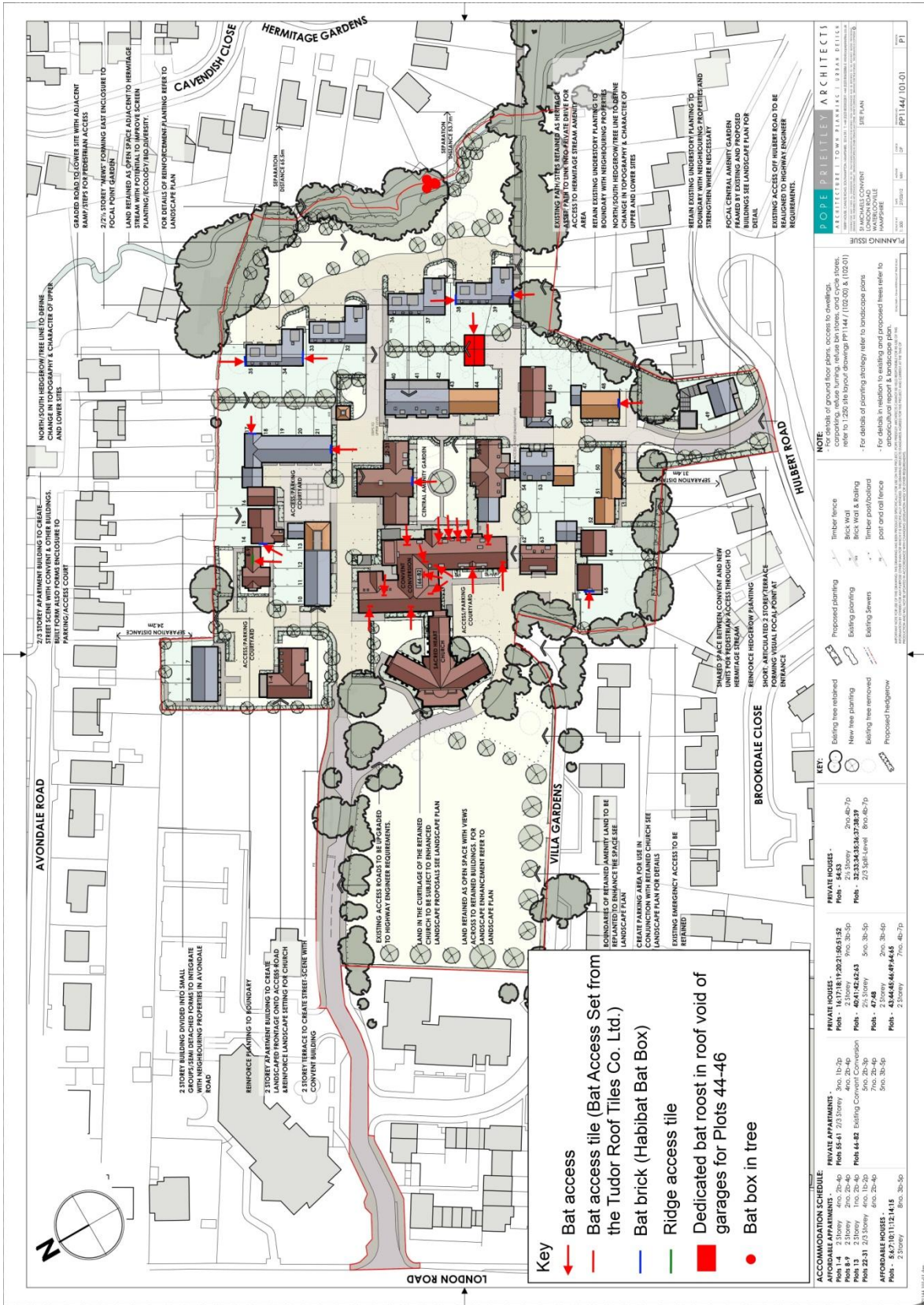


Figure C.1.4.3. Bat mitigation to be installed in Buildings E & H following renovation (north-east elevation).

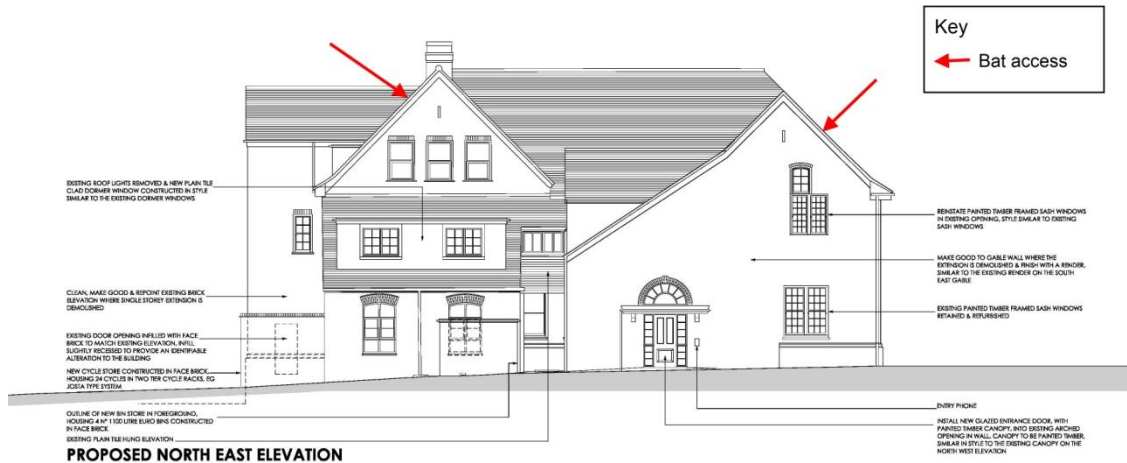


Figure C.1.4.4. Bat mitigation to be installed in Buildings E & H following renovation (north-west elevation).

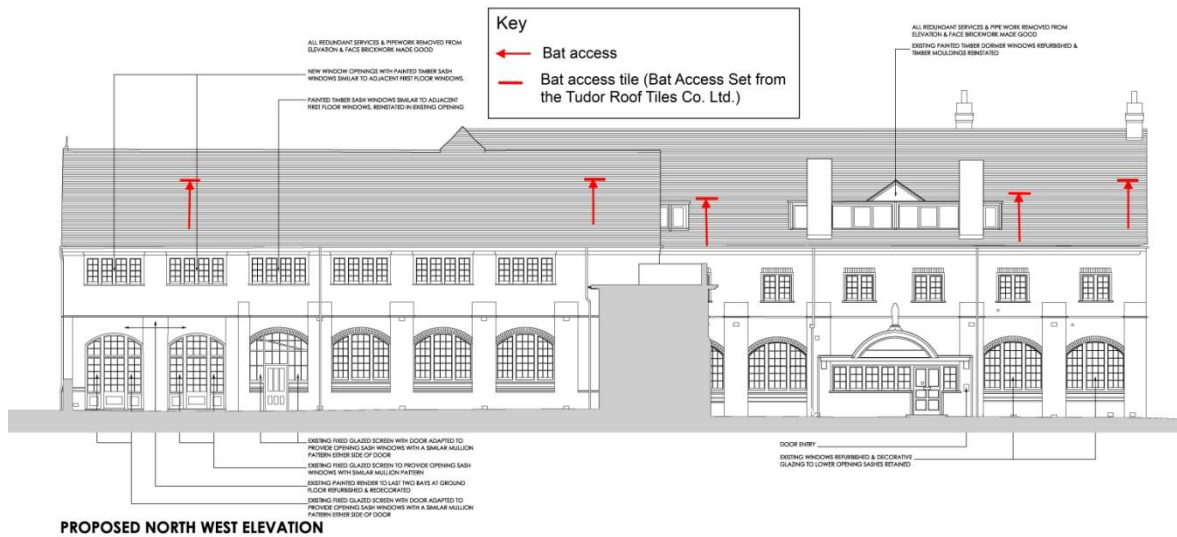


Figure C.1.4.5. Bat mitigation to be installed in Buildings E & H following renovation (south-east elevation).

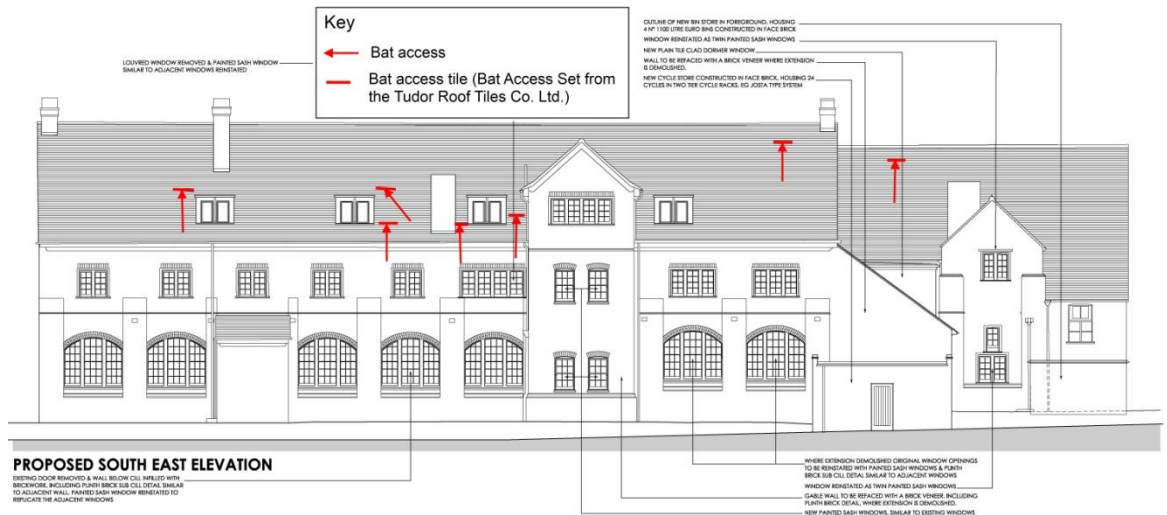


Figure C.1.4.6. Bat mitigation to be installed in Buildings E & H following renovation (south-west elevation).

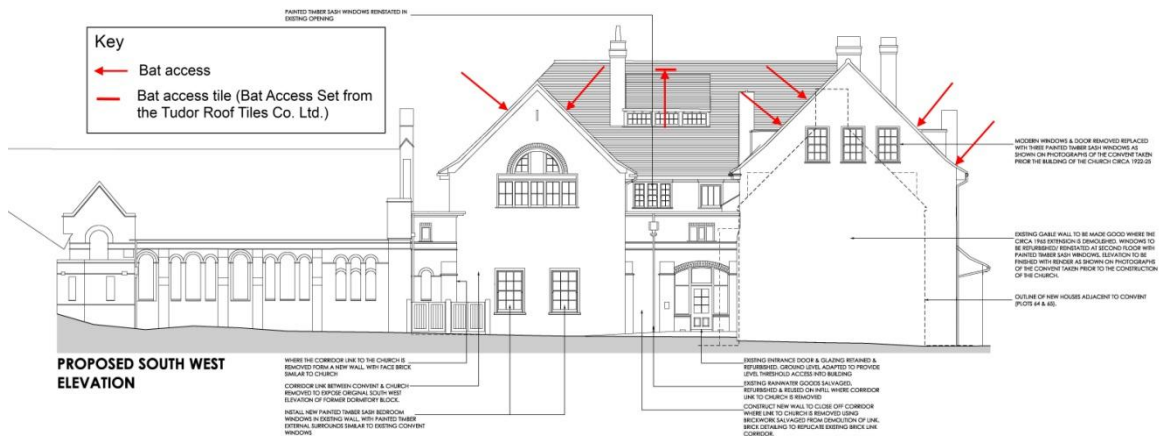


Figure C.1.4.7. Bat mitigation to be installed in Plot 9 (Block C).

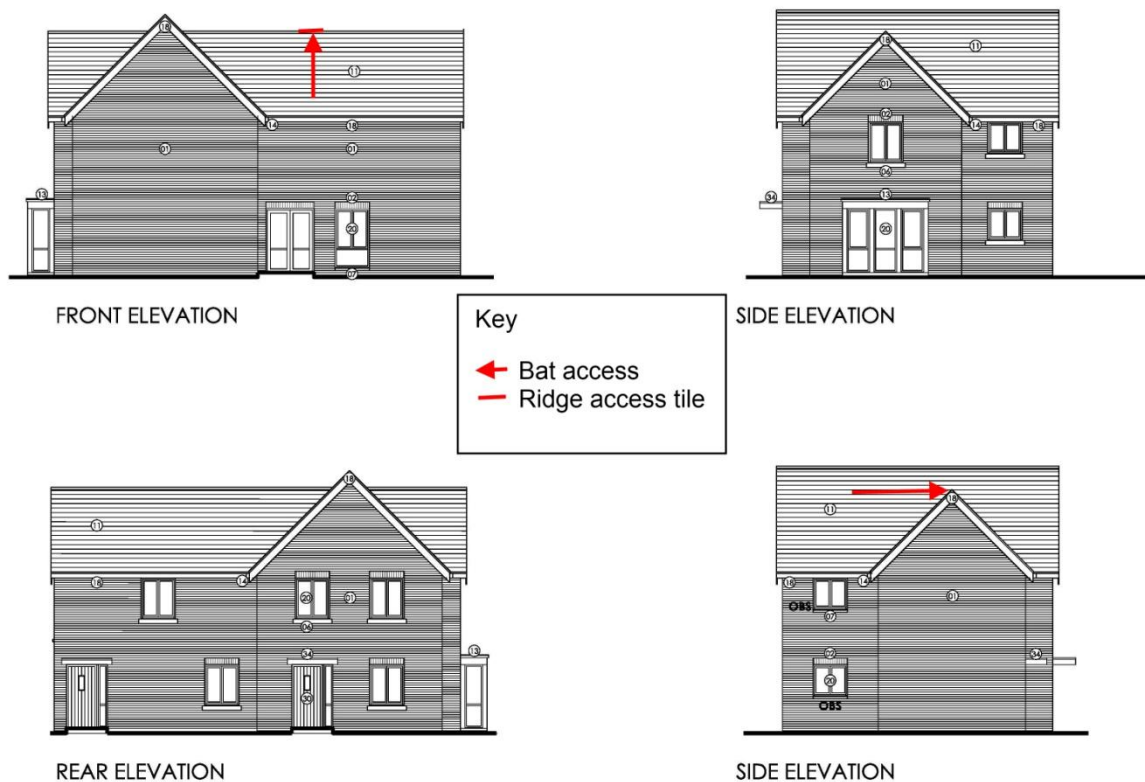


Figure C.1.4.8. Bat mitigation to be installed in Plot 14 (Block E).

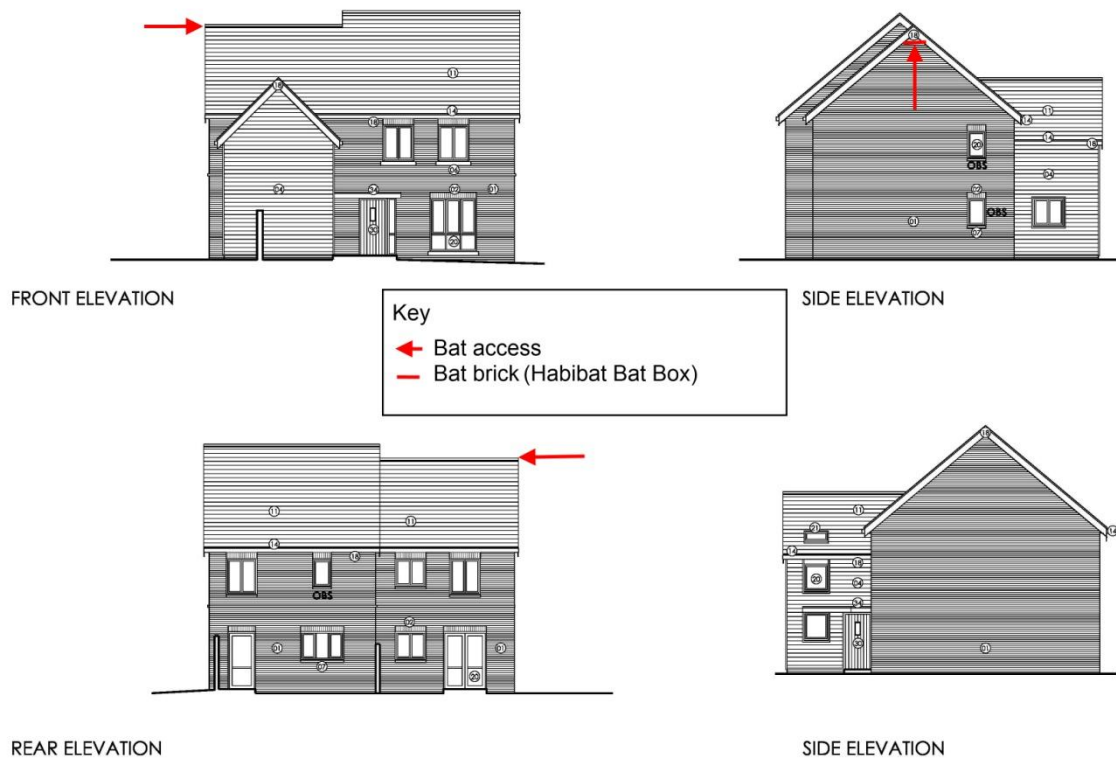


Figure C.1.4.9. Bat mitigation to be installed in Plots 17 & 21 (Block F).



Figure C.1.4.10. Bat mitigation to be installed in the new flats of Plots 22-31 (Block G).



Figure C.1.4.11. Bat mitigation to be installed in Plots 34 & 35 and 38 & 39 (Block H).

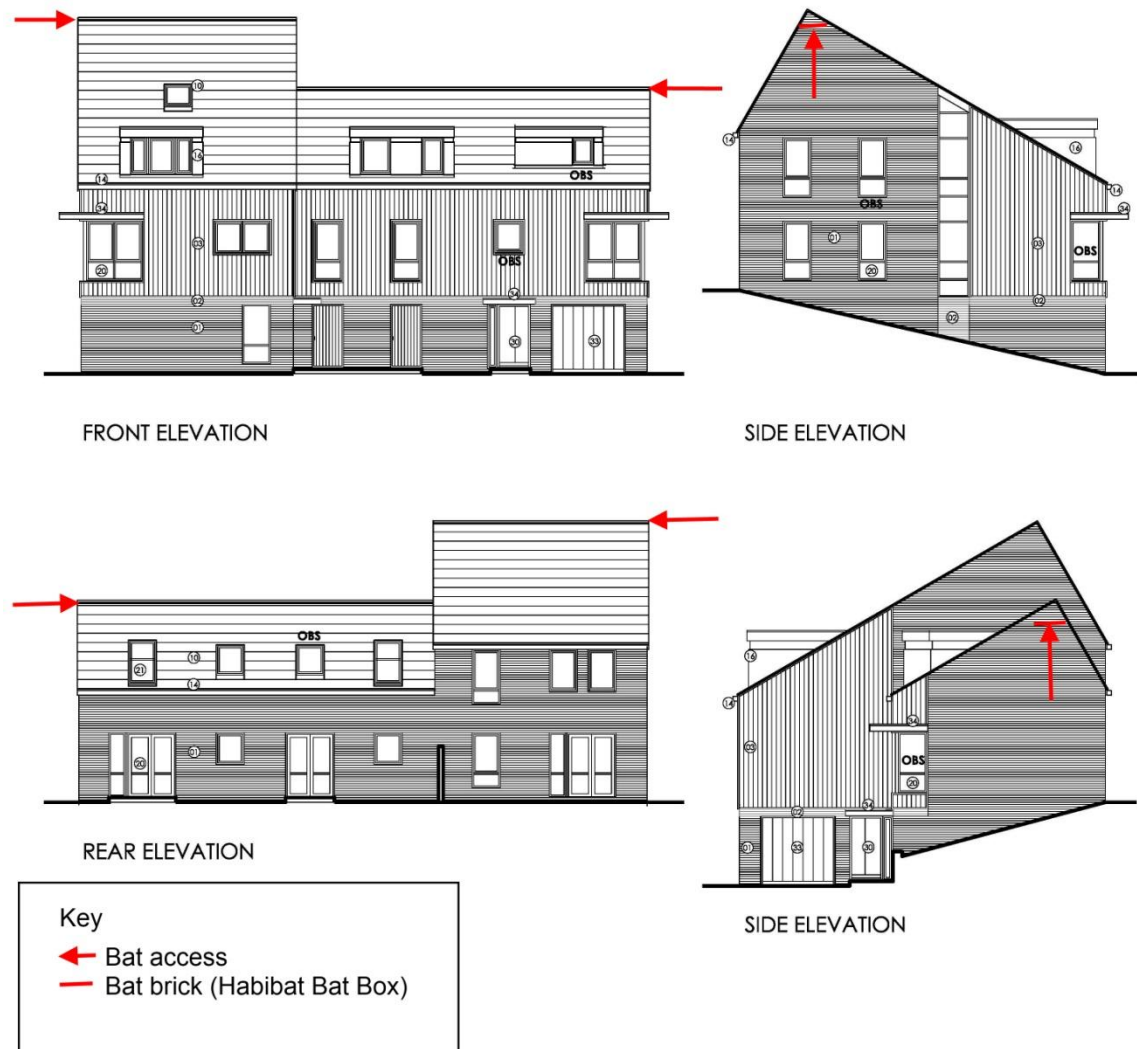


Figure C.1.4.12. Bat mitigation to be installed in the garages of Plots 44-46.

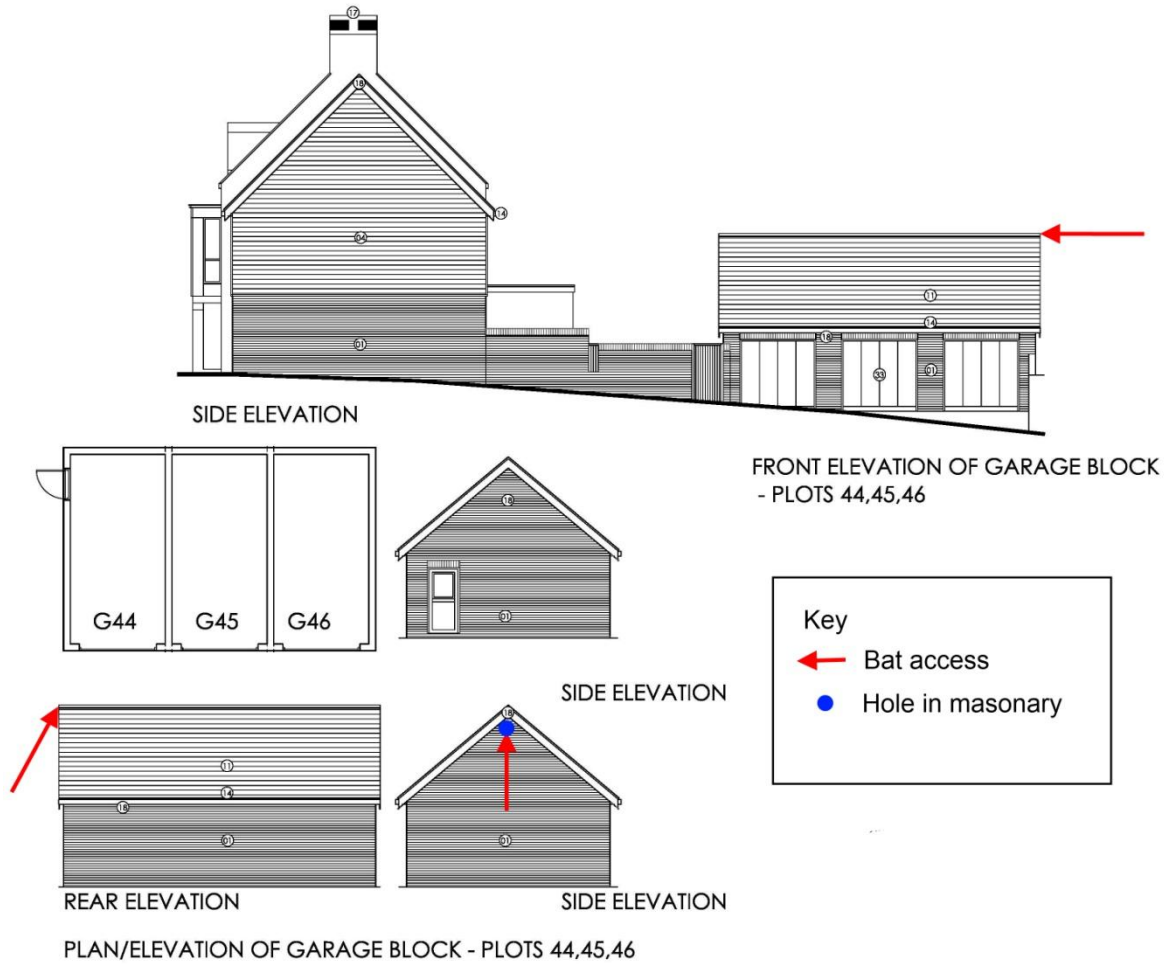
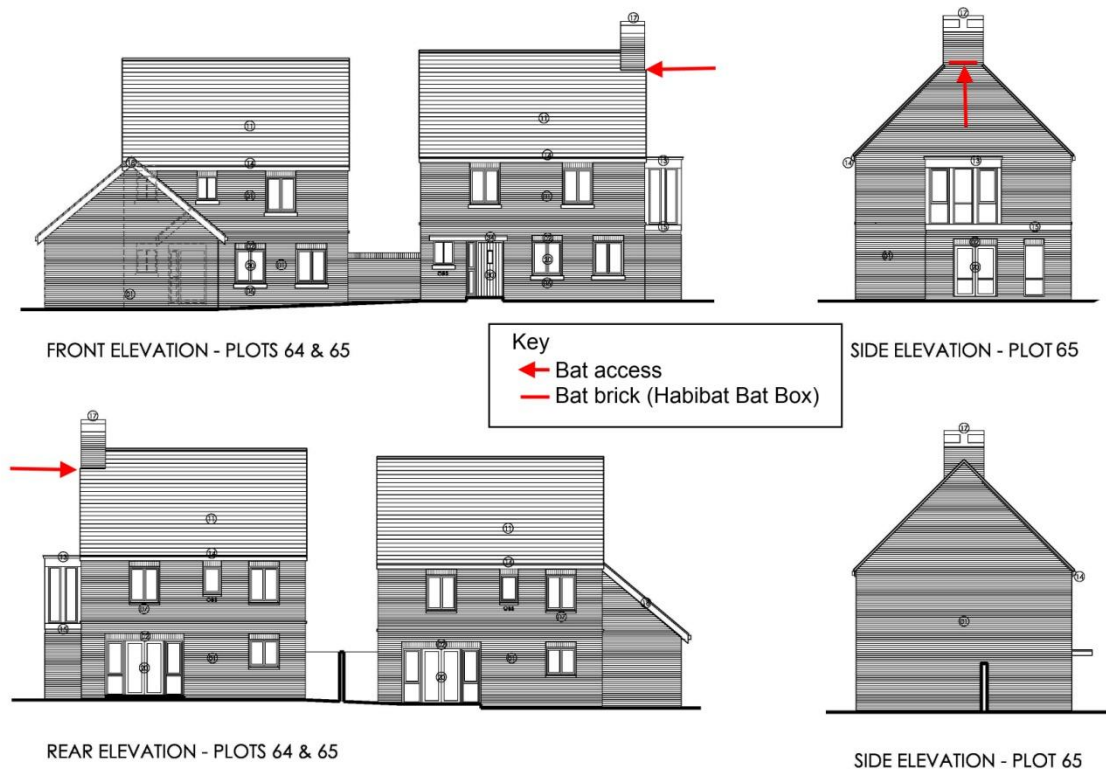


Figure C.1.4.13. Bat mitigation to be installed in Plot 48 (Block K).



Figure C.1.4.14. Bat mitigation to be installed in Plot 65 (Block O).



D POST-DEVELOPMENT SITE SAFEGUARD

D.1.1 Habitat/site management and maintenance

A minimum of two compliance visits will be undertaken to ensure that the mitigation is installed correctly and to avoid any remediation or retrofit. One of these will occur when the contractor informs the Licensee Ecologist that installation of the mitigation features is due to occur. The second will occur on completion of the mitigation so it can be ‘signed off’ by the ecologist for the Natural England EPS licence return form.

Access to the new bat roost areas will be inspected on an annual basis for the first two years to ensure a good state of repair. This will coincide with the emergence surveys where possible. It is summarised in *Table B* in *Section E*.

This is hoped to encourage a good relationship between bats and the householders who will ultimately be responsible for the safeguarding of any bat roosts.

Security lighting will not be installed near to or overhanging roost access points so light disturbance will not be a problem.

D.2 Population monitoring and roost usage

Population monitoring will involve annual visits for the first two years following completion of the development works. These visits will be carried out between May and September and will consist of visual inspections of the access points into the new roost locations. In addition, two emergence surveys will be carried out between May and September for the first two years following completion of the development works. The new access points will be observed by suitably qualified ecologists equipped with dual ultrasonic heterodyne and frequency-division bat detectors (BatBox Duet™). In addition, solid-state recorders (Tascam® DR-O7 and Roland™ R-05) will be employed to record bat calls for later sonogram analysis using BatSound™ (v4.0) computer software. This is summarised in *Table B* in *Section E*.

The results of these visits will be submitted to Natural England (via the EPS licence return form) and the local biological records centre (Hampshire Biodiversity Information Centre (HBIC)).

The Licensee Ecologist (John Poland) and his Accredited Agents will undertake the monitoring. The results of the bat monitoring will be sent to Natural England as part of the licence return. As reporting on the work is a legal condition of the licence, the cost of this monitoring will be borne by the Licensee.

D.3 *Mechanism for ensuring delivery of post-development works*

Hampshire Ecological Services Ltd have been employed by Linden Homes to ensure that the mitigation and monitoring are implemented at the site. The proposed Licensee understands that any licence granted following submission of this Method Statement results in its implementation becoming legally binding.

The Licensee Ecologist will carry out or guide mitigation work. This will include post-construction inspection of the buildings to ensure that all mitigation has been installed in line with the Method Statement. All work will be carried out in accordance with the legal requirements of the issued Natural England licence and this Method Statement.

E LAND OWNERSHIP – MITIGATION SITE(S) (AREA(S) WHERE ANY WORKS WILL BE DONE TO OFFSET DEVELOPMENT IMPACTS, INCLUDING DEVELOPMENT PLOT IF APPLICABLE)

E.1 Mitigation site ownership

Until all bat mitigation has been completed, the new buildings will be owned by Linden Homes.

Following sale, each building will be in private ownership.

Declaration Statement(s)

- E.1.1 *I confirm that relevant landowner consent/s has/have been granted to accept bats into roosts onto land outside the applicant's ownership –Yes/No/Not applicable*
- E.1.2 *I confirm that the landownership consent/s has/have been granted to allow the creation of the proposed habitat compensation on land outside the applicant's ownership –Yes/No/Not applicable*
- E.1.3 *I confirm that the consent/s has/have been granted by the relevant landowner/s for monitoring and maintenance purposes on land outside the applicant's ownership –Yes/No/Not applicable*

F TIMETABLE OF WORKS

The destructive searches, construction and demolition works are scheduled from September 2012 (dependent upon a successful EPS licence application and suitable weather conditions) when there would be least disruption to bats. *Table A* below presents an approximate timetable of capture/exclusion, demolition, mitigation and construction works.

Table A. Development activities and timing (also expressed as a timeline below).

Activity	Timing	Notes
Erection of 3 woodcrete bat boxes (non-licensable activity)	September 2012	
Destructive search of potential bat roosting features on Buildings A-K prior to works commencing	September to October 2012	Remove roof and hanging tiles and any other bat features <i>e.g.</i> lead-flashing by hand only; supervised by Licensed Ecologist or Accredited Agent.
Demolition of Buildings L-O	September to October 2012	
Demolition of Buildings A, Ba, Bb, C, D, F, G, J & K	October 2012 to October 2013	Once the bat features have been removed this will take place without ecological supervision.
Re-roofing of Buildings E, H & I	October 2012 to November 2012	Bat mitigation features (access tiles and roosting boxes) to be installed during re-roofing work. A compliance visit to be undertaken at an appropriate time during construction.
Renovation and conversion of Buildings E, H & I	October 2012 to October 2013	
Construction of new buildings	October 2012 to October 2013	Bat mitigation features in the new buildings (bat bricks, ridge access & access into the roof void in the new garages) to be installed during construction work. A compliance visit to be undertaken at an appropriate time during construction.

Activity	Sept-12				Oct-12				Nov-12				Oct-13			
Erection of 3 woodcrete bat boxes (non-licensable activity)																
Destructive search of potential bat roosting features on Buildings A-K prior to works commencing																
Demolition of Buildings L-O																
Demolition of Buildings A, Ba, Bb, C, D, F, G, J & K																
Re-roofing of Buildings E, H & I																
Renovation and conversion of Buildings E, H & I																
Construction of new buildings																

Works are anticipated to be completed by October 2013. This provides sufficient time to demolish the existing buildings and construct the new buildings. It is noted that EPS licences can only be issued up to 12 weeks in advance, and if it becomes evident that the works cannot be completed within the above timescale, a modification will be submitted. A modification submission must outline the changes required and provide justification for the alterations. It is understood that acceptance of any modification by Natural England is not automatic and may be refused.

Table B. Post development monitoring

Year	2014	2015
Details	Visual inspections of the access points into the bat bricks between May and September.	Visual inspections of the access points into the roost areas between May and September.
	Visual inspection of the roof voids of Buildings E & H; and the new garages for Plots 44, 45 & 46. If droppings are present an emergence survey will be carried out between May and September. This monitoring assesses the effectiveness of the mitigation for the NE licence return (a legal requirement).	Visual inspection of the roof voids of Buildings E & H; and the new garages for Plots 44, 45 & 46. If droppings are present an emergence survey will be carried out between May and September. This monitoring assesses the effectiveness of the mitigation for the NE licence return (a legal requirement).
	One emergence survey will be carried out between May and September on all the bat bricks to assess the effectiveness of the mitigation for the NE licence return (a legal requirement).	One emergence survey will be carried out between May and September on all the bat bricks to assess the effectiveness of the mitigation for the NE licence return (a legal requirement).