

Devon Wildlife Checklist (to be filled in by the ecological consultant and included in the front of the Wildlife Report)

A.1 Protected and priority species (relates to question 13a in the planning application form).

A tick or cross must be placed in all boxes in column two (shaded) and then, where there is a tick, all other boxes in that row. Where species are present please email this form to Devon Biodiversity Records Centre - DBRC@dbrc.org.uk.

Location: Tavistock Guildhall

Grid reference for centre of site (6 digit): SX 481744

Planning Application reference: Not known.

Name of surveyor and consultancy: Sarah Candlin of Acorn Ecology Ltd

Date that surveys carried out: 31.07.17 and 23.08.17 Sent to DBRC: Data added to spreadsheet for submission at end of year

Species - terrestrial, intertidal, marine	Walkover shows that suitable habitat present and reasonably likely that the species will be found? Tick or cross	Detailed survey needed to clarify impacts and mitigation requirements?	Detailed survey carried out and included?	Species Present or Assumed to be present on site <u>Indicate with P or A and name the species</u>	Impact on species?	Detailed Conservation Action Statement included? Sets out actions needed in relation to avoidance / mitigation / compensation / enhancement	EPS offence committed? Three tests met?
Bats (roost)	x	✓	✓	None roosting	Not anticipated	Enhancement	N/A
Bats (flight line / foraging habitat)	x						
Dormice	x						
Otters	x						
Great crested newts (*check consultation zone)	x						
Cirl buntings (*check consultation zone)	x						
Barn owls	x						
Other Schedule 1 birds	x						
Breeding birds		Not covered in this report as it a bat survey report only					
Reptiles	x						
Native crayfish	x						
Water voles	x						
Badgers	x						
Other protected species	x						
UK BAP priority species	x						
Devon BAP key species	x						
Invasive species	x						

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A.2 Designations / important habitats / sites of geological importance (relates to questions 13 b & c in the planning application form)

A tick or cross must be placed in all boxes in column two and then, where there is a tick, all other boxes in that row.

Designation Terrestrial, intertidal, marine	Within site or potential impact. Tick or cross	Name of site / habitat	Detailed Conservation Action Statement included in report?	Habitat balance sheet included (showing area of habitats lost, gained and overall net gain)	Relevant organisation consulted & response included in the application?
Statutory designations					
European designations - Special Area of Conservation (SAC), Special Protection Area (SPA) and RAMSAR site or within Greater Horseshoe consultation zone	x		Sufficient information included in order for the LPA to undertake an HRA?		
Site of Special Scientific Interest (SSSIs)	x				
Marine Conservation Zone (MCZ)	x				
Local Nature Reserve (LNR)	x				
Non statutory wildlife designations	Not included in data search				
Non statutory geological designation	Not included in data search				

- Devon consultation zones for cirl buntings and great crested newts - <http://www.devon.gov.uk/index/wildlife.htm>
- UK BAP priority species - <http://jncc.defra.gov.uk/page-5717>
- Devon BAP key species - http://www.devon.gov.uk/dbap-section_e.pdf (note that this list is currently being updated)
- List of UK BAP priority habitats - <http://jncc.defra.gov.uk/page-5718>

Table headings last updated: 22nd September 2014

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September 2017

Bat Emergence/Re-entry Survey Report

Site: Tavistock Guildhall

Client: Tavistock Town Council

Version 001

**Prepared By
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DOCUMENT HISTORY AND STATUS

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Revision details			
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Declaration of compliance with professional code of ethics or conduct			
The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bonafide opinions.			
Life span of document/survey data			
Report	This report remains valid for 12 months from date of issue/latest version. The report, conclusions and recommendations are valid for current development plans only. Should these change the report should be reviewed and, if necessary, further survey work and desk study review undertaken.		
Survey data	Survey data are valid for 12 months from data of survey.		

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The information which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct.

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1. Summary

This is a brief summary of findings and recommendations of the Bat Emergence/ Re-entry Surveys undertaken at Tavistock Guildhall. Please read the report in its entirety for full details.

- This survey report details the findings of a bat survey of Tavistock Guildhall (hereafter referred to as 'the site') undertaken by Acorn Ecology Ltd. This building is a 19th century Gothic style building constructed from stone with slate roofs.
- The survey work by Acorn Ecology comprised a single bat emergence survey and a single dawn re-entry survey during July and August 2017.
- This level of survey effort was based on the building being categorised by Green Ecology as having moderate roosting potential for bats during an internal/external building inspection in August 2016. No signs of bats were found during this survey.
- It is proposed that the current building is renovated and converted to accommodate more council offices and also a new heritage centre.
- All British bat species and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.
- No bats were seen entering into or emerging from the building during the surveys; however there was high levels of foraging activity by common and soprano pipistrelles, particularly on the eastern side of the building near the River Tavy.
- There is no evidence to suggest that the building is a bat roost and the survey effort is considered sufficient to have confidence in a negative result. On this basis, no impact on a bat roost is anticipated and bats do not pose a constraint to the proposed works.
- However, to enhance the site for bats in accordance with the National Planning Policy Framework (NPPF) it is recommended that a bat box is erected on the building or on a nearby tree.
- This bat report does not specifically cover nesting birds. However the survey undertaken by Green Ecology in August 2016 mentioned finding evidence of nesting birds. Under the Wildlife and Countryside Act 1981 it is illegal to take, damage or destroy the nests of wild birds whilst being built or in use. Therefore, any works affecting features used by nesting birds will need to be timed to avoid periods when birds are actively nesting.

2. Introduction

2.1 Brief and Objectives

This bat survey was commissioned by Tavistock Town Council in relation to the proposed renovation/conversion works at Tavistock Guildhall.

A preliminary bat survey had been undertaken by Louise Woolley (level 2 bat licence no. 2015-11776-CLS-CLS) of Green Ecology on 15th August 2016. The survey found:

“no droppings or indication of bat presence, however numerous features exhibited moderate potential for the building to support roosting bats”.

Based on these findings, two roost characterisation surveys were recommended to have confidence in a negative result. A copy of the letter report from this survey, dated 26th May 2017, is included in Appendix 1.

A dusk emergence survey and dawn re-entry survey were therefore undertaken by Acorn Ecology Ltd during Summer 2017, based on these recommendations and good practice survey guidelines. The purpose of the dusk emergence and dawn re-entry surveys was to:

- Determine presence or likely absence of bat roosts;
- Record and map any bats emerging from or returning to the building; and
- Gain information about any bat roosts present, including species, roost type, numbers of bats and access points/roosting sites.
- Assess the implications of the proposed development on bats, if present;
- Make recommendations for further survey work as appropriate;
- Propose mitigation measures to avoid, mitigate or compensate for impacts on roosting bats, as appropriate; and
- Propose measures to enhance the ecological value of the site, as appropriate.

As Green Ecology did not prepare a full report of the survey findings, general recommendations are also made to avoid committing an offence in relation to nesting birds.

2.2 Site Location

The site is located at Tavistock Guildhall, Guildhall Square, Tavistock, PL19 0AH (Grid reference SX 482744).

Tavistock lies on the south western edge of Dartmoor, approximately 24 km north of Plymouth, and these buildings lie within the town centre. The tree lined River Tavy lies to the east of the site, and at its closest is <20 m from the site on the other side of Market Road. In all other directions, the immediate surroundings comprise buildings, roads and car parks. However, as Tavistock is only a small town there are areas of open countryside comprising fields, woodland patches and hedgerows within 100 m to the east and 300 m to the north.

Please refer to aerial photos showing the site location in Plate 1 and Plate 2 in Appendix 1.

2.3 Site Description

Tavistock Guildhall is a Grade II listed building situated on the eastern side of the Guildhall Square.

The building is built in 19th century Gothic Style; the walls are mostly Hurdwick stone with granite dressings and the pitched roofs are slate. There appear to be three separate roof sections of varying height, surrounded by a parapet with crenellations and there is a turret near the centre of the building. Further buildings of similar construction are attached to the northern end of this building.

No details of the internal of the building are known, as it was not accessed by Acorn Ecology and a detailed report has not been produced by Green Ecology.

Currently the building is being used by the council and a small museum is also housed here. There is a medium sized car park at the front of the building and a main road running past. There are no trees at the front of the building, but to the back, close to the river, there are some mature trees.

2.4 Proposed Development

It is proposed that the current buildings are renovated and converted to accommodate more council offices and also a new heritage gateway centre for the local area and World Heritage mine sites.

3. Planning Policy and Legislation

3.1 Bats

All UK bat species and their roosts are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). All bats are also included in Schedule 2 of the Conservation of Habitats and Species Regulations 2010 (as amended) (Habitats Regulations), which defines "European protected species of animals" and are afforded further protection through the Countryside and Rights of Way Act, 2000. The Countryside and Rights of Way Act 2004 (CRoW) (OPSI CROW, 2009) has amended the WCA in England and Wales and this act adds additional enforcement, making offences arrestable, increasing time limits for some prosecutions and increasing penalties.

The combined legislation makes it illegal to:

- Intentionally kill, injure or capture bats;
- Deliberately disturb bats (whether in a roost or not);
- Damage, destroy or obstruct access to bat roosts;
- Possess or transport a bat or any part of a bat, unless acquired legally; and
- Sell, barter or exchange bats, or parts of bats.

In this interpretation, a bat roost is "any structure or place which any bat uses for shelter or protection". Because bats tend to reuse the same roosts, legal opinion is that the protection of bat roosts are considered to apply regardless of whether bats are present or not. There is currently no guidance on when a roost ceases to be protected if it is not used by bats.

If planned works would constitute an offence they may only be carried out under licence from Natural England. Works or mitigation activities involving interference with bats or bat shelters must be carried out by a licensed bat worker (with a Natural England Bat Licence).

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As a signatory to the Bonn Convention (Agreement of Bats in Europe), the UK is also required to protect their habitats, requiring the identification and protection from damage or disturbance of important feeding areas.

Furthermore, the Natural Environment and Rural Communities Act (NERC Act) 2006, requires due consideration be given to biodiversity and its potential enhancement when considering proposed developments. Seven bat species are listed as species of principal importance under Section 42 of the NERC Act. Species listed are barbastelle bat, (*Barbastella barbastellus*) Bechstein's bat (*Myotis bechsteinii*), noctule (*Nyctalus noctula*), brown long-eared (*Plecotus auritus*), greater horseshoe (*Rhinolophus ferrumequinum*) and lesser horseshoe (*Rhinolophus hipposideros*).

3.2 Nesting Birds

All wild birds are protected under part 1 of the Wildlife and Countryside Act, 1981. Therefore, in the UK it is an offence to:

- Take, damage or destroy the nest of any wild bird whilst it is being built or in use.
- Kill, injure or take any wild bird
- Take or destroy the eggs of any wild bird

To avoid committing an offence no works should be carried out on a structure/ feature that is being used by nesting birds. Nesting is deemed to be over when the young have fully fledged.

Certain species (including barn owl, *Tyto alba*) which are listed in Schedule 1 of the Wildlife and Countryside Act receive special protection. In these cases any form of intentional or reckless disturbance when they are nesting or rearing dependant young, constitutes an offence.

3.3 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out government policy on biodiversity in planning decisions. Under the NPPF, the presence of a protected species is a material consideration when a planning authority is considering a development proposal.

Paragraph 165: "Planning policies and decisions should be based on up-to-date information about the natural environment".

Paragraph 118: "When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles", which include (amongst others):

- "If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused."; and
- "Opportunities to incorporate biodiversity in and around developments should be encouraged."

4. Methods

4.1 Desk Study

4.1.1 Designated Sites of Importance for Nature Conservation

A data search for sites designated for biodiversity interest was undertaken on the MAGIC map website (www.magic.gov.uk). This resource lists all statutory designated sites (e.g. Sites of Special Scientific Interest, SSSIs). It does not include non-statutory designations such as County Wildlife Sites (CWSs) or Local Wildlife Sites (LWSs).

Only sites of relevance to bats are included in this report, and due to the scale of the project, site location, and potential impacts, a 2 km search was considered sufficient in this instance.

4.1.2 Bat Species

A search for granted European Protected Species Licences relating to bats within 2 km of the site was also undertaken using the MAGIC map website.

4.1.3 Previous Surveys

The site has been surveyed externally/internally by bat workers on two occasions. Where available, reports from these visits were referred to.

- Survey undertaken by John Kaczanow on the 13th April 2012 (brief report dated 17th April 2012)
- Survey undertaken by Louise Woolley (level 2 bat licence no. 2015-11776-CLS-CLS) of Green Ecology on 15th August 2016 (letter dated 26th May 2017). A copy of this letter is included in Appendix 3.

4.2 Dusk Emergence and Dawn Re-entry Surveys

All surveys were carried out using best practice methodologies as recommended by the Bat Conservation Trust (Collins, 2016).

One dusk emergence surveys and one dawn re-entry survey were undertaken to gain more information about use of the building by bats.

Three surveyors were used to adequately view the building, as shown in Plate 2 in Appendix 1. Surveyors were equipped with duet and Anabat SD1/ SD2, Anabat Express, or an Echo Meter (EM3+) bat detector. Flight paths of emerging or re-entering bats were mapped onto site plans. Surveyors were also equipped with Silver Crest two way radios in order to communicate quickly about bat activity.

The dusk surveys commenced 15 minutes before sunset and continued for 90 minutes after sunset. The dawn survey commenced 90 minutes before sunrise and continued for 15 minutes after sunrise. The surveys were undertaken when the weather was considered suitable for bat activity.

Activity surveys using bat detectors are techniques used for locating roosts and gauging general bat activity in the area, and in this instance, to determine whether the building supports a bat roost/to gain further information about the roost, if present. The technique is based on the following principles:

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- The closer a bat is observed to sunrise or sunset, then the closer the roost (species dependent) is likely to be in relation to the surveyor's location.
- Bats fly away from their roost around sunset and return to their roost around sunrise. During the dusk emergence survey, the building in question is observed for emerging bats. During the dawn re-entry survey, the building in question is observed for bats entering the building.

Bat echolocation calls were analysed using Analook software and bat species identified by comparison of sonograms with a known reference of echolocation call parameters and library of echolocation calls. Reference was also made to the book *British Bat Calls: A Guide to Species Identification* (Russ, 2012).

Echolocation calls were assigned to species level where possible. Where this was not deemed possible identification to genus level was made. Where "bat pass" is mentioned in this report, this is defined as a single ultra sound file registered and recorded by a static detector.

Table 1. Emergence/re-entry survey details.

		Survey 1: Emergence Survey	Survey 2: Re-entry
Date:		31 st July 2017	23 rd August 2017
Surveyors ¹ :		JS, SC, RG	JS, RG, CB
Weather conditions:	Start:	15.6 C, dry, 95% cloud cover, wind force 0-1	16.3 C, dry, 100% cloud cover, wind force 0
	End:	13.8 C, dry, 10% cloud cover, wind force 0-1	15.4 C, dry, 100% cloud cover, wind force 0
Sunset/sunrise:		21:02	06:15
Start time:		20:47	04:45
Finish time		22:32	06:30

¹ JS - Jessica Smallcombe BSc (Hons), MSc; SC - Sarah Candlin BSc (Hons), MCIEEM, Roger Gravestock BSc (Hons); CB – Chloe Balmer.

4.3 Survey Constraints

4.3.1 Emergence/Re-entry Surveys

The surveys were undertaken in the optimal period for undertaking emergence/re-entry surveys and during mild weather conditions that were suitable for foraging.

The presence of bright lights on the nearby public toilets, street lamps and loud intermittent traffic made viewing the building and observing/hearing bat activity more challenging. One surveyor also had a somewhat restricted view of the building roof due to the parapet. However, these constraints are unavoidable and it is considered that the combined results of the three surveyors positioned around the building gave a good indication of bat use of the building.

It should be noted that bats use different roosts throughout the year and this survey only provides a snap shot of bat use of the building. However, as surveys were undertaken in accordance with best practice guidelines, this is not considered to be a constraint.

Bat surveys undertaken using bat detectors are inherently biased as bats with louder calls (such as the *Nyctalus* spp.) will be recorded at a greater distance (and therefore more frequently) than species which use quiet calls such as long-eared bats (*Plecotus* spp.).

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Long-eared bat (*Plecotus* spp.) is a genus that generally only emerges in full darkness and which has a very quiet echolocation call, generally not detectable in the open if more than 3-5 m from the bat detector. As a result, long-eared bats are difficult to detect during activity surveys and it is likely this genus is under-recorded during such surveys.

Species identification by sonogram is limited (to a certain extent) by similarities in call structure. In addition all bats can modulate their calls according to the habitats they are navigating, their behaviour and the information they require at the time. This imposes limitations on reliable analysis particularly between species in the genera *Plecotus*, *Myotis* and *Nyctalus*.

The above survey limitations are unavoidable and it is considered that they have not affected the robustness of the survey results for the purposes of this study. Therefore, it is considered that there were no limitations to the survey works.

5. Survey Results

5.1 Desk Study

5.1.1 Designated Sites of Importance for Nature Conservation

There are no statutory designated sites that specifically mention bats within the 2 km search area.

5.1.2 Bat Species

The search for granted European Protected Species Licences showed records of four licences that had been granted within a 2 km radius of the site, as detailed in Table 2 below.

Table 2. Details of granted EPSLs within a 2 km radius of Tavistock Guildhall
(source: www.magic.gov.uk).

Licence ref.	Species covered ¹	Type of roost damaged or destroyed	Location
2014-4404-EPS-MIT 1	Brown long-eared, common pipistrelle and soprano pipistrelle	Resting place.	1.9 km south east
2016-19389-EPS-MIT	Lesser horseshoe, greater horseshoe	Resting place.	1.88 km south east
EPSM2011-3157	Soprano pipistrelle	Resting place	0.33 km south west
EPSM2012-5053	Common pipistrelle	Resting place	0.33 km south east

¹Scientific names: Brown long-eared = *Plecotus auritus*, common pipistrelle = *Pipistrellus pipistrellus*, soprano pipistrelle = *Pipistrellus pygmaeus*, lesser horseshoe = *Rhinolophus hipposideros*, greater horseshoe = *Rhinolophus ferrumequinum*.

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5.1.3 Previous Reports

- Day time internal/external inspection undertaken by John Kaczanow on the 13th April 2012 found no signs of bats or barn owls (*Tyto alba*). An emergence survey was not considered necessary.
- Day time internal/external inspection undertaken by Louise Woolley (level 2 bat licence no. 2015-11776-CLS-CLS) of Green Ecology on 15th August 2016 found no signs of bats, however the building was identified as having moderate potential and two roost characterisation surveys were recommended. Evidence of nesting birds was noted.

5.2 Dusk Emergence and Dawn Re-entry Survey Results

5.2.1 Dusk Emergence Survey on 31st July 2017

No bats were seen emerging from the building.

The first bat detected was at 21:14 (12 minutes after sunset). High levels of passes and foraging activity by common pipistrelle and soprano pipistrelle bats were recorded by the surveyors situated to the east of the building near the river. At least four bats were seen at any one time. The surveyor positioned to the west of the buildings within the car park recorded a few passes, mainly by common pipistrelle, but in general activity on this side was significantly lower.

A pass by a noctule (*Nyctalus noctula*) and a Myotis bat was also recorded.

5.2.2 Dawn Re-entry Survey on 23rd August 2017

No bats were seen entering the building.

High levels of bat activity were recorded by the surveyors to the east of the buildings from the start of the survey, with three bats seen at any one time. The surveyor to the west of the building also recorded bats from the start of the survey, but only occasional passes. The bat calls recorded were a mixture of common pipistrelle and soprano pipistrelle; however silent bats were also noted on a number of occasions and may have been long-eared (*Plecotus* sp.) bats.

The last bat was observed at 06:01, commuting northward on the eastern side of the building.

6. Evaluation and Recommendations

Please note that all conclusions and recommendations are based upon the current survey findings and on the proposal outlined in 2.3 above. If the site changes then the potential for protected species to use the site may change accordingly. If the proposals alter from those at present then it is possible that the likely impacts will also change. Bats are highly mobile and re survey of the site may be necessary in the future.

6.1 Bat Species

No evidence of a bat roost was found during the preliminary building inspection by Green Ecology; however the building was assessed as having moderate roosting. Two emergence/re-entry surveys were undertaken during July and August 2017 in order to have confidence in a negative result in accordance with best practice guidelines (Collins, 2016). Despite bat activity being detected in the

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vicinity of the building, no bats were seen emerging from or entering into the building during these surveys.

On this basis it is considered unlikely that this building is a bat roost and bats pose no constraint to the proposed works. No further survey work or a licence is required.

However, in the unlikely event that a bat is encountered during the works, the contractors must cease work and seek advice from an ecologist immediately (Acorn Ecology 01392 366512).

Enhancement of the site for bats could be undertaken in accordance with the NPPF by erecting a bat box on the eastern elevation of the building. Further details are provided in the Conservation Action Statement in Appendix 4.

6.2 Birds

It is not known whether a report has been issued by Green Ecology regarding birds; however their letter dated 26th May 2017 made mention of the presence of nesting birds (no details given). Therefore essential advice about avoiding an offence is provided below.

Under the Wildlife and Countryside Act 1981 it is illegal to take, damage or destroy the nests of wild birds whilst being built or in use. However, it is not an offence to carry out work in areas that they use, outside of the nesting period.

If works which are likely to damage bird nests need to be carried out during the nesting period there is potential that nesting birds could be harmed and disturbed. To ensure legal compliance, a check must be undertaken within 48 hours of works commencing on each section of the building to confirm the presence/absence of nest sites. If nests sites were identified, works to that feature would need to be delayed until the nest site became inactive (species specific but approximately 4-6 weeks maximum). An ecologist can help with this if required.

7. References

Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd Edn) Bat Conservation Trust, London.

Green Ecology – letter regarding the survey of Tavistock Guildhall, dated 16th May 2017.

HM Government (2012) *National Planning Policy Framework*. Department for Communities and Local Government. HMSO.

HM Government (2005) *ODPM Circular 06/05 Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System*. HMSO.

HM Government (1981) *Wildlife and Countryside Act, as amended*. HMSO.

HM Government (2010) *Conservation of Habitats and Species Regulations*. HMSO.

Tavistock Guildhall– Bat Emergence/Re-entry Survey Report

Kaczanow, J. - Report: Tavistock Guildhall, Chiroptera (Bats) & Barn Owl Survey, dated 17th April 2012.

Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature (now Natural England), Peterborough.

Russ, J (2012) *British Bat Calls: A Guide to Species Identification*, Pelagic Publishing, Exeter.

Websites:

Google Earth Pro, 2016. – accessed September 2017.

MAGIC: www.magic.gov.uk – accessed September 2017.

NHBS: www.nhbs.co.uk - accessed September 2017.

8. Appendices

Appendix 1. Aerial Photographs Showing Site Location

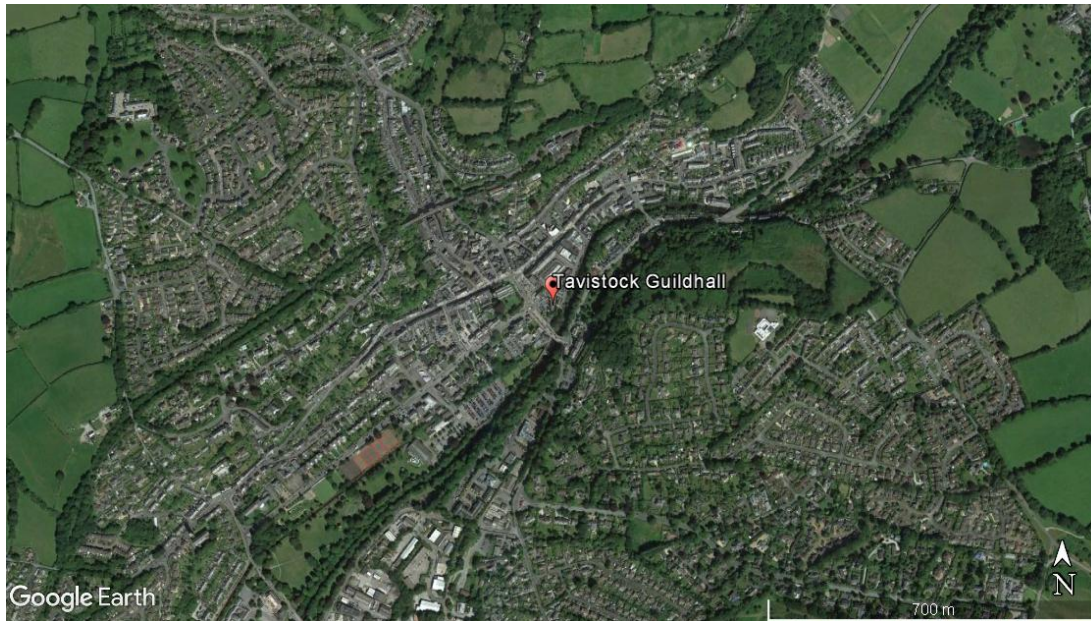


Plate 1. Aerial photo showing site location in context of surrounding landscape (Google Earth Pro, 2017).

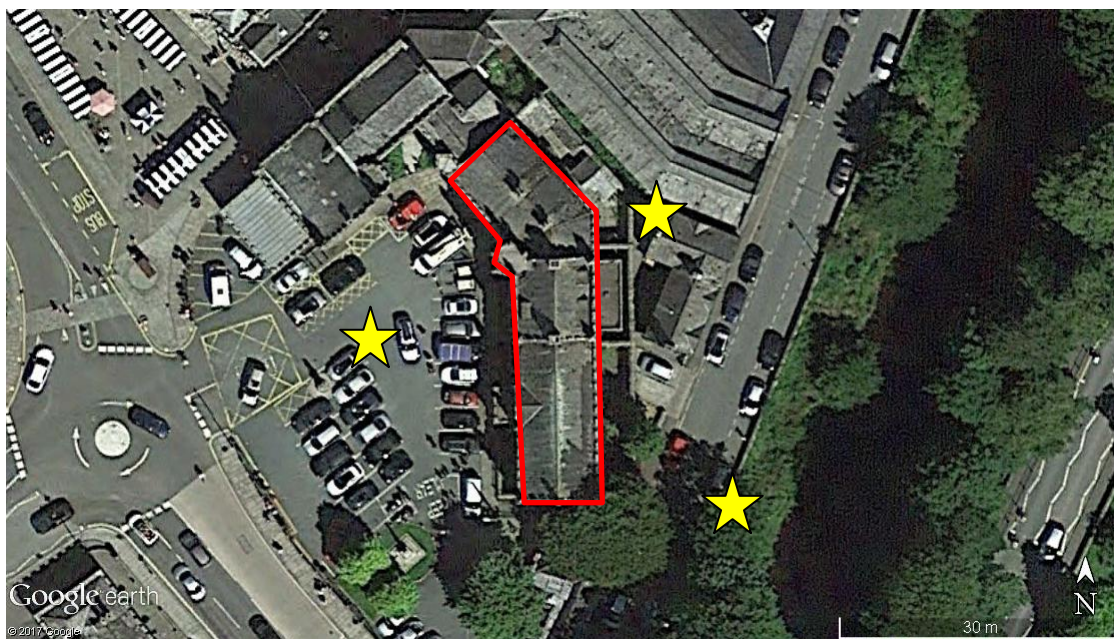


Plate 2. Aerial photo showing the buildings on site (Google Earth Pro, 2017). The locations of the surveyors for the dusk and dawn surveys are marked with a star.

Appendix 2. Site Photographs



Plate 3. Western elevation of the buildings



Plate 4. Eastern elevation of the building. The photo on the left shows how the view of the southern gable was restricted due to nearby tree.

Appendix 3. Survey Letter from Green Ecology



Wayne Southall
Tavistock Town Council

By email

26th May 2017

Dear Wayne,

RE: Guildhall, Tavistock

I can confirm that the initial inspection undertaken on the 15th August 2016 by Louise Wooley (level 2 bat licence no. 2015-11776-CLS-CLS). This building inspection found no droppings or indication of bat presence, however numerous features exhibited moderate potential for the building to support roosting bats. Evidence of nesting birds was recorded and multiple potential ingress points for both bats and birds such as loose slates, broken and open windows etc.

Any works to the building should be informed by further bat roost characterisation surveys. Due to the building's moderate potential, it is advised that at least two surveys are undertaken.

A full report detailing the initial inspection and further roost characterisation surveys will be provided to inform a planning application and will be provided upon completion of the surveys.

If you have any further queries then please don't hesitate in contacting me. I will be happy to discuss any ecological queries with the LPA on your behalf, if required to do so.

Kind regards,



Alex Sams BSc (Hons) MSc ACIEEM
Senior Ecologist
Green Ecology

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Registered office: Unit 10C, Gidleys Meadow, Christow, Devon, EX6 7QB. VAT Number 160595992

Appendix 4. Conservation Action Statement (Bats)

As there is no indication of the presence of a bat roost, no avoidance, mitigation or compensation measures are required. However, an enhancement measures for bats has been provided in accordance with the National Planning Policy Framework (NPPF) are also given.

1. Location and Grid Reference

Address	Tavistock Guildhall
Grid reference	SX 482744
Planning Application Ref.	Not known.

2. Enhancement Measures

Measure	Enhancement
Creation of new bat roosting opportunities on site.	<p>It is recommended that at least one bat box is erected on site to provide new purpose made roosting opportunities for crevice dwelling species such as pipistrelle bats.</p> <p>This box should be installed on the eastern elevation of the building as bat activity was highest in this area. Alternatively, a bat box could be erected on a nearby tree near the river, assuming that the council has permission to do so.</p> <p>The box should be erected at a height of >3-4 m, in a dark locations away from windows and external lighting. It should be situated so that there is a clear flight path leading to the box.</p> <p>Suitable models include:</p> <ul style="list-style-type: none"> - 1FF Schwegler Bat Box With Built-in Wooden Rear Panel that can be attached to a building or a tree. - Low Profile WoodStone Bat Box which can be attached to a building, or possibly a tree. - Improved Crevice Bat Box that can be attached to a building or a tree. - 2F Schwegler Bat Box that can be attached to a tree. <p>Bat boxes can be purchased from www.nhbs.com.</p>

3. Monitoring Requirements

No monitoring by an ecological consultant required. Planning officer to check that compensation and enhancement measures have been undertaken.