

Since the proposal is for quite large extensions I would recommend that 4 compensatory bat roosts be added to the new extensions as mitigation for these lost roosting opportunities and that additional biodiversity enhancements also be required. The type of roosts lost would determine the type of features to be added. The nearest bat record to this property did not have the species identified, and the next nearest record was for brown long-eared and serotine bats. The next nearest records were for pipistrelle bats. These species all use different types of roosts. Brown long eared bats usually roost inside loft spaces and need indoor flying space. Pipistrelle and serotine bats are crevice-roosters, usually found under tiles or slates or behind cladding. I think the best idea is to require that the applicants submit a bat roost mitigation and enhancement plan designed by a bat-licensed ecologist with the mitigation as close as possible in location and design to the original features.