Elite Ecology

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Brushwood, Mellor

Preliminary Roost Assessment

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0. Executive Summary

0.1 This report has been prepared at the request of Mr. Glenn Slater (Proprietor). It relates to the potential presence of bats and birds at the proposed re-development site located at Brushwood, Barker Lane, Mellor, Lancashire, BB2 7EE (OS Grid Reference: SD 66958 30810). To fulfil this brief, Elite Ecology undertook both a desktop study and a field survey.

0.2 Under the current proposals, skylights will be inserted into the roof of the north-eastern section of the structure.

0.3 Due to the amount of potential ingress/egress points and suitable roosting features, the buildings were deemed as having **negligible** potential for bats to roost and **negligible** potential for birds to nest. Therefore, no further activity surveys are required.

0.4 **Summary**

Bat presence/absence

From the survey visit undertaken on the site, it can be concluded that the surveyed structure contains **negligible** bat roost potential. Therefore, no further activity surveys are required. However, foraging and commuting bats are anticipated within the local landscape and their presence within the vicinity of the building can be assumed.

Bird presence/absence

From the survey visit undertaken on the site, it can be concluded that the surveyed structure contains no bird nests. However, the surrounding landscape provides all of the necessary habitat elements that birds require, and their presence can be assumed.

Ecological value of building units

The ecological value of the buildings has been deemed as **negligible** to bats due to the absence of suitable roosting features. The ecological value of the buildings to birds has been deemed **negligible** due to the absence of bird nests within the structure.

0.5 **Recommendations**

The recommendations for Brushwood, Mellor can be summarised as follows (please refer to **Section 5 – Recommendations** for a more in-depth description):

- Incorporate a sensitive lighting plan around the site.
- Optional: Install at least one Eco Bat Box or Integrated Eco Bat Box to enhance the site for the local bat populations.
- Optional Enhancement: Install a variety of bird boxes around the site post development to enhance the site for the local bird populations.

Contents

0. Executive Summary 2
1. Introduction 4
1.1 Report rationale 4
1.2 Site description 4
1.3 Proposed works 4
1.4 Aims of surveys 4
2. Survey Methodology 6
2.1 Desktop Survey Methodology 6
2.2 Field Survey Methodology 6
2.3 Surveyors Information 9
2.4 Field surveys 10
3. Results 11
3.1 Desktop Survey Results 11
3.2 Field surveys 11
3.2.1 Habitat description 11
3.2.2 Building survey 11
3.2.3 Summary of the building inspection 12
3.2.4 DNA Results 13
3.2.5 Activity surveys 13
4. Impact Assessment 13
4.1 Constraints 14
4.2 Potential Impacts of the re-development 14
4.2.1 Designated sites 14
4.2.2 Bat Roosts 14
4.2.3 Bird Nests 14
4.2.4 Foraging and commuting habitat 15
5. Recommendations 16
6. Summary 17
7. References 18
8. Appendices 19
Appendix A: Site Plans 20
Appendix B: The Ecological Data Search Map 20
Appendix C: Artificial Lighting and Bats 22
Appendix D: Photographic Records 23
Appendix E: The Annual Bat Year (BCT) 23
Appendix F: Legislation and Policy 27
9. Notice to Readers: Conditions of this Report 28

1. Introduction

1.1 Report rationale

This report has been prepared at the request of Mr. Glenn Slater (Proprietor). It relates to the potential presence of bats and birds at the proposed re-development site located at Brushwood, Barker Lane, Mellor, Lancashire, BB2 7EE (OS Grid Reference: SD 66958 30810). To fulfil this brief, Elite Ecology undertook both a desktop study and a field survey.

1.2 Site description

The site itself is situated within a rural setting due to it being located in the settlement of Mellor in Lancashire. Amenity grassland, hedgerows and hard standing ground are situated in the immediate vicinity of the surveyed structure. The building of interest measures a total of approximately 220m^2. The site is considered to contain potential to support the local bat and bird populations by offering roosting/nesting, commuting and foraging opportunities.

Figure 1: An aerial photograph of the surveyed structures at Brushwood, Mellor (as shown by the red outline).

1.3 Proposed works

Under the current proposals, skylights will be inserted into the roof of the north-eastern section of the structure.

1.4 Aims of surveys

The aims of the surveys were to undertake an assessment of the building(s), vegetation and surrounding area to establish whether any bats and birds may be present and, if so, in what way they are using the site. The actions of the surveyors on the site and during the production of this report were conducted in accordance with Bat Conservation Trust (BCT) guidelines (3rd edition).

1.4.1 This survey effort considered the potential for all **bat and bird species (including barn owls)** onsite:

- To establish the possibility of bat roosts and bird nests being present at the proposed development site.
- To assess any roost/nest status (i.e. what type and numbers of individuals).
- To assess suitable food, resources and habitat requirements on site and in the local landscape.

1.4.2 The information will subsequently be used in conjunction with the knowledge of the proposed works at the site to determine the potential need for further survey effort, the impacts of the proposed scheme of works, to establish whether a Natural England Development Licence is required along with species-specific mitigation and compensation. This is done in order to keep any protected species at a favourable conservation status on site.

2. Survey Methodology

2.1 Desktop Survey Methodology

2.1.1 A variety of resources were independently consulted to assess the known local records within the nearby area and the importance of the site within the local landscape from an ecological perspective. The resources used were the Local Records Centre, www.naturalengland.org.uk, www.ordnancesurvey.co.uk, Google Maps, Google Earth and Bing Maps. A search of other relevant nature conservation information was made through the use of the Multi-Agency Geographic Information for the Countryside (MAGIC) database.

2.1.2 The local records centre was contacted to provide data on all bat species within 2km of the proposed development site at this point. Lancashire Environment Record Network (LERN) was the relevant local records centre for this project.

2.2 Field Survey Methodology

2.2.1 Initial Site Survey

This is done by assessing the site by visually inspecting all building/s/structures and any trees/vegetation to be impacted by the proposed works. This is done to assess the resource availability for protected species on site and in the immediate area. Particular reference is made to:

- The presence or absence of bats and birds onsite.
- Any evidence of potential bat roosts and birds' nests onsite.
- Whether any additional survey effort will be required.

During the initial survey, an internal and external inspection of the building(s) is undertaken to look for signs of bat activity. This is done in accordance with BCT guidelines for the assessment of building(s) and built structures.

2.2.2 External Inspection

This survey method is used to locate potential ingress and egress points around the structures that both bats and birds could use to gain access into the building. It also aims to identify any areas where cracks and crevices are present to be used as roosting/nesting features. This visual inspection is carried out in full daylight using binoculars, endoscopes, torches and ladders. This will allow for the determination of the following information:

- The type of building(s) surveyed.
- The approximate age of building(s) surveyed.
- The construction type and materials used.
- The presence of potential roost features (e.g. missing roof tiles, raised ridge tiles, air vents, cracks and crevices within the mortar).
- The presence of suitable ingress and egress points (e.g. missing windows and doors, missing mortar, lifted tiles).
- The location of any anecdotal evidence for the presence of protected species (e.g. nests, droppings or food remains).

2.2.3 Internal Inspection

This survey method aims to locate and examine areas which potentially provide suitable environmental conditions for bats. This visual inspection was undertaken by using binoculars, endoscopes, torches, ladders and bat detectors to inspect internal features of the building(s).

This will allow for the determination of the following information:

- The presence of warm areas, dark areas, joints, crevices, beams and cavities that could be used for roosting and nesting purposes by bats and birds.
- To locate possible bat roost and bird nest sites.
- To listen for social calling bats.
- To locate any evidence of bat and bird presence through the identification of live or dead specimens, grease marks, droppings, food remnants, urine stains and/or the characteristic smell of bats.

2.2.4 Building/Vegetation Classification

A building/vegetation classification will be assigned to each surveyed feature that is proposed to be impacted by the scheme of works. This classification is based on the features potential to support roosting bats. The rating is also influenced by the location of the structure(s) in the local landscape, along with the number of suitable alternative roosting features, the type of features present in the landscape and the surveyor's experience. For example:

A structure that has a high level of anthropogenic disturbance with limited opportunities for access by bats, that is also situated within an urbanised area with few or no mature trees, parkland, woodland or wetland would generally equate to having **negligible/low** potential.

Conversely, an older structure (e.g. pre 20th century or early 20th century) with multiple features suitable for use by bats that is close to optimal foraging habitat would equate to having **high** potential.

The amount of additional survey effort required for each feature will depend on its rating:

- **Negligible** – No further survey effort is required.
- **Low** – One further activity survey is required (structures only).
- **Moderate** – Two further activity surveys are required.
- **High** – Three further activity surveys are required.

2.2.5 Roost Categories

Any structures with evidence of bats will be further evaluated to assess which of the following roost categories may be present onsite:

- **Day Roost:**

  A place where individual bats or small groups of males, rest or shelter during the daytime. These bats are rarely found at night at these sites.

- **Feeding Roost:**

  A place where individual bats rest or feed during the night, but are rarely present in the day.

- **Hibernation Roost:**

  A place where bats may be found either individually or together during the winter months. These roosts often have a constant cool temperature and high humidity.

- **Maternity Roost:**

  A place where female bats give birth and raise their young to independence.

- **Mating Roost:**

  A place where mating/copulation takes place between male and female bats. These can continue through the winter months.

- **Night Roost:**

  A place where bats rest and/or shelter during the night, but will rarely be found here during the day. These can be used colonially or individually by the bats.

- **Satellite Roost:**

  These are alternative roosting sites that are found within close proximity to the main nursery colony within the maternity roost. These are used throughout the breeding season by individual or small groups of female bats.

- **Swarming Site:**

  A place where large numbers of bats come together during the latter summer months through until autumn. These sites are classed as being important mating areas.

- **Transitional/Occasional Roost:**

  A place that is used by individuals or small groups of bats for a small period of time. These are used by the bats prior to hibernation and/or shortly after hibernation.

2.2.6 Bat Detector Survey (presence/absence survey)

If required, the object for this survey method is to detect any bats leaving or returning to their roost sites within the surveyed features. This is achieved by undertaking dusk and dawn activity surveys under the following protocol:

- Commencing the survey fifteen minutes before sunset (dusk survey) and two hours before sunrise (dawn survey).
- Listening for any social calls at potential roost sites using bat detectors.
- Standing at different survey points around the building(s) and/or vegetation using bat detectors to hear the bat echolocation.
- The survey will attempt to witness the first bats emerging (dusk) and the bats returning (dawn) to their roosts.
- Standing at different transect points at foraging/commuting areas around the site.
- Carrying out this survey methodology for up to two hours after sunset (dusk) and up to fifteen minutes after sunrise (dawn). This will cover the emergence and re-entry of the bats at the potential roost site, for some bat species.

2.2.7 In order to comply with the required legislation, the results from the surveys will be collated to establish whether a European Protected Species (EPS) development licence will be required. If required, project appropriate species-specific compensation and mitigation measures will be devised to ensure the species remains at a favourable conservation status at the impacted site.

2.3 Surveyors Information

2.3.1 The survey was undertaken by licensed bat ecologist/s, members of the Chartered Institute of Ecology & Environmental Management (CIEEM) and members of Elite Ecology staff:

Mr. Matthew Hodgson: Ecologist, Natural England Bat Survey Licence Number: 2019-41695-CLS-CLS Bat Survey Level 2.

Ms. Rosanna Rapacchietta: LLB (Hons), Assistant Ecologist.

2.4 Field surveys

2.4.1 Site Surveys

Elite Ecology were not made aware of any previous site surveys.

2.4.2 Roost Surveys

The structure at Brushwood, Mellor was externally and internally inspected for the presence of bats and birds with the use of various types of equipment (including binoculars, torches, endoscopes and ladders) in full daylight. Subsequent activity surveys use a variety of bat detectors that include Bat Box Duet, SSF Bat2 and the EcoObs Batcorder. The following table outlines the environmental variables from the survey visits:

Environmental variables	PRA Survey of the Building – 18th March Daytime
Temp Start:	13.7ºC
Temp Finish:	13.7°C
Humidity Start:	54%
Humidity Finish:	54%
Cloud Cover Start:	100%
Cloud Cover Finish:	100%
Wind Speed Average:	None
Precipitation:	None

3. Results

3.1 Desktop Survey Results

The ecological data search provided by LERN revealed multiple bat and bird species within the 2km search radius of the structure at Brushwood, Mellor.

3.1.1 Bats:

The ecological data search revealed several bat records within the 2km search radius. The non-BAP species recorded in the search were common pipistrelle (*Pipistrellus pipistrellus*) specimens. In addition to these, there were a few records of unidentified myotis (*Myotis* sp.) and unidentified pipistrelle (*Pipistrellus* sp.) specimens within the search radius.

The closest record to the site is of an unidentified pipistrelle bat that was located approximately 89m away.

3.1.2 Birds:

No ecological data was ordered for bird species within 2km of the survey site. All UK birds can be split into three categories of conservation importance (red, amber and green – please see RSPB for more information). The data obtained from this survey effort is deemed to highlight the species presence/absence within the structures inspected.

3.1.3 Designated sites:

As the current proposals remain within the site boundary, it was not necessary to obtain any further information regarding both Statutory and Non-Statutory Nature Conservation Designations. This is due to the proposed works not altering any of the landscape surrounding the site.

3.2 Field surveys

3.2.1 Habitat description

The site itself is situated within a rural setting due to it being located in the settlement of Mellor in Lancashire. On site, there are amenity grassland, hedgerows and hard standing ground. Within the wider landscape, residential dwellings (with their associated gardens), hedgerows, scattered trees, arable land, parkland and pasture land are evident. Therefore, the habitats that are present in and around the site contains all of the elements that are considered to be critical in both bat and bird life cycles.

Figure 2: An aerial photograph of the surveyed site (yellow star) and some of the nearby habitats to Brushwood, Mellor.

3.2.2 Building survey

External Inspection:

The surveyed structure is a semi-detached bungalow, constructed of cavity brick walls with a pitched, slate tile roof. The building is inhabited and the roof, which has been renovated, was found to already have skylights in some areas. All of the tiles are intact, with no visible gaps to allow bat and bird ingress into the structure. Additionally, the fascia/soffit box was found to be intact, with no gaps to allow bat or bird access. No evidence of nesting birds was identified externally.

Internal Inspection:

The structure was inspected for any evidence of bats and birds. The internal inspection revealed that the structure is currently in use for storage purposes, with a felt underlay. Timber beams support the roof structure, with insulation boarding on some areas of the vaulted roof. No evidence of nesting birds or roosting bats were identified internally.

3.2.3 Summary of the building inspection

Due to the lack of potential ingress/egress points and suitable roosting features, the buildings were deemed as having **negligible** potential for bats to roost and **negligible** potential for birds to nest.

Therefore, no further activity surveys are required during the bat survey season.

Table 1: Low/Moderate/High potential building(s) survey recommendations. The full guidance can be found in the Bat Conservation Trust Good Practice Survey Guidelines. These guidelines are what all local authorities abide by.

Bat Conservation Trust

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey[a] (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey.[b]	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn.[b]

[a] Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see Section 5.2.9). If there is a possibility that quiet calling, late-emerging species are present then a dawn survey may be more appropriate, providing weather conditions are suitable. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.
[b] Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least two weeks apart, preferably more. A dawn survey immediately after a dusk one is considered only one visit.

3.2.4 DNA Results

No DNA Results were obtained for the site as no droppings were identified from the survey visit.

3.2.5 Activity surveys

No activity surveys were undertaken on the structure as Elite Ecology were only commissioned to undertake a Preliminary Roost Assessment (PRA) of the buildings.

4. Impact Assessment

4.1 Constraints

Constraints on:	Survey Information	Equipment Used
Constraint (Yes or No):	No	No
Explanation of Constraints:	N/A	N/A
Action Taken:	N/A	N/A

4.2 Potential Impacts of the re-development

Under the current proposals, skylights will be inserted into the roof of the north-eastern section of the structure. The potential impacts have been summarised as follows:

4.2.1 Designated sites

As the proposed works are due to remain within the site boundary, the presence of any designated sites nearby is not applicable to this project. This, therefore, means that any building works would be of no detriment to the surrounding habitats and landscape.

4.2.2 Bat Roosts

Impact	Short-term Impacts: Disturbance	Long-term Impacts: Roost Modification	Long-term Impacts: Roost Loss
Classification:	Negligible	Negligible	Negligible
Justification:	No bat roosts located within the surveyed structure. The proposed scheme of works will not alter the wider landscape, and will not disturb foraging or commuting bats.	No bat roosts located within the surveyed structure. The proposed scheme of works will not alter the wider landscape, and will not disturb foraging or commuting bats.	No bat roosts located within the surveyed structure. The proposed scheme of works will not alter the wider landscape, and will not disturb foraging or commuting bats.
Any further action:	No further action required.	No further action required.	No further action required.

4.2.3 Bird Nests

Due to the absence of a birds' nests in relation to the surveyed structures, the proposed scheme of works will be of a **negligible** effect to the local bird populations.

4.2.4 Foraging and commuting habitat

It is considered that the re-development of the site would have a **negligible** effect on potential foraging and commuting habitat. Even though the site itself offers good foraging habitat, the adjacent land contains better opportunities for bats and birds to use. Post development, all foraging and commuting habitats will be maintained, thus not negatively affecting the local landscape.

5. Recommendations

5.1 Bats

From the site survey, it has been established that the **no bat roost** is present within the surveyed structure.

Due to the anticipated presence of foraging and commuting bats around the site, no artificial lighting is preferred on the structure. If artificial lighting is necessary, a sensitive lighting scheme is required to ensure that no impacts occur on foraging and commuting. This will involve downward pointing lights and motion-sensor lights (please see Appendix C for more information on bats and artificial lighting).

However, it is recommended that site enhancement measures could be included into the scheme of works. This could include the inclusion of Eco Bat Boxes on the eastern, southern or western elevations. These boxes should avoid any artificial lighting around the site.

5.2 Birds

From the survey visit, the building was not found to support any nesting birds. Due to this, there are no compulsory recommendations in relation to nesting birds. However, to further enhance the site for nesting birds, a variety of bird boxes could be installed on site, such as Apex Bird Boxes and Small Bird Nest Boxes. This will provide alternative nesting opportunities for the large number of bird species that are found in the surrounding landscape.

It is recommended they are installed on the existing building, the new extension or on any existing trees that are present on site. The exact locations of these bird boxes will be determined and discussed once detailed plans of the proposed works have been finalised. For this site it is recommended that two bird boxes are installed.

6. Summary

6.1 Bat presence/absence

From the survey visit undertaken on the site, it can be concluded that the surveyed structure contains **negligible** bat roost potential. Therefore, no further activity surveys are required. However, foraging and commuting bats are anticipated within the local landscape and their presence within the vicinity of the building can be assumed.

6.2 Bird presence/absence

From the survey visit undertaken on the site, it can be concluded that the surveyed structure contains no bird nests. However, the surrounding landscape provides all of the necessary habitat elements that birds require, and their presence can be assumed.

6.3 Ecological value of building units

The ecological value of the buildings has been deemed as **negligible** to bats due to the absence of suitable roosting features.

The ecological value of the buildings to birds has been deemed **negligible** due to the absence of bird nests within the structure.

6.4 Recommendations

The recommendations for Brushwood, Mellor can be summarised as follows (please refer to **Section 5 – Recommendations** for a more in-depth description):

- Incorporate a sensitive lighting plan around the site.
- Optional: Install at least one Eco Bat Box or Integrated Eco Bat Box to enhance the site for the local bat populations.
- Optional Enhancement: Install a variety of bird boxes around the site post development to enhance the site for the local bird populations.

7. References

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8. Appendices

Appendix A: Site Plans

Appendix B: Eco Data Map

Appendix C: Artificial Light and Bats

Appendix D: Photographic Records

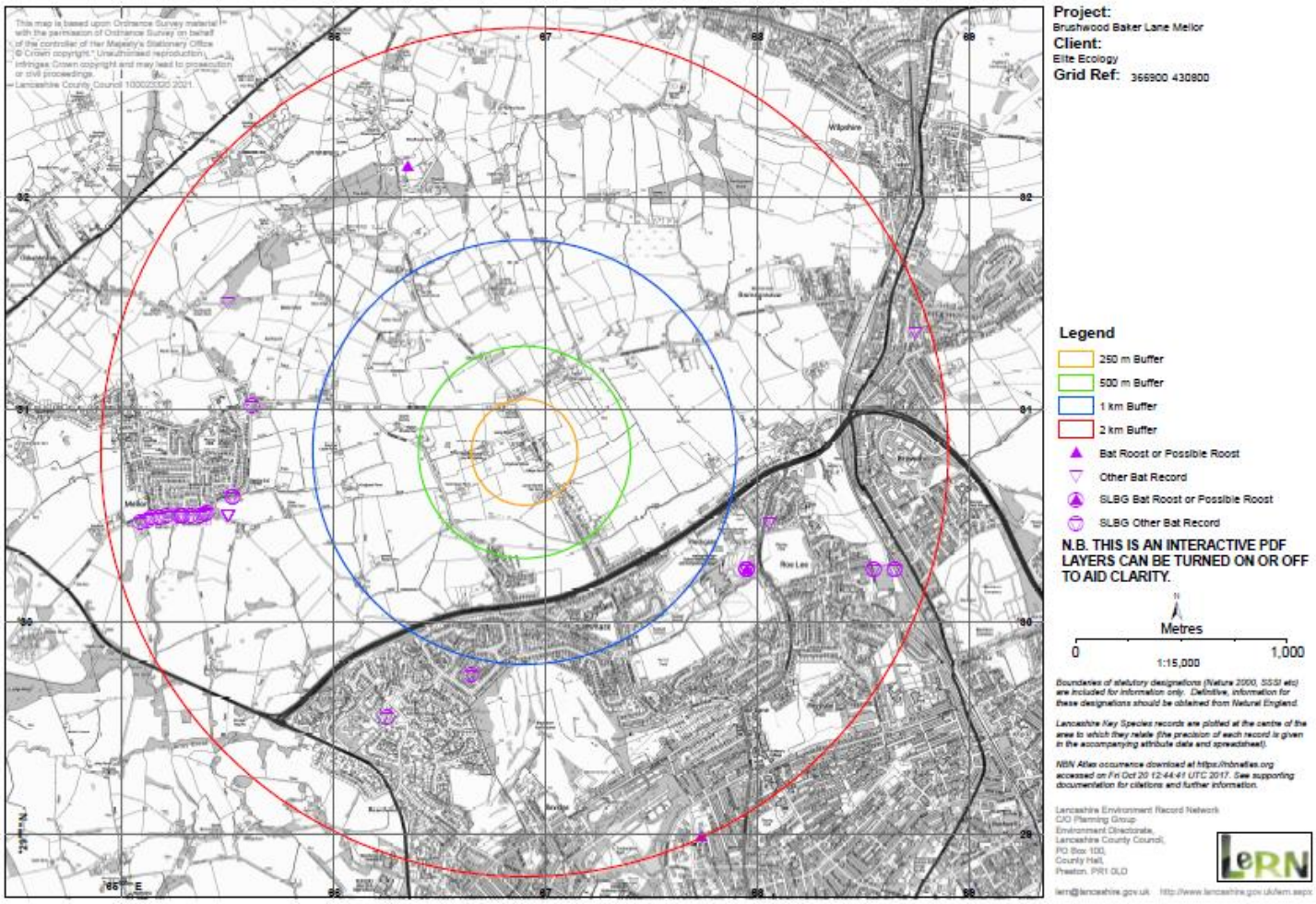
Appendix E: The Annual Bat Year (BCT)

Appendix F: Legislation

Appendix A: Site Plans

No site plans have been provided to Elite Ecology at the production of this report.

Appendix B: The Ecological Data Search Map



Appendix C: Artificial Lighting and Bats

Artificial lighting is known to affect bat's roosting and foraging behaviour, with lighting resulting in a range of impacts that includes roost desertion (BCT, 2009), delayed emergence of roosting bats (Downs *et al.,* 2003), increased activity of some bat species and decreased activity by others (Stone *et al.,* 2012).

An experimental approach using LED units, demonstrated that relatively fast-flying bat species, including the common pipistrelle, showed no significant impacts as a result of new artificial lighting, even when lighting was set at relatively high levels close to 50 lux.

In contrast, slow flying bats such as the myotis bats (Myotis spp.) showed sharp reductions in presence, even at low light levels of 3.6 lux (Stone *et al.,* 2012).

Current recommendations for all bat species specifies that no bat roost should be directly illuminated.

Due to the impacts of lighting, mitigation and sensitive lighting design schemes are required for projects where bats are present. These should include bat friendly lighting plans that should aim to avoid lighting wherever possible. If this is not possible, then the minimisation of any lighting impacts is required by adopting the following measures:

- To introduce lighting curfews or use of PIR sensors.

  Lighting curfews can be an effective way of avoiding impacts on bats. These curfews may involve either turning off lighting or dimming light units at specific times of the night, dimming units at key times of the year, providing the luminaire allows for this option via a control unit. Lighting to be triggered by PIR sensors can be expected to be illuminated only when required and for a low proportion of time.

- To consider no lighting solutions where possible.

  Options such as white lining, good signage and LED cats eyes should be considered as preferable. Reflective fittings may help make use of headlights to provide any necessary illumination in some areas.

- To use only high pressure sodium or warm white LED lamps where possible.

  High pressure sodium and warm white LED lamps emit lower proportions of insect attracting UV light than mercury, metal halide lamps and white LED lighting. Generally, lamps should have a lower proportion of white or blue wavelengths, with a colour temperature <4200 kelvin recommended (BCT, 2014).

- To minimise the spread of light.

  The light spread should be kept at or near horizontal to ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Baffles, hoods, louvres and shields should be used where necessary to reduce light spill.

- To consider the height of the lighting column.

  While downward facing bollard lighting is often preferable, it should be noted that a lower mounting height does not automatically reduce impacts to bats as bollard lighting can often be designed to provide up-lighting. Where bollard lighting is considered to be the most appropriate system, bollard spacing or unit density should be kept to a minimum and units should be fitted with the appropriate hoods/deflectors to reduce any up-lighting.

- To avoid reflective surfaces below lights.

  The polarisation of light by shiny surfaces attracts insects increasing bat activity (BCT, 2012). Consequently, surface materials around lighting require consideration.

Appendix D: Photographic Records

Plate 1: A photograph of the front of the building.

Plate 2: A photograph of the back of the building.

Plate 3: A photograph showing the part of the roof where the skylights will be added.

Plate 4: An image showing some of the under felt where the conversion done by the previous owner started.

Plate 5: An image showing the entrance to a small space behind a wall in the reconversion.

Plate 6: Photo showing the insulation boards under the roof of the space behind the wall.

Appendix E: The Annual Bat Year (BCT)

January		**February**	
	Hibernating; using up fat reserves.		Still hibernating; few fat reserves left.
March		**April**	
	Some activity; occasional bat seen feeding.		Awake and feeding at night.
May		**June**	
	Females looking for nursery sites.		Young born, usually only one.
July		**August**	
	Young still suckling.		Young start catching insects; females leave nursery to find males.
September		**October**	
	Mating season begins; start building fat reserves for hibernation.		Search for suitable hibernation site.
November		**December**	
	Hibernation begins although still some activity in warm weather.		Hibernating.

Appendix F: Legislation and Policy

All species of bat are fully protected under a variety of domestic, European and international legislation and conventions. These include:

- Bern Convention (Appendix II)
- Bonn Convention (Appendix II)
- Conservation Regulations (Northern Ireland) 1995
- Conservation of Habitats and Species Regulations 2010
- Countryside Rights of Way Act 2000
- Eurobats Agreement
- Habitats Directive (Annexes IV and II)
- Habitats Regulations 1994 (as amended) Scotland
- NERC Act 2006
- Wildlife and Countryside Act 1981 (as amended)
- Wild Mammals Protection Act

In addition to this, some species have additional protection by being listed on the UK Biodiversity Action Plan (UKBAP).

The legislation afforded to bats makes it illegal to possess or control any live or dead specimens, to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a bat while it is occupying a structure or place which it uses for that purpose.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), which protects birds, nests, eggs and nestlings from harm. In addition to this, some rarer species, such as barn owls are afforded extra protection.

National Planning Policy Framework, Section 11:

The published framework in 2012 replaces the previous Planning Policy Statement 9.

Section 11: Conserving and enhancing the natural environment reaffirms the government's commitment to maintaining green belt protections and preventing urban sprawl, retains the protection of designated sites and preserves wildlife. It also aims to improve the quality of the natural environment and halt declines in species and habitats, protects and enhances biodiversity and promotes wildlife corridors.

Biodiversity 2020:

This sets out to halt overall biodiversity loss and support healthy well-functioning ecosystems by establishing coherent ecological networks, with more and better places for nature, to the benefit of wildlife and people. The government's policy is aimed at individuals, communities, local authorities, charities, business and government, which all have a role to play in delivering Biodiversity 2020.

9. Notice to Readers: Conditions of this Report

All reports are certified products and cannot be shown, copied or distributed to third parties without the written permission of Elite Ecology. No liability is accepted for the contents of the report, other than to that of the client(s). If any part of this report is altered without the written permission of Elite Ecology, then the whole report becomes invalid.

Elite Ecology agrees to supply ecological consulting services and advice of a preliminary or thorough nature as advised or commissioned. Upon commissioning Elite Ecology to undertake the work, the client(s) grant access to the site upon the agreed date. If no site access is available upon this date, Elite Ecology holds the right to charge the client(s) for lost staffing time and additional travel costs.

Elite Ecology undertake all site surveys with reasonable skill, care and diligence, within the terms of the contract that has been agreed with the client and abiding by the Elite Ecology Terms and Conditions. The actions of the surveyors on site, and during the production of the report, were undertaken in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management.

The latest good practice guidelines put in place by Natural England or the relevant statutory conservation bodies have been followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to Elite Ecology. If any of these guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then Elite Ecology takes no responsibility for this.

Should any equipment be damaged or lost on site at the fault of the client(s), then Elite Ecology withholds the right to charge 100% above the current market value for that exact product or the nearest similar product.

The survey results purport the current status of the site and its potential for protected species utilisation at the time of surveying. It should not be viewed as a complete list of the possible flora and fauna species that could be using the site at different times of the year.

Elite Ecology has been provided with full payment for this report and thus the product has been released to the client(s) for the purpose of their planning application. If any part of the report is lost or altered without the written permission of Elite Ecology, then the entire report becomes invalid. Due to the potential for continual change within the natural world, this report is valid for **2 years only** from the date of the last survey visit. If this report is submitted after the 2 year deadline, then a further updated inspection will be required to ascertain whether the site remains in the same condition as it was when initially inspected.

No reliance should be made on any such comments in relation to the structural integrity of the features located on the surveyed site. All information within the report is based solely on evidence that has been found on site during the service provided. No individual opinion or inference will be made other than that of the suitably qualified ecologist appointed to the project.