



Washington House
Washington Close
Littlethorpe
Ripon
HG4 3LJ

2nd October 2022

Adam Rhodes
Rhodes Homes

Dear Mr Rhodes

2021/62/94165/E Discharge of Conditions in respect of bats at Land Adj. 7, West Lane, Gomersal, BD19 4DL.

Thank you for commissioning Lobo Ecology to review requirements and undertake works in respect of bat survey works at the above site in order to satisfy conditions 13 and the related conditions 14 and 15.

For clarity Lobo Ecology have additionally undertaken works to satisfy condition 16 in respect of a Biodiversity Enhancement & Management Plan (BEMP). This is provided as a separate document.

Condition 13 of the approved planning permission states;

“No development shall take place (including any demolition, or internal or external works to existing structures) until further roost characterisation surveys have taken place, as detailed in the PEA. All survey and reporting shall be undertaken following national good practice guidelines

Reason: To ensure that protected species are considered prior to development, in the interests of the biodiversity of the site and in accordance with the NPPF Chapter 15 and Circular 06/2005 – Biodiversity and Geological Conservation. This is a pre-commencement condition to secure the appropriate measures to ensure the proposed development will not bring about impacts on protected species”.

Condition 14 of the approved planning permission states;

“ Where the survey approved pursuant to the above condition 13 confirms the presence of a bat roost(s), no development shall take place until a method statement for suitable replacement bat roost(s) has been submitted to and approved in writing by the Local Planning Authority. The method statement shall be informed by survey information

sufficient to fully characterise the roost(s) present, as described in national good practice guidelines. The content of the method statement shall include the:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant); The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason: To ensure that protected species are considered prior to development, in the interests of the biodiversity of the site and in accordance with the NPPF Chapter 15 and Circular 06/2005 – Biodiversity and Geological Conservation. This is a pre-commencement condition to secure the appropriate measures to ensure the proposed development will not bring about impacts on protected species.

Condition 15 of the approved planning permission states;

“Should the surveys identify the presence of bat roost(s), no development shall take place in any circumstances unless the Local Planning Authority has been provided with either:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development to go ahead;

b) written confirmation of Site Registration under the Low Impact Bat Class Licence;

c) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason: To ensure that protected species are considered prior to development, in the interests of the biodiversity of the site and in accordance with the NPPF Chapter 15 and Circular 06/2005 – Biodiversity and Geological Conservation. This is a pre-commencement condition to secure the appropriate measures to ensure the proposed development will not bring about impacts on protected species”.

Please find below the results of a site visit in August 2022. It is considered that the works and the subsequent findings are sufficient to discharge the condition 13 and the subsequent conditions 14 & 15.

Should you have any queries at all please do not hesitate to contact me.

Yours sincerely

Bernadette Lobo BSc (Hons) MCIEEM

Results of Bat Survey Works at West Lane, Gomersal, BD19 4DL.

Introduction

I can confirm that I am a fully qualified ecologist with over 35 year's experience in the environmental sector including DEFRA, Environment Agency, Nature Conservancy Council (now Natural England), Flora Locale and Jacobs UK Ltd.

I hold a bat survey licence including handling and numerous development licences for bats.

Background

Following the granting of planning permission at the above site Lobo Ecology was requested to undertake works to discharge conditions in respect of bats (conditions 13, 14 & 15).

To inform the works the relevant Decision Notice was provided along with a Preliminary Ecological Appraisal (Quants Environmental, June 2022) and the site arboricultural surveys.

Quants Environmental advised that a small number of trees on site supported features which may provide opportunities for roosting bats. The trees identified are referenced using the arboricultural references and are T2 Ash, T3 Ash and T4 Oak.

As the trees are to be felled as part of the development a bat survey is required to determine the presence or absence of bats within the trees and the need, or not for a European Protected Species Licence.

Lobo Ecology advised that an assessment of the cavities from an elevated work platform was preferable to a single August bat activity survey. The results of the survey are provided below.

Survey Results

Date	Conditions
17 th August 202019	Warm 17° C. No precipitation or wind.

Upon attending site, a further tree (T9 Ash) was identified as supporting a possible feature suitable for bats and this tree was therefore included in the survey.

The trees were surveyed from a manually elevated work platform and equipment included a close focus binoculars, powerful torch, mirrors and endoscope.

The survey commenced with a ground inspection of all trees to be surveyed to identify any possible bat roosts. Each tree was then slowly surveyed with any possible roosting locations closely inspected. Any features not entirely visible due to depth were inspected with an endoscope.

Survey Results

There are no building structures on site.

No evidence of bat activity was noted to any of the trees.

A number of the features identified from the ground were shallow and did not support bat roosting.

Many of the cavities were deep and open at one end providing at best transitional roosting with negligible risk of incidental find.

Recommendations

There has been no confirmed evidence of bats within any of the trees surveyed.

As a precaution measures for soft/ sectional felling are advised and these will be included within the BEMP.

Further to ensure no loss of potential roosting across the site provision will be made for the installation of four integral bat boxes to the new builds along with a recommendation for minimal artificial lighting across the site including newly installed bat boxes and natural features.

The trees surveyed did include a number of inactive nest sites. Therefore, it is imperative that tree works are undertaken outside of the breeding bird season as detailed in the BEMP.

END

