

From: [Elspeth Ingleby](#)
To: [Helen Webster](#)
Cc: [Planning](#)
Subject: RE: NYM/2018/0201/FL - The Forge, Egton
Date: 30 August 2018 17:00:03

Dear Helen,

Many thanks for sending this through. The report seems to be reasonably thorough and covers all of the structures included in the proposed development. Although the structures were all assessed as being of relatively low potential for bat roosting, the ecologist did observe several potential opportunities for roosting under the roof tiles of the buildings which could not be individually checked, and also some limited potential internally.

I note that a single emergence survey is recommended in the report order to ensure there is no roosting in the buildings. This would be ideal in order to be sure there will be no impact on roosting bats. I am however aware that the window for this work is now very limited, as bats will only be active for another few weeks before searching for hibernation sites, after which point an emergence survey would have to be carried out in the spring. If the applicant will not be able to procure an emergence survey this year (and is unwilling to wait until next spring for the application to be determined), then given the assessment of low potential of roosting it could be possible to secure any bat roosts through condition as the site would be highly unlikely to support hibernating bats and thus could be safely worked on in the winter months;

"Work which could affect bats (to exterior walls, roof, roof timbers or cladding) must not proceed until after 15 September and be substantially complete by or not start after 15 May. As the existing structures contain some potential roosting opportunities (through gaps under tiles, cracks in stonework etc) it is the applicant's responsibility to ensure that bat roosts are not destroyed through the proposed conversion. If these opportunities are to be lost (through re-roofing work etc), then alternative provision of potential roosting sites (bat boxes, bricks, tiles or other alternative) must be provided within the renovated structure and the immediate vicinity to ensure any returning bats have the opportunity to roost. Details of the proposed alternative roost provision must be submitted to the Authority and approved in writing before any works can commence. If work is to commence outwith of the given period, an emergence survey must be carried out by a suitably qualified ecologist and submitted to the Authority for its written approval prior to any works taking place."

A bat informative and bird informative must also be included with the decision notice if approved.

Get in touch if you'd like to discuss.

Thanks,

Elspeth