



Preliminary Roost Assessment

Traigh Mhor, Drummygar, Carmylie


Grid ref. NO552438

Survey Date: 19 February 2021

Countrywise

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1. Summary

Planning permission is to be sought to extend this cottage to the North and add a sun room to the South. A Preliminary Roost Assessment was carried out which assessed that the building has limited potential for bats because of the construction of the cottage, the poor surrounding habitat, few records of bats in the area and no signs of bats were found on or around the site. The surveyor recommends that no further surveys are required.

2. Objectives of the Survey

The objectives of the survey are to establish:

- The location of any roost
- The species and numbers of bats if found on the site
- The impact of the development

3. Legislation

All British bat species are listed on Annex IV of the EC Habitats Directive, and fully protected through The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended by the Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007) transposed in Scotland as The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007 and the Conservation (Natural Habitats, &c.) Amendment (No.2) (Scotland) Regulations 2008.

These Regulations make it illegal to intentionally or recklessly kill, injure or capture bats, deliberately disturb bats, damage, destroy or obstruct access to bat roosts, whether or not bats are present at the time, and disturb a hibernating or migrating bat. The UK is also a signatory to the Bonn Convention, the Agreement on the Conservation of Bats in Europe which also protects key feeding areas. A Scottish Natural Heritage licence is required for operations that will damage or destroy bats or their roost sites.

4. Description

This is a painted wet dash stone and slate single storey cottage with an extension to the north. It is in good condition and currently occupied.

It sits within a group of buildings in a rural location. The surrounding area is principally agricultural with a few shrubs and trees in gardens. There is a band of trees a short distance to the east but the buildings are poorly connected to it and the surrounding habitat is assessed as poor for bats.

The owners propose to extend the house further to the north and add a sun room to the south.

5. Personnel

The survey was carried out by Isobel Davidson who has held a roost visitor license for over 20 years.

6. Method

6.1 Desk Study

A data search was carried out for details of any known roosts in the area.

6.2 Daytime Survey

The building was searched carefully to identify any suitable entry holes and roosting spaces following methodologies outlined in Bat Conservation Trust (BCT) guidelines (2016).

The attic and all accessible flat surfaces and crevices were checked using a strong torch for droppings or other signs such as insect parts or dead bats

6.3 Emergence Surveys

No emergence surveys took place as the cottage was assessed as having little potential for bats and the summer survey season has passed.

7. Limitations of the Survey

There were limitations to the survey. The optimum time for carrying out bat surveys is between May and September when bats are in their summer roosts. This survey was carried out outwith that preferred timescale. It is possible to assess buildings and any signs found to determine the species and extent of use by bats.

8. Results

8.1 Desktop Study

There are very few records of bats within 5km of this site with common pipistrelle, Daubenton's bat and brown long eared bat recorded within 5km of the site and none within 2km of the site.

8.2 Daytime Surveys

The cottage is in good condition and has been completely renovated following a fire some years ago. Much of the roof timber is covered in soot and charred in places. There is membrane under the slates and glass fibre insulation in the attic. On the exterior of the house, all wall heads are well sealed and the slates are in good condition with no obvious gaps suitable for bats. No signs of bats were found anywhere in or around the house.

The surrounding area has very little habitat suitable for bats.

8.3 Emergence Surveys

Emergence surveys were not carried out as the summer survey season has passed and the PRA assessed the house as having low potential for bats

8.4 Hibernation Potential

Little is known about hibernating bats in Northeast Scotland so it is difficult to fully assess the potential of buildings. This cottage was carefully inspected and no signs were found.

9. Discussion

This cottage has little potential for bats because of its condition with fire damaged timbers in the attic, well sealed wall heads and poor surrounding habitat. There are very few records of bats in the area. No signs of bats were found in to around the house. No further surveys are required.

10. Impact Assessment

Proposal: Extend the house to the north and add a sun room to the south.

Impact: None. No bats or signs of bats were found and the house has low potential for bats because of its condition and poor surrounding habitat.

Risk: None

Mitigation: None required.

11. Photographs



Attic



Southeast



North



Wallhead

