

Mr John Marshall  
33 Moat House Road  
Kirton Lindsey  
Lincolnshire  
DE6 5BT

Dear Mr John Marshall – 24/09/2020

**RE: Species Protection Plan to fulfil planning condition for PA/2019/493 – 33 Moat House Road, Kirton Lindsey**

Brindle and Green have been commissioned by Mr John Marshall to compile a Species Protection Plan for the development at 33 Moat House Road, Kirton Lindsey, Lincolnshire. This is required to fulfil the following planning condition for planning application **PA/2019/493**:

*No development shall take place until a Species Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of measures to be taken to avoid harm to bats and nesting birds during demolition and construction. Reason: To conserve and enhance biodiversity in accordance with policy CS17 of the Core Strategy and saved policy LC5.”*

The site is the subject of a full planning application for the conversion of the current building into a new residential dwelling.

A Preliminary Roost Assessment was believed to be undertaken in May 2019 by Arbtech which concluded that Building 1 (Appendix 1) offered potential roosting features with a moderate suitability and two further surveys were recommended to confirm presence / likely absence of bat roosts. This PRA also identified a bird's nest within the building.

Building 1 was subjected to dusk emergence survey and dawn re-entry surveys during July 2019. Bat activity within the application site was considered to be low, with the majority of activity pertaining to foraging passes of common pipistrelle (*Pipistrellus pipistrellus*), centred on the woodland habitat to the south-east, and the grassland and scrub habitats to the south-west of Building 1. Occasional unobserved passes of brown long-eared (*Plecotus auritus*), noctule (*Nyctalus noctula*), Leislars (*Nyctalus leisleri*) and *Myotis* sp. were also detected. The survey did not reveal any evidence of bats roosting within the building. As a result, recommendations relating to mitigation or the need for an EPS development licence prior to the buildings redevelopment were not considered necessary.

The following measures for roosting bats and breeding birds are considered sufficient for the site:

*Roosting bats*

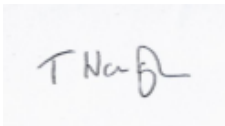
- Should any evidence of roosting bats be uncovered during construction works then works should cease and the advice of an ecologist sought.
- During and post construction, a sensitive lighting scheme should be implemented to prevent disturbance to commuting and foraging bats in the local area. Lighting should be directed away from vegetative features to the eastern elevation, and light overspill of over 1lux should be avoided within these vegetated areas
- An integrated bat box such as a Schwegler 1F Bat tube, or similar approved should be installed within the fabric of the building during construction. This feature should be positioned on a southern elevation, over a height of 5 metres, ideally close to the eaves of the converted dwelling. The flight line to the box should be unobstructed by vegetation of other structures.

*Breeding birds*

- The development must be sympathetic to the value of these habitats / features and potential impacts on breeding birds, their eggs, nests and young. The breeding bird season is generally accepted as being between March and September, works to buildings and vegetation on site should not be conducted during this period if possible.
- Undertake development works between the months of October and February where possible.
- In the consequence of development works between the months of March and September, suitable vegetation and buildings should be subjected to a search for active birds' nests by a qualified ecologist 24 hours prior to commencement of works. If breeding birds are found present, works in the vicinity of the bird's nest should cease until the nest is no longer active.
- As an enhancement and to provide continued nesting potential upon the site, a suitable nest box such as a 1SP Schwegler Nest Box, or similar, should be integrated into the new construction.

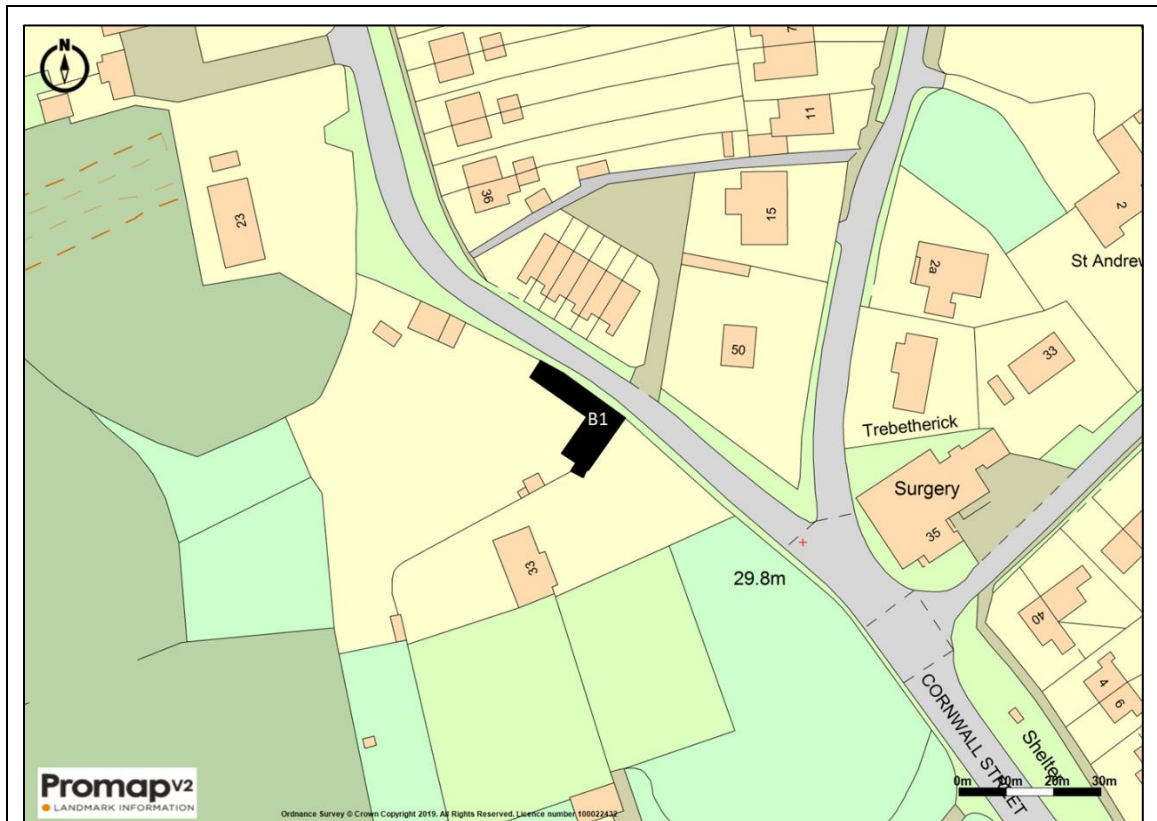
These measures are considered sufficient to clear the planning condition.

Yours Sincerely,



Tom Hough  
Ecologist  
For and on Behalf of  
Brindle & Green Limited

## Appendix 1



**Figure 1.** OS Map of the project site and surrounding area.

The bat surveys pertained to Building 1 (B1) depicted in black.