



## Bats & development

Our staff have considerable experience in the development and construction sector. We are able to advise on legislation, plan and conduct any necessary mitigation works.

### Case study: Clapton Hall Barns, Essex



*Mortise joint in one of the buildings with bat droppings on the brace surface*

This project involved the conversion of a complex of agricultural buildings of varying ages to residential use.

MKA Ecology was commissioned to undertake surveys to determine whether bats were using the buildings and if so which species, how many bats and what types of roosts.

Surveys identified a large amount of bat activity associated with the building complex including roosts of three species. Viable mitigation options were therefore developed to support a "European Protected Species" Mitigation Licence application.

Mitigation aimed to retain the diversity of roosting locations and involved the creation of two new bat houses by converting a pre-existing building and creating a new cartlodge structure with roost space above. Bat lofts were also created in three of the converted agricultural barns.



*Bat loft within newly renovated barn*

A two year monitoring and maintenance survey programme is underway to ensure that the populations of all species are monitored and changes are made to mitigation if required to maintain the population status at the site.



*Completed and occupied barn conversion with bat roof called pipistrelle by owners !*