

Hi Claire,

There are records of bats in the area. The vegetation behind the building could support foraging and roosting bats and nesting birds. The buildings have a single skin corrugated roof with what looks like clear panels and metal walls. They would not have thermal stability and do not have any visible gaps that could be used by bats, so would have negligible bat roost potential. However, bats sometimes use the shelter of overhanging roof areas such as the porch and eaves shown on these photos for feeding perches.

There is already some external lighting visible in the photos: a security light mounted on the gable end of the smaller building above the large doors and several security lights on the larger building in the courtyard (in the area of the Welcome to our Showroom sign). If the application is approved, external lighting can be conditioned. The guidelines in *the Bats and Artificial Lighting at Night guidance note GN08/23* from the Bat Conservation Trust and Institute of Lighting Professionals must be followed for any exterior lighting. Lighting in areas that would be used by bats must be limited to 1 lux and light must not shine directly on the vegetation. The access road could be lit by low level bollards with shielding.

The noise report by Venta Acoustics only considered the residential houses as noise receptors but effects of noise at night on the vegetation behind the building must also be considered with respect to bats and nesting birds. It was not clear from the report whether additional sound insulation is proposed for this building.

Given its construction and no insulation, the existing building would be quite hot in the summer and quite cold in the winter, quite expensive to heat and cool, and not ideal for this proposed change of use.

Kind regards,
Lisa

Lisa Malter

Ecologist (Mon, Tue, Weds, Thu)

Neighbourhoods & Green Spaces - Ecology/Biodiversity

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