

Discharge of Conditions Report

PMD3-01-01

21/01779/LBC

Rochdale Borough Council

Hopwood Hall

Date: 20 December 2022

Project Reference: 20661

On the 22nd July 2022 Mr Mark Platt received Listed Building Consent for the application listed above. The proposal was for:

Emergency repairs to roofs, gutters, rainwater goods and external facades as well as internal and external alterations. These include: reroofing of part of the building and installation of insulation above the rafters, removal of internal modern blockwork walls, stripping out of modern finishes, dry rot and debris, replacement beam, installation of welfare facilities, repairs to chimneys, replacement of defective lead work withterne coated steel and replacement fascias and soffits.

This document seeks to discharge the following conditions listed below.

1. *The works must be begun not later than the expiration of three years beginning with the date of this consent.*

Works on site commenced on the 3rd April 2022.

2. *This consent relates to the following plans:*
 HOH-SEV-XX-XX-DR-A-01002 Rev. T01 - Site Logistics Plan
 HOH-SEV-XX-XX-DR-A-01001 Rev. T01 - Site Setup Plan
 HOH-SEV-XX-00-DR-A-02001 Rev. C01 - Ground Floor Existing and Removal Works
 HOH-SEV-XX-01-DR-A-02002 Rev. C02 - First Floor Existing and Removal Works
 HOH-SEV-XX-00-DR-A-02003 Rev. C01 - Proposed Ground Floor Plan
 HOH-SEV-XX-01-DR-A-02004 Rev. C03 - Proposed First Floor Plan
 HOH-SEV-XX-R1-DR-A-02005 Rev. C04 - Roof Plan and Chimney Works
 HOH-SEV-XX-R1-DR-A-02006 Rev. C02 - Proposed Rainwater Goods and Gutters Roof Plan
 HOH-SEV-XX-XX-DR-A-03001 Rev. C01 - Elevation Works A
 HOH-SEV-XX-XX-DR-A-03002 Rev. C01 - Elevation Works B
 HOH-SEV-XX-XX-DR-A-04001 Rev. C01 - Typical Roof Details A & B
 HOH-SEV-XX-XX-DR-A-04002 Rev. C02 - Typical Roof Details C & D
 HOH-SEV-XX-XX-DR-A-04003 Rev. C01 - Bay Window Flat Roof Details
 HOH-SEV-XX-XX-DR-A-06001 Rev. C01 - Internal Elevations GF 8 & 9
 HOH-SEV-XX-XX-DR-A-06002 Rev. C01 - Internal Elevations GF 31
 2732-001 Rev. B - Hall Repair Works Key Plan
 2731-012 Rev. B - Hall Repair Works Ground Floor Area 2 Nightclub / GF 22
 2732-013 Rev. B - Hall Repair Works Ground Floor Area 3 Community Facilities
 2732-022 Rev. B - Hall Repair Works First Floor Area 2 FF23 and FF24
 and the works shall be carried out in complete accordance with these drawings hereby approved.

All works have been completed in accordance with the drawings listed above.

3. *The proposed works shall be carried out in strict accordance with the submitted 'Specification Rev. C' by Seven Architecture.*

All works have been completed in accordance with the specification listed above.

www.sevenarchitecture.co.uk

seven architecture limited

Clarendon House, Victoria Avenue, Harrogate, HG1 1JD

Company Registration No. 5805088

Manchester 0161 2365655

Harrogate 01423 709807

North Wales 01286 875120

4. *The works to install the proposed above rafters insulation shall be carried out in complete accordance with the approved sections and specification.*

Works to the above rafters insulation has been installed in accordance with the approved sections and specification.

5. *The existing slates shall be carefully stripped from the roof, inspected for defects, and set aside for reuse. The balance to replace those slates unsuitable for re-roofing shall be made up with slates to precisely match the existing in respect of unit dimensions, colour and texture and a sample shall be submitted to and approved in writing by the local planning authority prior to their use.*

Existing slates have been reused on the roof where possible, with new slates being mixed in to prevent large sections of new slate standing out. The stone matched the existing and was purchased from Green's Stone Natural Products Ltd. It came from Catlow Quarry, Crawshaw Lane, Off Southfield Lane, Burnley, BB10 3RN. The stone was purchased in advance of the project and was approved on site by the conservation officer. See Figure 1 showing new slates mixed with existing slate on the roof.



Figure. 1 Existing stone slate mixed with new slates to match existing.

6. *Prior to any brick work repairs taking place, a sample panel for new and rebuilt areas of brickwork shall be submitted to and approved in writing by the Local Planning Authority. The new brickwork shall match the existing brickwork adjacent in respect of dimensions, colour, texture, face bond, and pointing (using a lime mortar to match) unless otherwise approved in writing by the Local Planning Authority. The brickwork repairs shall thereafter be completed in accordance with the approved details.*

New bricks were agreed on site with the conservation officer who followed up agreement via email on the 05/09/22. See Figure 2 showing sample below.



Figure.2 Brick sample next to example of existing brickwork.

7. *Prior to the repairs to the chimneys taking place, samples of the new chimney bricks shall be submitted to and approved in writing by the Local Planning Authority. The new brickwork shall match the existing brickwork in respect of dimensions, colour, texture, face bond, and pointing (in accordance with the agreed lime mortar specification). The chimney repairs shall thereafter be completed in accordance with the approved details.*

Sample agreed as per condition 6. Bricks are to match existing. After inspection of the existing chimneys, it was clear that they have a patchwork of different bricks, some blackened with soot and others not. We proposed that adding another brick into this tapestry would be the most sensitive way forward. This methodology was agreed by the conservation officer via email on 08/09/22. Please see Figure 3 showing new brickwork mixed in with existing brickwork.



Figure.3 Brick repairs to chimneys using a mixture of existing bricks and new bricks to match existing.

8. *Prior to their use, samples of the new terne-coated steel and lead works shall be submitted to and approved in writing by the local planning authority. The new lead and terne-coated steel shall match the existing precisely in terms of colour and finish.*

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A sample of the new terne-coated steel was approved on site with the conservation officer present on the 11/08/22. Information on the Roofinox Tin Matte (terne coated stainless steel) can be found on: <https://www.roofinox.com/us/products/design-surfaces/roofinox-tin-matte-terne/> .

9. *All removal of existing defective pointing shall take place using hand tools only, and in accordance with the methodology set out in section 4.5 of the approved document 'Specification - revision C'.*

All removal of existing defective pointing has taken place using hand tools only as per the specification.

10. *No repointing works shall take place until such time as full details of the mortar specification, along with sample panels of such, have been provided to and agreed in writing by the local planning authority. The works shall be carried out in accordance the approved mortar specification.*

A number of sample panels were discussed in length on and off site. Due to certain delays on site, we were able to see how a sample panel prepared in the summer of 2021 had cured over time and agreed with the conservation officer that this would be the best match. This is shown in figure 4 below. When the lime mortar is wet it seems much whiter but becomes more muted over time.

The mortar mix sample consists of:
3x Tarmac sharp sand
2x Lewis builders merchants grit sand
1x Calbex 90 lime
1x brick dust



Figure.4 Lime mortar sample.

11. *The new windows to be installed (GW31 and GW32) shall be fabricated in timber to match the design of the existing windows (GW29 and GW30).*

New windows have been fabricated in timber to match existing.

12. *Prior to the replacement of the beam separating GF 21 and GF 22, a methodology for the works to repair and rebuild the wall shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved methodology.*

All works have been carried out under the approved methodology stated below.

'The area to be worked on will identified and marked out using the Brennan Consult drawings. After the installation of the temporary propping system the defective brickwork can be carefully dismantled. To avoid unnecessary damage to the bricks all work to be undertaken using hand tools only. The 2 stone window cills will be removed first, using hand tools to loosen all mortar, cills removed and set aside for re-use. Brickwork can now be taken down working from the cill level down to the top of the defective timber beam. Bricks to be cleaned off, inspected for defects and stacked neatly adjacent to the work area.

If it is necessary to replace any bricks samples to be offered for approval before use.

After the installation of the replacement steel beam the brickwork can be re-built. Mortar for building and pointing as per Seven Architects specification. Care to be taken to follow existing bond within the wall, bed joint and perp dimensions to match existing. Hessian and polythene sheeting to be used for protection if required. When all brickwork has been completed the stone window cills can be re-fixed.'

13. *All works in the orange zone of the Hopwood Hall shall be carried out in full accordance with the details contained in section 6.1 of the Dusk & Dawn Survey Results by Tyrer Ecological Consultants Ltd dated 07/07/2022.*

All works in the orange zone have been carried out under the supervision of an ecological clerk of works.

14. *The repairs to the roofs, gutters, rainwater goods and external facades as well as internal and external alterations of Hopwood Hall within the red zone as identified in Figure 6.1 of the Dusk & Dawn Survey Results by Tyrer Ecological Consultants Ltd dated 07/07/2022 shall not in any circumstances commence until the local planning authority has been provided with either:*

- a) *a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 authorising the specified activity/development to go ahead; or*

- b) *a statement in writing from Natural England to the effect that it does not consider that the specified activity/development will require a licence.*

Works to the red zone did not commence until the bat licence was received from Natural England on 20/10/22. Please see attached licence to the back of this document.



Wildlife Licensing Service
Natural England
Horizon House
Deanery Road, Bristol
BS1 5AH
T: 0208 026 1089
EPS.mitigation@naturalengland.org.uk

LICENCE - Mitigation

This licence authorises actions that would otherwise be offences under the above legislation

Any request for information in this licence will be considered under the Environmental Information Regulations 2004 and the Freedom of Information Act 2000 as appropriate.

Natural England Reference:	2022-62421-EPS-MIT
Date issued:	20/10/2022
Licence valid from:	20/10/2022
Licence expiry date:	30/04/2028

Under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended) Natural England has granted this licence for the purpose of:

Imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment, under section 55(2)(e) relating to:

Licensable activities associated with development works consented under reference number 21/01779/LBC

To:

LICENSEE (full name):	Mr Mark Platt
Company name (if relevant):	Rochdale Borough Council
LICENSEE Address:	Floor 2, Number One Riverside, Smith Street, Rochdale, Lancashire, OL16 1XU

This licence is granted subject to the Licensee, including servants and named agents, adhering to the conditions, notes and licence documents specified below. The following person is authorised to act on behalf of the Licensee:

NAMED ECOLOGIST (full name):	Mrs Kylee Wilding
Company name (if relevant):	Tyrer Ecological Consultants
NAMED ECOLOGIST Address:	42 Formby Business Centre, Formby, Merseyside, L37 4AT

At (locations):

Site name:	Hopwood Hall
Address:	Hopwood Hall College, Middleton Campus, Rochdale Road, Middleton
County:	Greater Manchester
Postcode:	M24 6XH
OS Grid Reference:	SD874082

For the following species, maximum numbers and licensable activities:

PLEASE NOTE				
The maximum number(s) stated in the table below refers to the maximum number of individuals of the stated species that can be captured or transported under the terms of the licence and the maximum number/s of resting places or breeding sites that can be damaged or destroyed under this licence (if applicable). Maximum numbers cannot be specified and do not apply to disturbance activities. The activities permitted below must be conducted by the methods as specified under the terms of this licence (see conditions 10 to 14).				
Species (Scientific name)	Maximum number of individuals	Roost Type(s)	Maximum number of roost(s)	Activities
Brown Long-Eared	4	Satellite	3	Capture; Transport; Disturb; Damage Breeding Site
Common Pipistrelle	2	Day	1	Capture; Transport; Destroy Resting Place; Disturb

Licence documents

The Licensee, Named Ecologist and all persons authorised in writing by the Licensee must adhere to the specific details given in the documents, if referenced below with a date, and complied with in accordance to this licence.

Reference	Document name	Date
Figure D	Impact Plan	19/10/2022
Figure E2	Non-standard capture and exclusion apparatus	N/A
Figure E3	Specifications for mitigation / compensation	30/08/2022
Figure E4	Monitoring, management and maintenance	19/10/2022
Work Schedule	Work Schedule	19/10/2022
HMMP	Habitat Management and Maintenance Plan	N/A
Other	N/A	N/A

Anything done otherwise than in accordance with the terms and conditions of the licence may constitute an offence.

Signed on behalf of Natural England (the relevant licensing body):

Signature:	Hayley Purves	Date:	20/10/2022
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WARNING

- **This licence authorises acts that would otherwise be offences under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Any departure from the conditions relating to this licence may be an offence under that legislation;**
- **This licence conveys no authority for actions prohibited by any other legislation;**
- **This licence can be modified or revoked at any time by Natural England, but this will not be done unless there are good reasons for doing so. The licence is likely to be revoked immediately if it is discovered that false information had been provided which resulted in the issue of the licence.**
- **Bodies corporate and their directors/secretaries are liable for offences under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).**

LICENCE CONDITIONS

1. The Licensee is responsible for ensuring that all terms and conditions of this licence are complied with.
2. The Licensee and Named Ecologist are responsible for all activities undertaken by Accredited Agents and Assistants (as described under 'Definitions' below) and of other persons they have appointed in relation to activities permitted by this licence.
3. The Licensee shall ensure that at least one copy of this licence is retained on each site until at least the expiry date of this licence. A copy of this licence shall be made available for inspection on each site and shall produce it on demand to any police officer or officer of Natural England.
4. No person shall carry out any activity permitted by this licence unless so authorised in writing by the Licensee. Each person shall produce a copy of their written authorisation from the Licensee on demand to any police officer or officer of Natural England.
5. Prior consent must be obtained from all relevant landowners and/ or occupiers before commencing any activities that are permitted by this licence. The role of the Licensee, Named Ecologist and any other persons so authorised under this licence does not itself confer any right of entry upon private land.
6. The Licensee shall permit, or shall ensure that measures are in place to permit until at least the expiry date of this licence, any officer of Natural England (accompanied by such persons as they consider necessary on production of their identification and stating the purpose of their presence, on demand) reasonable access to the site. The Licensee shall give all reasonable assistance to an officer of Natural England and to any accompanying persons.
7. All activities authorised by this licence must be undertaken in accordance with the requirements of any relevant animal welfare legislation, and all equipment used in relation to this licence must avoid cruelty, unnecessary injury or distress to any species covered by the relevant legislation.
8. Disturbance of bats and damage and/or destruction of bat roosts and habitats will be limited to those areas and structures shown in licensed Figure D. Where necessary, additional information is provided in the table below. No other bat or bat roost is permitted to be subject to disturbance, damage or destruction under this licence.

Species	Additional details of location
	N/A

9. In relation to all known and potential maternity, satellite and hibernation roosts, all activities and timings must be undertaken in accordance with the licensed Work Schedule.

In relation to all other roost types, all activities and timings must be undertaken in accordance with the licensed Work Schedule; **or** undertaken if **all** of the following requirements are met:

- Activities described in the licensed Work Schedule are undertaken in the same chronological order; and
- Activities described in the licensed Work Schedule are undertaken on the same structures and locations; and
- Those same activities are undertaken no later than 12 months after timings described in the licensed Work Schedule.

Methodology

10. Prior to the commencement of licensed activities, the Named Ecologist or an Accredited Agent must ensure that all persons to be directly involved with these activities understand:
- where and when bats are potentially present;
 - the legislation relating to bats;
 - the methodology and activities that will be undertaken to safeguard bats,
 - contingencies to be followed if bats are found, particularly if unexpectedly;
 - that all activities relating to bats and bat roosts are restricted to the terms and conditions of this licence, and that bats and bat roosts are otherwise protected by law.

A copy of a written or otherwise accessible version of the presentation to persons about licensed activities and written confirmation that it has been provided to all relevant persons (including the date and persons' names) must be retained by the Licensee and Named Ecologist. This must be made available to any officer of Natural England or any police officer on demand.

11. The locating, capturing and handling of all bats, and fitting of all bat exclusion devices must only be undertaken by the Named Ecologist or an Accredited Agent, or an Assistant directly supervised by the Named Ecologist or Accredited Agent. All works must be undertaken using best practice methodology to ensure minimal risk to bats. Mitigation must be in line with the requirements set out in the most up-to-date edition of the '*Bat Mitigation Guidelines*'. Persons acting under this licence must abide by the advice on excluding bats, handling bats and working in bat roosts in the most up-to-date edition of the '*Bat Mitigation Guidelines*' and '*Bat Workers' Manual*'. In addition to this:
- Where bats are discovered and taken under this licence they must either be relocated to an alternative roost (see Definitions) suitable for the species, or where bats are temporarily held this must be done safely and bats released on site at dusk in, or adjacent to, suitable foraging/ commuting habitat in safe areas within, or directly adjacent to, the pre-works habitat. Where a bat is unexpectedly discovered in adverse weather conditions, condition 14 must be followed.
 - ☒ Temporary and permanent exclusion must be carried out using techniques specified in the most up-to-date edition of the '*Bat Workers' Manual*'. If one-way exclusion devices are to be used, each device must remain in position for a period of at least 5 consecutive nights throughout an uninterrupted spell of suitable weather conditions or will remain longer until these conditions prevail.
 - ☒ Prior to destructive works, an inspection using torches and/or an endoscope must be performed internally to search for the presence of bats. If any licensed vesper bat species is found and is accessible, each will be captured by gloved hand or hand-held net, given a health check and then each placed carefully inside a draw-string, calico cloth holding bag or similar for transport. If any licensed horseshoe bat species

is found, the capture methods outlined in (e) will only be used after it has been shown that overnight dispersal or exclusion are no longer practicable methods.

- d. ☒ Following inspection and exclusion operations, the removal of any feature with bat roost potential will only be performed by hand or hand-tools in suitable weather conditions and under direct ecological supervision. Where applicable, materials will be removed carefully away and not rolled or sprung to avoid potential harm to bats. Removed and detached materials must be checked by the Named Ecologist or Accredited Agent for bats that may be clung to them. Mechanical demolition (see 'Definitions' below) of the roost must only be undertaken after the roost has been declared free of bats by the Named Ecologist or Accredited Agent.
- e. ☒ For sites where the presence of horseshoe species has been confirmed, the following exclusion method will be used: prior to work commencing, the Named Ecologist or Accredited Agent will conduct a thorough internal inspection for the presence of horseshoe bats. Only after the void is shown to be unoccupied will the destructive search commence, or all apertures into that void be closed and sealed (windows, doors, etc) by use of boarding, sealed tarpaulin or similar.

If a horseshoe bat is encountered, it will be left undisturbed during daylight. After all bats have dispersed overnight, the void will be sealed as described above. If all bats have not emerged, the Named Ecologist will either use torchlight and non-tactile human presence to disturb the bat to encourage it to emerge and disperse, during night only, or through use of a hand-held net. Only after all bats have emerged from the building or void will it be sealed.

f. **N/A**

- 12. A written record must be kept of any bat capture and exclusion undertaken, and of any other bat dispersal during destructive works. This must include dates, weather conditions with minimum overnight temperature and of any precipitation; also the numbers of each bat species captured, transported, or displaced; and the duration of bat excluder device use. This record must be provided with the Report of Action. This must be made available to any officer of Natural England or any police officer on demand (see condition 24).
- 13. Provision must be made for prompt assistance to appropriately tend and care for any bat injured, such as during the exclusion and demolition process. Any injured or dead bats must be reported to Natural England (see condition 23).
- 14. If individual bats are discovered unexpectedly, including if not covered under this licence or/ and if during periods of adverse weather, the following steps must be taken:
 - a. Works to that building/ structure must stop immediately. If the Named Ecologist or an Accredited Agent is not on site, they must be contacted immediately to attend site.
 - b. Do not expose any bats or cause them to fly out of the roost on its own accord.
 - c. The bat must only be handled by the Named Ecologist or Accredited Agent except if it is in immediate danger. The bat must be carefully placed in a lidded ventilated box with a piece of clean cloth and a small shallow container with some water. The box must be kept in a safe, quiet location.
 - d. Care must be taken to avoid rousing the bat during transfer to a suitable location – which may be a suitable hibernation box or other alternative roost providing a safe, quiet environment with suitable temperature and humidity levels appropriate for bats roosting at that time of year, that is safe from further disturbance.
 - e. The Named Ecologist must re-assess the structure and determine whether works can continue under this licence, or whether a modification to the licence is required prior to works re-commencing. A written record must be kept of this decision and be made available to Natural England or any police officer on request. This incidence must also be reported on this licence return form.
 - f. Any underweight or injured bats must be taken into temporary care by an experienced bat carer and be looked after until such time that the bat can be transferred to a suitable replacement roost at the same site, when weather conditions are suitable for release at the same site.

Mitigation and Compensation

- 15. Mitigation and compensation must be provided in accordance with the licensed Figure E3. Where necessary, further details are specified in the table below:

Additional details to support Figure E3: N/A

16. Where it is necessary to use any wood timber treatments, only treatments on the approved list of 'Bat roost and Timber products ([TIN 092](#))' may be used.
17. Where it is necessary to install a roof membrane and this has the potential to be exposed to any bat, Bitumen type 1F felt with a hessian matrix, or a non-bitumen coated roofing membrane (NBCRM) with a test certificate approved by Natural England, must be used.

Post-development maintenance

18. Any feature or structure retained, modified or otherwise provided under the terms and conditions of this licence (including those shown on Figure E3), which do not show evidence of bat use must be retained for the following minimum periods beyond the date of completion of all licensed activities relating to that feature or structure:
 - a. Non-maternity bat boxes: **5 years**
 - b. Bat lofts, bat house and maternity bat boxes: **N/A**
 - c. Other: **N/A**
19. All site maintenance and habitat management must be undertaken in accordance with licensed Figure E4 (and any further details specified below) and the licenced Habitat Management and Maintenance Plan (if referenced above). Remedial action must be undertaken where necessary. Actions must be undertaken in accordance with the timings in the licensed Work Schedule or timed as described in condition 9.

Additional details to support Figure E4: N/A

20. Lighting restrictions under this licence include **Roosts access points and known flight lines must not be illuminated**
21. If this licence is part of a phased or multi-plot development, the Master Plan referenced **N/A** must be re-submitted, and updated if necessary, with any modifications to this licence and any future licence applications for this phased or multi-plot development.

Post-development monitoring and reporting requirements

22. Where applicable, monitoring must be undertaken in accordance with timings as specified in the licensed Work Schedule, or timed as described in condition 9, and monitoring will include: **Emergence survey to be done in June and August in 2024 and 2026 of the satellite roost access points**
23. The Licensee must submit a written report of actions taken under this licence, even if no action is taken, and send it to Natural England at the address shown at the top of the report form, to arrive no later than 14 days (two weeks) after the expiry of the licence. The following interim licence report/s is/are also required: **N/A**
24. All records are to be made available to Natural England for inspection at any reasonable time.

NOTES

- a) The following mitigation or compensation is being provided as part of a planning permission or other consent but is not required by Natural England to be provided as part of this licence: **N/A**. It is the Licensee's responsibility to ensure that they comply with planning permissions and other consents as necessary.
- b) Under Regulation 60 of the Conservation of Habitats and Species Regulations 2017 (as amended), it is an offence to contravene or fail to comply with a licence condition. This includes all persons authorised to act under this licence. Failure to comply with a condition of a licence issued under The Wildlife & Countryside Act 1981 (as amended) could result in offences being committed.
- c) Under Regulation 59 of the Conservation of Habitats and Species Regulations 2017 (as amended) it is an

offence to make, or to recklessly make a false statement, representation or supply information for the purposes of obtaining a licence.

- d) Natural England advises that where any individual is likely to come into contact with a bat in the operation of this licence, they should ensure that they wear suitable clothing, gloves and face masks, and have been vaccinated against European Bat Lyssavirus (EBL).
- e) Please read the details of your licence carefully to ensure that you comply with it paying particular attention to the number and species licensed as this may differ to what was requested in your application.
- f) If this licence has been issued as a result of a modification to replace the previous version of this licence, licensed totals will only relate to the period that this re-issued licence is valid.
- g) A licence is not required for the short-term keeping of injured bats that were obtained legally for the purpose of tending them in order to release them when no longer disabled. However, if the bats are to be kept for longer than 6 months then the carer should apply for a licence to possess bats. This can be done using the possession licence application form WML-A37 (found at: <https://www.gov.uk/government/publications/european-protected-species-apply-for-a-l licence-to-possess-them>).
- h) To avoid transmitting COVID-19 from people to wild mammals, you should: stay at least 2 metres from live wild mammals at all times; only capture or handle live wild mammals if necessary and avoid going within 2 metres of known breeding or regularly used resting sites of mammals. If you cannot follow these guidelines, then you should minimise the time spent in close proximity and handling mammals; limit the number of people that come into close proximity or handle mammals, and keep animals separate from other individuals as far as possible.
- i) Persons acting under this licence should follow good hygiene practices, including wearing of disposable gloves, or clean and disinfected non-disposable gloves; wearing a face covering when handling and in close proximity to any mammal, and washing hands before and after close proximity or handling of any mammal. Face coverings, non-disposable gloves and overalls or other clothing should be washed / disinfected between uses when handling mammals.
- j) You should not carry out activities under this licence if you feel unwell, test positive for COVID-19 or live with someone who has or might have COVID-19.
- k) Any products used to clean and disinfect equipment should be safe for use where there could be contact with animals and used at an effective and safe dilution rate. 'Safe4' is considered to be an appropriate disinfectant for this purpose and is considered effective against the virus at a dilution of 1:50. Other products can be used to clean and disinfect equipment.
- l) How we use your personal information is set out in the Wildlife Licensing privacy notice which can be found here <https://www.gov.uk/government/publications/natural-england-privacy-notices>
- m) For licences issued in accordance with Licensing Policy 4: This licence permits activities affecting bats and their roosts that are considered most likely to result from the works described in the Licence Application. These are specified in the licensable activity table above. In its assessment of the application Natural England considered plausible scenarios involving different numbers of bats, roost types, and species, which might be affected and concluded that these impacts would be acceptable in the event they occurred. To cover this potential eventuality the compensation measures required by this licence include sufficient provision for any of these scenarios. If it becomes apparent before or during the works that activities may result in impacts on bats that are not permitted by the licence issued to you then you must contact Natural England immediately. You should suspend those works which may result on impacts on bats which are not covered by the licence. An amended licence may be granted where appropriate.

DEFINITIONS

1. The “**Licensee**” named on the licence is responsible for ensuring that all activities carried out on site in relation to the licence comply with the terms and conditions of the licence. All persons authorised to act under the licence must comply with the licence and its conditions (see ‘Offence of breaching licence condition’ in Regulation 60 of the Conservation of Habitats and Species Regulations 2017). This means that those persons authorised by the Licensee also have a responsibility for ensuring that the licence is understood and complied with.
2. The “**Named Ecologist**” is a professional ecological consultant who has satisfied Natural England that they have the relevant skills, knowledge and experience of the species concerned and is responsible for undertaking and/or overseeing the work undertaken in respect of the licensed species. The ‘Named Ecologist’ has a responsibility for ensuring that the licence is complied with. They are responsible for advising the Licensee on the suitability and competence of any Accredited Agents or Assistants employed on site to undertake the required duties and may include the direct supervision of Assistants where appropriate.
3. An “**Accredited Agent**” is a suitably trained and experienced person who is able to carry out work under a licence without the personal supervision of the Named Ecologist. Any Accredited Agent must be appointed by the Licensee and be in possession of a letter signed by the Licensee confirming their appointment. Agents shall carry a copy of the said letter when acting under the licence and shall produce it to any police or Natural England officer on request.
4. An “**Assistant**” is a person assisting a Named Ecologist or Accredited Agent. Assistants are only authorised to act under this licence whilst they are under the direct supervision of either the Named Ecologist or an Accredited Agent.
5. Definition of roost types for the purpose of this licence are set out in the [Method Statement document](#).
6. For the purpose of this licence the following licensed methods are defined as:
 - a. **Destructive search by soft demolition:** the taking apart of a bat structure in a controlled and careful manner by hand, or in some instances with the assistance of hand-held tools and machinery, under direct ecological supervision. Only the Named Ecologist, Accredited Agent or a directly supervised Assistant may take any bats found.
 - b. **Mechanical demolition:** destruction of a structure that previously supported a bat roost using mechanical means after the structure has been declared free of bats by the Named Ecologist or Accredited Agent. Mechanical demolition usually is preceded by a soft demolition exercise or completion of an exclusion process.