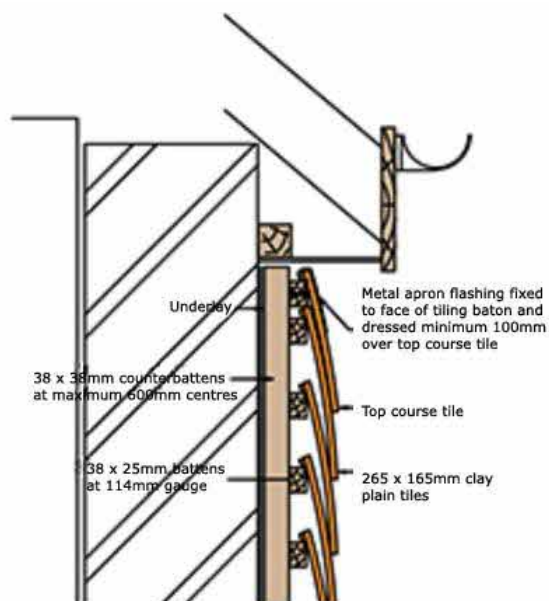


Hi Rob,

Saying that there are numerous gaps for egress is not correct, nor does the ecologist know what space is present behind the tile hanging. In areas I checked, this was filled with mastic or battened. From my understanding it would need to be Pipistrelle bats to roost in holes the size that could be available and these live in habitats on woodland edges where there is a food source nearby.

It's correct to say that I don't know what's behind the tiles, but I can be very certain that it would most likely be battens and that this would create ample space for bats to roost. I very much doubt that the entire space behind the tiles is filled with either insulation or mastic – this is just implausible and also impossible to see from ground level. These are exactly the types of crevices and spaces that bats do roost behind/within – I have stripped many such hanging tiled buildings and recoded bats of different species, not only Pipistrelles. Bats do not only live near woodland nor only where there is a food source nearby – this is simply incorrect.



The responsibility to ensure legally protected species are not present or likely to be harmed rests with the applicant, not the LPA. Any building exhibiting gaps such as this should immediately flag the potential for bats. My professional opinion is provided based on a review of photographs as well as over twenty years' experience of working with bats in buildings.

I agree that only a section of tiles is being physically affected. My advice was to demonstrate that the entire section of hanging tiles clearly exhibits features that I consider perfectly suitable for

supporting bat species.

The only pragmatic solution here (and one I am not comfortable with) is to issue an informative note, reminding the applicant that if at any time evidence of bats is encountered during works then works must cease and an ecologist appointed before any works continue. I am most keen to highlight that any responsibility for illegal disturbance of bat species rests wholly with the applicant and their appointed agents.

If you have any queries, please don't hesitate to contact me.

Kind regards,

Tristan

Tristan Norton