

BAT TRIGGER LIST: where are you likely to find bats?

This is a list to indicate where you are likely to find bats present, and when it is reasonable for a developer to present a bat survey.

(1) Conversion, modification, demolition or removal of buildings (including hotels, schools, hospitals, churches, commercial premises & derelict buildings) which are:

- agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams;
- buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;
- pre-1960 detached buildings and structures within 200m of woodland and/or water;
- pre-1914 buildings within 400m of woodland and/or water;
- pre-1914 buildings with gable ends or slate roofs, regardless of location;
- located within, or immediately adjacent to woodland & / or immediately adjacent to water.

(2) Development affecting built structures:

- tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; unused industrial chimneys that are unlined and brick/stone construction
- bridge structures, aqueducts and viaducts (especially over water and wet ground).

(3) External lighting or floodlighting of:

- churches and listed buildings, green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water
- any building meeting the criteria listed in (1) above

(4) Felling, removal or lopping of:

- woodland
- field hedgerows and/or lines of trees with connectivity to woodland or water bodies
- old and veteran trees that are older than 100 years;
- mature trees with obvious holes, cracks or cavities or ivy covered (and also large dead trees).

(5) Proposals affecting water bodies:

- in or within 200m of rivers, streams, canals, lakes, reedbeds or other aquatic habitats

(6) Proposals located in or immediately adjacent to:

- quarries or gravel pits
- natural cliff faces and rock outcrops with crevices or caves and swallows.

(7) Proposals involving the development of wind turbines

(8) All proposals where protected species are known to be present:

- this may include proposed development affecting any type of buildings, structures, feature or location.