



Property & Regeneration

Client: Highland Council

Location: Inverness

Project Overview

As part of work to upgrade and refurbish Inverness Castle, our client was advised by planning officials that bat surveys would be required to progress the application.

Key Challenges

Initial advice provided to the client recommended that dawn and dusk emergence surveys would be required and the development would be effectively halted for 6 months.

Concerned about project delays, Atmos were approached to provide a second opinion.

Our Solutions

A site meeting with the client was held to scope out the work required. During the meeting it became clear that preliminary roost inspection work had not been undertaken.

Our licenced bat ecologist undertook a detailed internal and external inspection of the site. They found the building to be in a good state of repair. The roof had recently been replaced and there was no evidence of bat use within the building.

Based on our assessment it was considered there was low risk for roosting bats and we advised that there was no requirement for further survey work to be carried out.

The Successful Outcome

As a result of our advice the client saved considerable time and additional costs and the project was able to proceed and planning consent was approved.

What legislation says

All bats and their roosts (irrespective of whether bats are present at the time) are afforded full statutory protection as European Protected Species (EPS) listed on Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended in Scotland), which transpose into Scottish Law the European Community's Habitats Directive (92/43/EEC).

An offence under the legislation can incur a significant fine as well as causing significant delays to a project and damage the reputation of all involved.

Our Ecology and Biodiversity Expertise

From multi-million pound mixed use developments requiring ecological surveys and assessments, biodiversity guidance and public consultations, through to individual property owners needing support with a bat survey, our highly experienced team of in-house ecological experts are here to support you in realising the vision of your project.

Our technical specialists include: ornithologists, protected species experts, aquatic ecologists as well as habitat and botanical experts. Together, they bring a proven track record in overcoming potential barriers or constraints to development proposals by producing innovative, robust and defensible solutions that successfully balance the commercial interests with the relevant statutory requirements for ecological assessment and the needs of wildlife.

Our Ecology and Biodiversity Solutions

Atmos offers a comprehensive range of solutions for the assessment, maintenance and management of ecological systems across the entire project life-cycle. Our Ecological Consultants are qualified members of the Chartered Institute of Ecology and Environmental Management and hold a wide range of survey licences.

Choose from an integrated service approach or one of our specialist services that can seamlessly feed into your project, including:

- Aquatic & Terrestrial Invertebrate Surveys
- BREEAM Assessments
- Consultation and Liaison with Regulatory Bodies
- Discharge of Planning Conditions
- Ecological Appraisal
- Ecologic Clerk of Works
- Ecological Impact Assessments
- Ecological Mitigation Plans
- Electro-fishing and Freshwater Pearl Mussel
- Fish Surveys, Habitat and Health Assessment
- Habitat and Vegetation Surveys & Management Plans
- Habitat Survey Phase1, NVC Phase 2 Survey
- Ornithology
- Post Construction Monitoring
- Protected Species Surveys and Licence Applications
- River Corridor & Habitat Survey
- Site Appraisal & Feasibility Studies
- Water Framework Directive



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