Sensible Ecological Survey Solutions
The Ecology Consultancy that Makes Sense

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Sensible Ecological Survey Solutions Limited is a registered company

"HARRISON HOME, LIVERPOOL RD SOUTH, MAGHULL"

BUILDINGS PROTECTED SPECIES SURVEY & BUILDINGS APPRAISAL REPORT

Introduction & Background

Sensible Ecology Survey Solutions Limited (SESS) was instructed to complete a 'Phase 1 Buildings Protected Species Survey' combined with a 'Buildings Appraisal for Bat Roost Potential' for four structures on a site referred to as:-

"Harrison Home, Liverpool Road South, Maghull, L31 8BS"

A former large care home facility, the site and buildings are currently vacated. Plans are currently being advanced to redevelop the site, to include an extension to the rear of the main building and a new car park to the west (Figure 1).

All UK bat species are protected under European and National wildlife legislation. All UK breeding birds are protected under national wildlife legislation. Before a Local Planning Authority can fully determine a planning application it has to satisfy itself that protected species will not be killed or harmed by the proposal. A protected species is therefore generally required to support an application, especially when buildings or structures are scheduled for removal or conversion.

Figure 1: Plan showing proposed site redevelopment.
Note: The proposed extension footprint to the former 'Harrison House' care home structure is shaded. The proposed site boundary is shown by the red line.

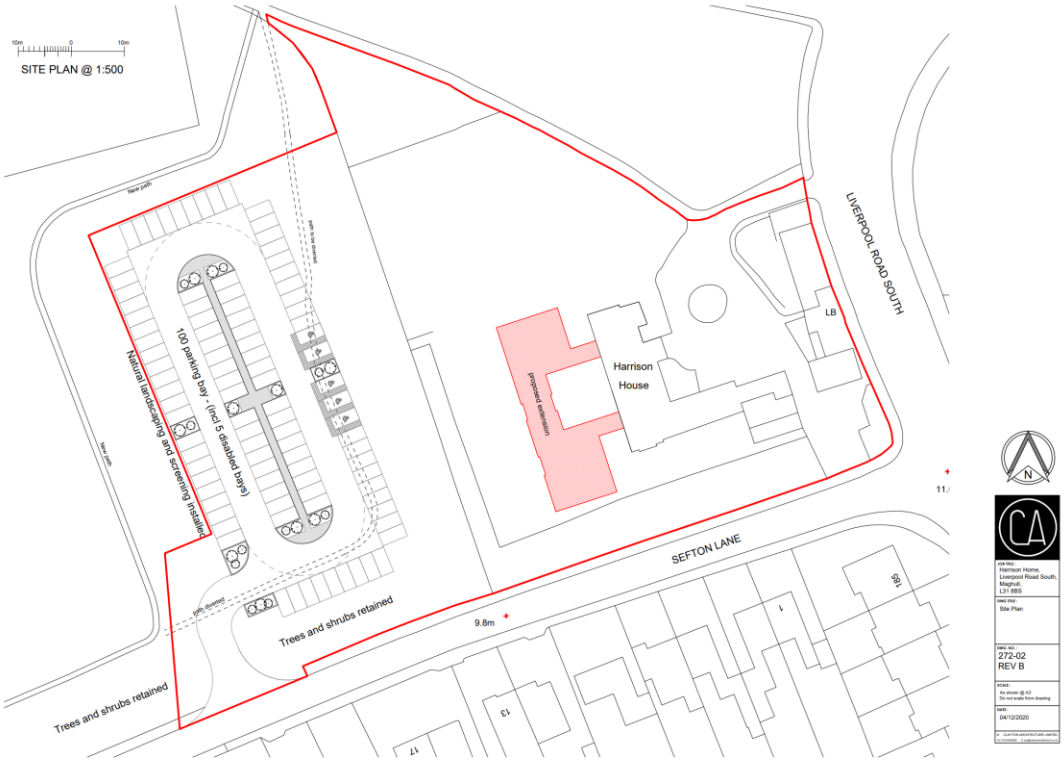


Figure 2: Aerial view of current site.
The four surveyed buildings are lettered (A-D) for subsequent ease of reference in the report.

Brief Description of Site and Surrounds

The target buildings sit within a large well established site with extensive areas of amenity grassland and lines of semi mature/mature trees to site boundaries (Figures 1 & 2). The main site is rectangular in shape and measuring approximately 70m x 55m; a further triangular area extends approximately 50m to the north with amenity grassland, trees and a small woodland stand to its northern tip.

Access to the site is off Liverpool Road South which passes to the immediate east. Areas of hard standing offer vehicle access and parking.

The site is enclosed by extensive residential and commercial development to three sides and open space parkland to the west.

Four buildings are currently present within the site and all were subject to survey and appraisal. The dominant structure is the large three storey former care home. Three much smaller detached structures: a single storey lodge, a garage, and small workshop/utility. The care home facility is currently closed and internal chambers cleared. Apart for essential buildings and grounds maintenance the site is currently unmanaged. A well used public footpath network runs just outside the north eastern and western site margins.

***Please Note:** This report focuses on appraisal of buildings and features located in close proximity to the buildings which could potentially support roosting bats or breeding birds. For further information on the wider site's ecology and habitats please refer to the separate 'Phase 1 Habitats Survey Report' (2021a).*

Description of Surveyed Buildings

BUILDING A

The former care home building constitutes a substantial three storey structure with multiple annexes and extensions (Photographs A, B & C). The complex pitched roofing is covered in tiles with ridge tiles capping. Roof overhang consists of heavy timber buttresses (Photograph D), with absence of fascia or soffits. Guttering is mounted directly onto the overhang timberwork. The roofing is in good repair throughout and well sealed with no missing or raised tiles recorded and ridge tiles are well bedded down with no gapping recorded.

The external walls comprise of either bare brick work or pebble dash render (Photograph E). Timber framed windows are found throughout with a prominence of bay windows to the rear (Photograph B). The third (top) floor extends into the roofing void with associated protruding roof windows.

Vents and openings within the brickwork are generally in good repair and well sealed, however one damaged vent grill was recorded to the northern gable end (Photograph E) with associated evidence of bird entry.

Due to the third floor extending into the roofing, the multiple roof (loft) chambers above are small in nature. All chambers have felt backing in good repair screening the roof tiles above (Photograph F). All inspected chambers were well sealed with no day light penetration or recorded opportunities for bat or bird to gain access.

Photograph A: General view of east facing frontage to Building A

<u>Photograph B</u>: General view of west (rear) and south facing frontages to Building A.
Note: Third floor windows protruding from roofing.

<u>Photograph C</u>: View of annexe structure to south east corner of Building A.
Note: Note the variety of roofing and overhangs.

<u>Photograph D</u>: Close up sample view of roof overhangs to Building A.
Note: Heavy timber overhang and absence of fascia. Although the timberwork has extensive peeling paintwork it is in good repair and well sealed at wall interface.

<u>Photograph E</u>: Damaged vent grill to north facing frontage to Building A.
Note: The heavy faecal staining. Kestrels have been recorded nesting behind the grill for several years.

<u>Photograph F</u>: Sample internal view of one of the multiple small roof chambers associated with Building A.
Note: *Felt backing to roof tiles is in good repair. The chamber is well sealed throughout with no apparent access opportunities for bats or birds.*

BUILDING B

Building B is a small single storey gate lodge structure (Photograph G). The building is of brick construction with pitched slate covered roofing. The roofing is in good repair throughout (Photograph H). Guttering is mounted onto barge boards with absence or fascia or soffits. External brick work is in good repair, and the two chimney stacks are in good repair (Photograph I).

A single roof chamber runs the length of the structure (Photograph J). There is no internal backing to the slate work however the roof chamber is well sealed with no day light penetration. Extensive spider's webs fill the chamber (Photograph J) which infers lack of bird or bat activity within.

Photograph G: General view of west facing frontage to Building B.
Note: Slate roofing and brickwork in good repair and well sealed.

Photograph H: General view of north facing frontage to Building B.
Note: Slate roofing, ridge tiles and brickwork in good repair and well sealed.

<u>Photograph I</u>: Close up view of one of two chimney stacks on Building B.
Note: Note brickwork and flashing in good repair and well sealed.

<u>Photograph J</u>: View into roof chamber of Building B.
Note: No felt back to roofing slates, however the chamber is well sealed throughout. The extensive undisturbed spider's webs indicate absence of birds or bats.

BUILDING C

Building C is a single storey garage/ workshop structure located to the south east corner of the site (Photograph K). The building is of brick construction with pitched slate covered roofing. Roof overhang comprised of timber fascia & soffits which is in good repair and well sealed to brickwork behind (Photograph L).

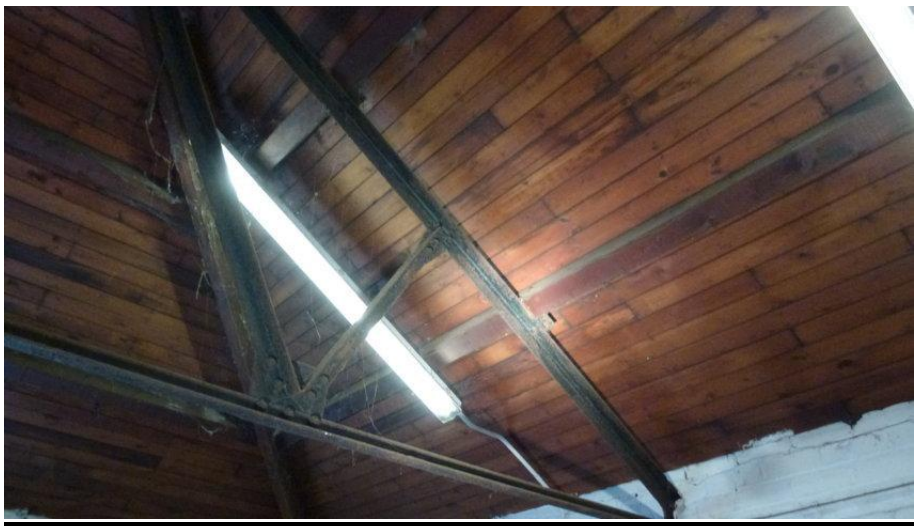
The roofing and brickwork is generally in good repair and well sealed throughout.

The roofing internally is backed by timber panelling (Photograph M) with absence of any enclosed roof chamber.

Photograph K: General view of south facing frontage to Building C.
Note: Slate roofing and ridge tiles in good repair and well sealed.

<u>Photograph L</u>: Close up sample view of roof overhand to Building C.
Note: The roof overhang timberwork is subject to extensive paint peeling but is in good repair throughout with no openings or gapping at brickwork interfaces recorded.

<u>Photograph M</u>: Internal view of timber panel backing to roofing to Building C.
Note: Roofing supported on metal framework, and absence of enclose roof chambers. The timber panel work is in good repair and well sealed.



BUILDING D

Building D is a small workshop structure of brick construction with pitched slate covered roofing (Photograph D). The roofing and brickwork are in good repair and well sealed throughout. Internally the roofing is backed with timber panels as found in Building C, with absence of any enclosed roof chambers.

Windows and vents are in good repair and well sealed.

Photograph N: General view of south facing frontage to Building D.
Note: Pitched the slate covered roofing is in good repair and well sealed. Ridge tiles are well bedded down with no gapping. Timber roof overhang is in good repair and well sealed to brickwork.

Survey Details

Surveyor Experience

The buildings protected species survey was completed by Dr David Bell, Director, Sensible Ecological Survey Solutions. Dr Bell has forty years' experience as a professional ecologist, and has completed many similar protected species surveys at sites across the UK. He is a full and long standing member of the Chartered Institute of Ecology and Environmental Management (MCIEEM).

External/Internal Buildings Protected Species Survey Procedures & Limitations

The external & internal survey of the target buildings were completed on: 8th February 2021. The buildings features were surveyed externally using binoculars as required, and roof chambers inspected using a high powered lantern.

Full access and views could be had into the multiple roof chambers of Building A and the single roof chamber of Building B. Buildings C & D do not have enclosed roof chambers.

***Survey Limitations*:**

Full views could be had of all frontages to all buildings. Only partial views could be half of the roofing to Building A, due to the height of the structure and complexity of roofing. Full views could be had of roofing for Buildings B, C & D.

The surveys were completed outside the bat summer survey season (April - September inclusive). External signs of bat activity would largely have been lost to the weather; however internal evidence of bat activity, such as droppings, within the loft chambers would still have been evident.

The survey was completed outside the official breeding birds season (1st March – 31st August). No breed birds activity would be expected to have been recorded, but evidence of former external and internal nesting activity may still have been evident.

Survey Findings

BATS

No evidence of bat activity of any form was recorded in association with the target buildings.

Close inspection of flooring and insulation materials revealed no bat droppings or other signs to indicate former or current bat presence with the roof chambers of Buildings A & B. No external evidence of bat entry was recorded for any of the buildings.

BREEDING BIRDS

Evidence of former bird breeding activity was recorded for Building B. The surveyor was advised by the site grounds man that a pair of kestrels (*Falco tinnunculus)* has entering the building through a damaged vent (Photograph E) for a number of years. No other evidence of bird breeding activity or roosting was recorded for Building A.

No evidence of bird nesting activity was recorded either externally or internally in association with Buildings B, C & D.

Shrubs are present within close proximity to Building A (Photographs A & B) and it is to be expected that they will support small numbers of breeding common passerine bird species

There are lines of trees to the eastern and southern (Photograph O) site margins. Evidence of former bird breeding activity was recorded for a number of the trees, some located in close proximity to the Buildings.

There are no other features in close proximity to the buildings which could have potential to support roosting bats or nesting birds.

<u>Photograph O</u>: View of line of trees to south facing frontage to Building A.
Note: Evidence of former bird breeding activity (species unidentified) in the tree canopy was recorded.

Appraisal of the Building's Potential to support Roosting Bats

All four surveyed buildings are in good repair throughout and the tile or slate roofing is well sealed. No opportunities for bats to gain access to the buildings were recorded.

Building A has complex roofing due to multiple annexes. However, the small roof chambers are well sealed with felt backing to the tiles present in all chambers. Wall/roof interfaces are well sealed; and brick work, including the large chimney stacks, is in good condition with no cracks or opening recorded. No opportunities for bats to gain access behind flashing or around windows were recorded.

One damaged vent (Photograph E) was recorded where bats could potentially gain access, however the opening has been exploited as a roost/breeding site by birds and is therefore unlikely to be occupied by bats.

Buildings B, C & D are small low level structures. Building B due to its large roof chamber and lack of internal backing to the slate roofing might be expected to offer the best potential for bats to gain access. However the roof chamber is well sealed with no light penetration recorded either through the slates or at the roof/walls interfaces. All three builds are therefore appraised as having negligible potential to support bats.

It is concluded that all four have 'Negligible Potential to support Roosting Bats'.

THE WIDER SITE

Rows of semi mature and mature trees are found to the site boundaries and one row is located in close proximity to the southern frontage to Building A (Photograph O). The trees were subject to inspection and none located within a 10m radius of the buildings were identified as having potential to support roosting bats.

It is concluded that there is negligible risk to bats associated with other features, including trees, located in close proximity to the surveyed buildings.

Conclusions & Recommendations

BATS

No evidence of usage by bats of the targeted buildings was recorded, and the buildings were all assessed as having negligible potential to support roosting bats.

The risk of harm or death to bats from the proposed redevelopment works is therefore assessed to be negligible. Phase 2 bat surveys are not required at this time, and no special bat mitigation measures are required.

In the very unlikely event however that a bat or bats are encountered during works then works should terminate immediately and advice sought from a suitably qualified person.

BIRDS

Evidence of former bird breeding activity was recorded for the main building (Building A) only. A damaged vent to the north facing frontage (Photograph E) is currently allowing bird access. Although it could not be confirmed at time of survey, it is believed that pair of kestrel has been breeding in the building for a number of years. No further evidence of bird breeding activity was recorded for the structure.

The level of risk to breeding birds associated with Building A is currently undetermined to satisfactory confidence levels and follow up survey during the bird breeding season is therefore recommended. Appropriate bird mitigation measures to then be prepared based on survey findings.

The risk of harm to breeding birds from the proposed works is assessed to be negligible for Buildings B, C & D. No further surveys are required, and no special mitigation measures are required.

References:

Bat Conservation Trust (2016) Bat Surveys for Professional Ecologists. Good Practice Guidelines. 3rd edition. Bat Conservation Trust, London

SESS (2021a) Harrison Home Site, Liverpool Road South, Maghull Extended Phase 1 Habitats Survey. Sensible Ecological Survey Solutions, Warrington.

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