

Ecology response amended for DC/24/96657 GLEN LEA, CHURCH HILL, WEST END,
SOUTHAMPTON, SO30 3AT

Discharge of conditions 3 (external materials), 4 (tree protection) and 5 (bat roosts) for
planning permission H/22/93734 for the two storey rear extension, single storey side
extension, proposed full storey extension on top and elevational alterations.

Additional Notes: Please could we have your comments on Condition 5.

Claire Campbell-Best

12/2/24

I have reviewed the updates to the Bat Mitigation Plan by Arbtech. The consultant's bat
license and qualifications have now been added to the report.

In figure 6 on p 13 It is not clear whether or not the proposed locations of external lighting
will interfere with the locations of the bat boxes. It is up to the applicant and their ecological
consultant to demonstrate clearly that these areas will remain dark and are suitable locations
for bat boxes.

There are bat boxes proposed on the south west, south east and northwest elevations and
lighting locations are shown on all elevations around the building. The lighting strategy and
guidance is listed in the report, but there is no further information showing that any lighting
units chosen will conform to this guidance, both in specifications and mounting locations on
each elevation. The purple x's on the proposed ground floor plan show nine different
exterior lights located on all elevations. It is not clear that the photo labelled *improved
crevice bat box location south facing, clear access, shady spot* will be in the dark at all, as it
appears to be very close to the north west corner of the already started extension with lights
shown at the western edge of the patio and along the western edge of the house, which
appears from this photo to be quite close to the trees. Condition 5 was meant to be **a pre-
commencement condition.**

A toolbox talk has been added to the document.

Lisa Malter

Ecologist

25/1/24

I have reviewed the Bat Mitigation Plan by Arbtech. The condition states:

*No development shall start until a bat roost mitigation and enhancement plan designed by a
bat-licensed ecologist detailing 4no. compensatory bat roosts must be added to the new
extension. These bat roosts should be located as close as possible to the location and design of*

the original bat roosting features identified in the Enims – Preliminary Bat Roost Assessment – Appendix B, pages 16 and 17 – November 2022.

As the client completed external works to the building and removed potential bat roost features identified in the PRA (Enims, November 2022) without supervision by a suitably qualified ecologist the characterisation of these potential bat roost features was not able to be done. Additional features may be present in the areas of the roof not able to be accessed when the PRA was written.

The bat roost mitigation plan provides a suitable way forward. It is not clear whether the ecologist who wrote this plan is bat-licensed, as specified in the condition or whether this plan has been quality checked by a bat-licensed consultant. The tree-mounted woodcrete bat box must be installed prior to the start of works to enable any bats found to be moved there. Specific training in the form of a toolbox talk must be provided by a suitably qualified ecologist for operatives involved in the sensitive removal of roof structures. The tool box talk can be added as an appendix to this mitigation plan.

If any bats are found, all work must stop and Natural England must be called, as a license may be needed to proceed. Additional information is available on the Bat Conservation Trust website at <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>.

The positions of any proposed or existing exterior lighting must be provided to ensure that the bat boxes in these positions will not be illuminated and that lighting will conform to the guidelines specified in [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](#), which is the most recent guidance. The mitigation plan states that the location and suitability of the external lighting will be checked by a bat licensed ecologist upon completion of the development. Lighting positions and specifications need to be checked prior to installation so that errors are not made. This information must be reviewed before condition 5 can be discharged as it is a pre-commencement condition.

Lisa Malter

Ecologist