

For further information contact your local planning office

Gordon House, Blackhall Road, Inverurie AB51 3WA – 01467 628576
Viewmount, Arduthie Road, Stonehaven AB39 2DQ – 01569 768300
Town House, Low Street, Banff AB45 1AY – 01261 813200
Arbuthnot House, 62 Broad Street, Peterhead AB42 1DA – 01779 483724
45 Bridge Street, Ellon, AB41 9AA – 01358 726429

www.aberdeenshire.gov.uk/planning

Email: planning@aberdeenshire.gov.uk

Bats and Development

GUIDANCE FOR DEVELOPERS

Other useful contact

Scottish Natural Heritage

17 Rubislaw Terrace Aberdeen AB10 1XE
Tel: 01224 642863
www.snh.gov.uk

Scottish Government

Species Licensing Team, Landscape and Habitats Division,
Tel: 0131 244 7381
Email: specieslicencing@scotland.gsi.gov.uk

Bat Conservation Trust

www.bats.org.uk
Tel: 0845 1300228

Potential Surveyors

A list of potential surveyors can be obtained from Aberdeenshire Council
(see above)

**If you need a copy of this leaflet in larger print
please contact Planning and Environmental
Services on 01467 628272**



All bats are European Protected Species (EPS) and the law protects them and their roosts. It is an offence to harm or disturb bats or their roosts whether this is deliberate or unintentional. Roosts are protected whether bats are present or not. Policy Env\4 (Biodiversity) of the Aberdeenshire Local Plan aims to safeguard habitats and species protected under British and European Law. This leaflet provides guidance on how development may affect bats.

Bats can be found in new and old buildings and in a range of other structures. They are found throughout Aberdeenshire in both urban and rural environments.

If it is suspected that a development may impact on bats, the Council is legally obliged to require a survey and undertake a full assessment of the effects on bats **before a planning application is determined**. Submitting a quality survey with a planning application will save time in processing the application and may reduce your costs.

If evidence of bats is discovered following commencement of development, work must cease immediately and the advice of Scottish Natural Heritage must be sought.

As a general guide the following types of development will require a bat survey:

1. Works to the roof space of any constantly heated building including hospitals, residential homes, schools and swimming pools.
2. Proposals which include demolition or removal of buildings and structures with roof voids and complete or almost complete roof structures; and extensions or conversions where works will affect the roof space.
3. Works to bridge structures (especially over water and wet ground), tunnels and other underground structures.
4. Proposals significantly affecting suitable habitat e.g. rivers and other water bodies, woodland, hedgerows and lines of trees.
5. Proposals affecting old and veteran trees, **and/or** trees with obvious holes, cracks or cavities.
6. Proposals affecting any feature or location where bats are known to be present.

Survey Standards

Bat surveys must be undertaken by a suitably experienced person. Surveys must be detailed, complete and use the correct methodology. They must be undertaken at the correct time of year which is generally May to August. In some circumstances surveys at other times of year may be acceptable; however a further survey may still be required at the appropriate time of year.

If a survey is inadequate, the developer will be required to provide an additional and complete survey.

Once a survey is completed

Where a detailed survey report provides evidence of bats, appropriate action and /or mitigation must be agreed with the Planning Authority and Scottish Natural Heritage (SNH) prior to the granting of planning permission. If an impact on bats cannot be avoided, the developer will also have to apply for a licence from the Scottish Government (SG).

The Planning Authority cannot grant planning permission unless satisfied that the proposed development either will not harm any bats using the site or that, in its opinion, the tests necessary for SG to grant a licence are likely to be satisfied. For a licence to be granted tests relating to overriding public need, the lack of a satisfactory alternative and the conservation status of the bat population require to be met. If it appears that these tests cannot be met, the Local Planning Authority should refuse planning permission under its duty to protect European Protected Species.

What you can do to help bats

You can make your development bat friendly by incorporating provision for roosting and feeding bats.

