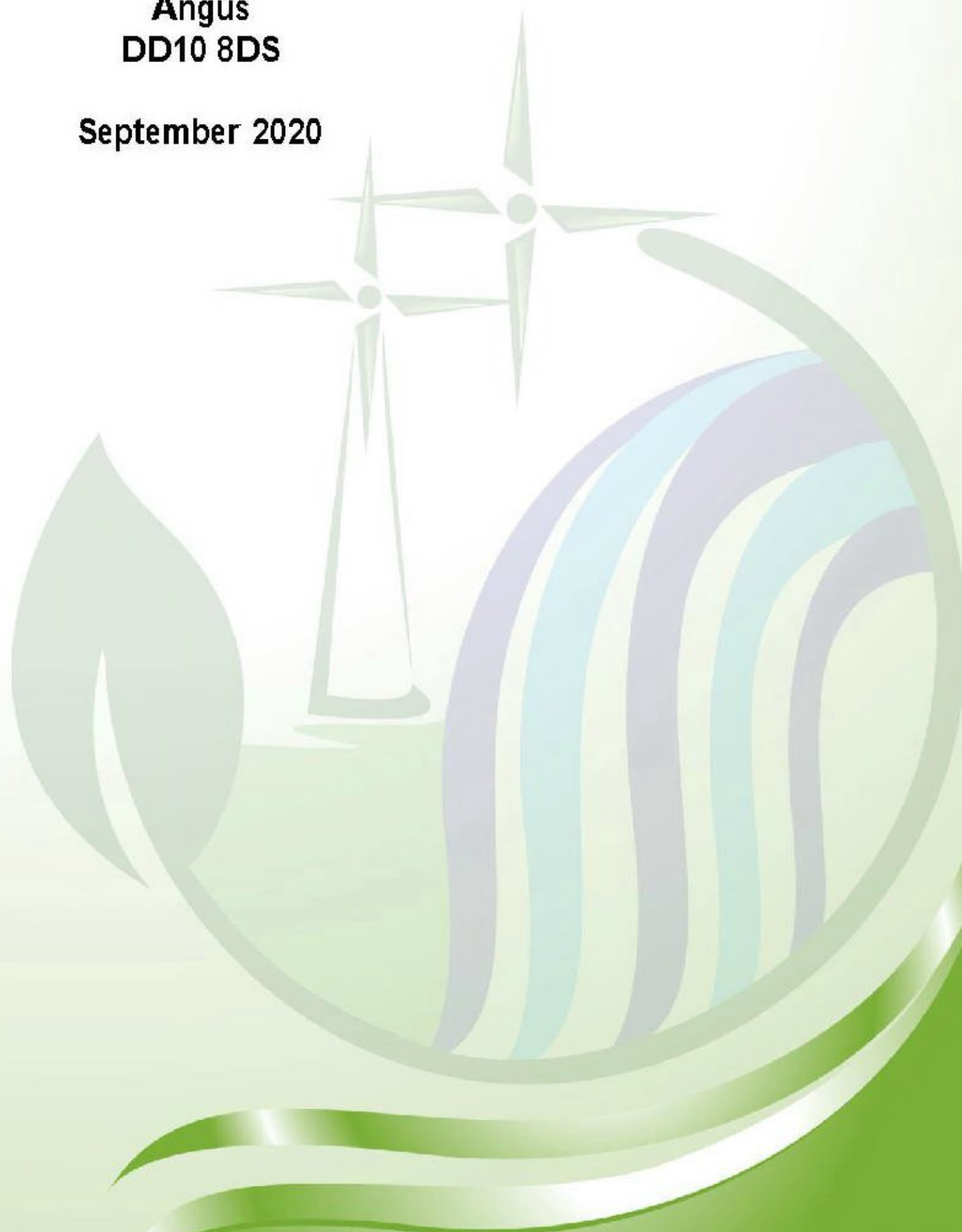


## **Bat Survey Report**

**4 Meridian Street  
Montrose  
Angus  
DD10 8DS**

**September 2020**





**Figure 1. Site plan Meridian Street Montrose**

## **Introduction**

**1.1** Licensed bat worker Dr Garry Mortimer was commissioned to carry out building bat roost and bat activity surveys for the possible demolition of a working warehouse situated in the Montrose dock area at 4 Meridian Street Montrose DD10 8DS in August 2020 (Figure 1). These surveys are as required by Council in regards to a potential planning application.

## **1.2 Aims and Objectives**

To determine if any bat roosts are present in the building to be demolished.

## **1.3 Bats Legal Status**

Bats are protected under Annex IIa and IVa of the EC Habitats Directive (92/43/EC) as applied in Scotland under the Conservation (Natural Habitats &c.) Regulations 1994, as amended by the Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations of 2004, 2007 and 2009. This creates a series of criminal offences that can result in substantial fines and/or imprisonment. These offences are listed below and make it illegal;

- To deliberately or recklessly capture, injure or kill bats
- To deliberately or recklessly harass a bat or group of bats
- To deliberately or recklessly disturb a bat wherever they occur in a <sup>[L]</sup><sub>[SEP]</sub> manner that is, or in circumstances which are, likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for its young
- To deliberately or recklessly disturb a bat while it is hibernating or migrating
- To deliberately or recklessly disturb a bat in a manner that is, or is likely to significantly affect the local distribution or abundance of the species to which it belongs
- To deliberately or recklessly disturb a bat while it is rearing or otherwise caring for its young
- To deliberately or recklessly disturb a bat while it is occupying a structure or place which it used for shelter or protection
- To deliberately or recklessly obstruct access to a breeding site or resting place of a bat, or otherwise deny the animal use of the breeding site or resting place

(note that this protection exists even when the bat is not in occupation)

- To damage or destroy a breeding site or resting place (Note this is a strict liability offence and the prosecution do not have to prove deliberate or reckless intent, merely that the roost was damaged or destroyed)
- To possess or control or transport any live or dead bat which has been taken from the wild or anything derived from a bat or any such part of a bat
- In addition to the above offences it is an offence to knowingly cause or permit such offences to be committed.

### Site Description

**1.4** 4 Meridian Street is a working warehouse situated in the docks area at Montrose. The building is of solid stone construction with slates onto sarking. No wall or roof cavities are present. The warehouse has no windows, however the sliding doors are open daily to allow forklift access (Figures 2-8).



**Figure 2. Stonework construction of warehouse.**



**Figure 3. Slated roof.**



**Figure 4. Stonework with very limited bat roost potential.**



**Figure 5. Warehouse actively used for storage with open doors during working hours.**



**Figure 6. Warehouse actively used for storage.**



**Figure 7. Warehouse actively used for storage.**



**Figure 8. Slates laid onto wooden sarking and joists.**

## **1.5 Standards and Guidance Followed for Bat Surveys**

In August 2020 Dr. G Mortimer and surveyors carried out a Potential Roost Assessment (PRA) looking for signs of roosting bats to in accordance with guidance from the BCT.

## **1.6 Building Inspection**

The outside and inside of the building was inspected utilizing ladders, 10 x 40 binoculars and an endoscope where appropriate. The building was checked for any potential bat access points, droppings on walls, urine stains, grease marks or other indications that a roost was present. Big packages covered in polythene were present inside the warehouse that have been there for a considerable time and were covered in dust and debris. These were carefully inspected on the exposed plastic for bat droppings.

## **Results**

### **1.7 Signs of bats**

No faecal droppings, staining or any other signs of bat occupancy were observed around the outside or inside of the building.

**1.8** Following BCT Guidance it was considered that bat roost potential was low and that dawn and dusk activity surveys would be required.

### **1.9 Dusk & Dawn Emergence Surveys**

In August & September three bat surveyors carried out dawn and dusk bat emergence/re-entry surveys in suitable conditions

August 24 Dawn - Start 03.30 – End 06.40; Sunrise 06.00; Weather: 4/8 Oktas cloud cover; Wind: Calm, Temperature: 12 Celsius.

August 28 Dusk - Start 20.30 – End 23.00; Sunset 20.21; Weather: 3/8 Oktas cloud cover; Wind: Force 1 NE, Temperature: 14 Celsius.

September 7 Dawn - Start 04.30 – End 07.00; Sunrise 06.30; Weather: 5/8 Oktas cloud cover; Wind: Force 2 W, Temperature: 14 Celsius.



September 22 Dusk - Start 18.30 – End 21.00; Sunset 19.15; Weather: 8/8 Oktas cloud cover; Wind: Force 2 W, Temperature: 16 Celsius.

**1.10** BATBOX Duet Heterodyne / Frequency Division bat detectors and MP3 recording devices were used to enable bat detection and record any bat echolocations for subsequent analysis using Batsound software. Handheld GPS units were used to determine positions and radio receivers were used to communicate between surveyors. Information recorded included species, time seen, location, flight direction, habitat associations & behaviour.

### **Results**

**1.11** There was no bats recorded leaving or entering any roosts. No bats commuting or foraging in the general area were recorded.

### **Discussion of Bat Survey Results**

**1.12** The bat surveys were undertaken to assess whether there were roosting bats present in the warehouse building at 4 Meridian Street Montrose.

**1.13** No bat droppings or other potential signs of bats were recorded inside or outside of the building.

**1.14** No bats were recorded leaving or roosts during dawn and dusk bat activity surveys.

**1.15** No bats were recorded in the general areas during surveys.

### **Mitigation**

**1.16** Whilst no bats were recorded, it is considered that mitigation will be required. Given the age and design of the building and that in particular, pipistrelle roosts can be transient and bats will change roosts frequently the following mitigation is required.

- That all slates and roof coverings are to be removed by hand.
- If any bats are found work should stop in the immediate area and GLM Ecology contacted who will deal with the issue in the appropriate manner.

## **Conclusion**

**1.17** A negligible risk of death or disturbance to European Protected Species is expected and it is safe to proceed if the above mitigation is followed.

- **DISCLAIMER**

This report has been prepared by Dr Garry Mortimer of GLM Ecology, with all reasonable skill and care within the terms of the agreement with the client. Dr Mortimer disclaims any responsibility to any parties in respect of matters outside this scope.

Best efforts were made to meet the objectives of this study through desktop study and field survey.

Information supplied by the client or any other parties and used in this report is assumed to be correct and GLM Ecology accepts no responsibility for inaccuracies in the data supplied.

It should be noted, that whilst every endeavour is made to meet the client's brief, no site investigation can guarantee absolute assessment or prediction of the natural environment. Numerous species are extremely mobile or only evident at certain times of year and habitats are subject to seasonal and temporal change.

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