



Bat Survey Report

Gardeners Cottage, Mains of Skene

Grid Ref.	NJ766100
Sunset Survey Date:	20 th August 2015 19 August 2020
Sunrise Survey Date:	12 th September 2015
Cloud cover	
Sunset:	15%, 100%
Sunrise:	100%
Wind speed:	
Sunset:	light. Light/moderate
Sunrise:	still
Min Temp	
Sunset:	12°C, 16°C
Sunrise:	12°C

Countrywise

Isobel Davidson BSc. (Hons)
Chapel Howe
Ardlethen
Ellon
AB41 8PF

Tel/Fax 01358 722881
Mobile 0771 421 8224
e-mail Countrywise@talktalk.net

Licence No. 139616

1.	Summary	3
2.	Objectives of the Survey	3
3.	Legislation	3
4.	Description.....	3
5.	Personnel	4
6.	Method	4
6.1	Desk Study	4
6.2	Daytime Survey	4
6.3	Emergence Surveys	4
7.	Limitations of the Survey.....	4
8.	Results.....	5
8.1	Desktop Study	5
8.2	Daytime Surveys	5
8.3	Emergence Surveys	5
8.4	Discussion.....	5
9.	Impact Assessment	5
10.	Mitigation:.....	6
11.	Licensing	7
12.	Site plan and Surveyor Locations	8
13.	Photographs.....	9

1. Summary

Planning permission is to be sought to redevelop this site. A bat survey was requested as part of the planning process to establish if bats use any part of the house. The surveys identified a small bat roost in the base of the East chimney. A European Protected Species license to disturb or destroy a bat roost will be 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 license is required for operations that will damage or destroy bats or their roost sites.

4. Description

This is a stone and slate disused cottage. The roof of the building is in reasonable condition with sarking but no underfelt under the slates. The Southside of the cottage was very overgrown with willowherb in 2015 and that was cleared shortly before the visit in 2020. The surrounding area is agricultural land and old woodlands connected with the Skene estate. The habitat is very good for bats.

5. Personnel

The survey was carried out by Isobel Davidson who has held a roost visitor license for over 20 years, is a Batworker Trainer and has run a number of training courses for amateurs and professionals, including training for planners and sound analysis training. Experienced surveyor, SA assisted with the survey.

6. Method

6.1 Desk Study

A data search was carried out for records of bats 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).

All flat surfaces and crevices were checked using a strong torch for bats, droppings or other signs such as insect parts or dead bats.

6.3 Emergence Surveys

Surveyors were positioned around the building so that all parts could be seen. They patrolled the building before and after sunset to record any pre-emergence calls. Echometer Touch bat detectors used to record any bats emerging from the building. At sunrise, Surveyors were placed around the building to note any bats returning to roost.

6.3.1 Sunset Survey

In 2015 and 2020, a dusk emergence survey was carried out from 10 minutes before sunset until around 90 minutes after sunset.

6.3.2 Sunrise Survey

In 2015, a sunrise survey was carried out from 90 minutes before sunrise until shortly after sunrise using the same equipment.

7. Limitations of the Survey

There were no limitations to the survey. The optimum time for carrying out bat surveys is between May and September when bats are in their summer roosts. The survey was carried out within that preferred timescale and conditions during the survey were good. 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 records of soprano and common pipistrelle, Daubenton's bat and brown long eared bats within 5km of this site.

8.2 Daytime Surveys

The building was carefully searched for any signs of bats. No signs of bats were found anywhere around the building.

There are opportunities for bats to roost under slates and at the wall head but no signs were found.

8.3 Emergence Surveys

8.3.1 Sunset Survey

In 2015 3 soprano pipistrelle bats emerged from around the West chimney during this survey.

In 2020, 1 soprano pipistrelle bat emerged from the same location.

8.3.2 Sunrise Survey

No bats returned to the building at dawn in 2015.

8.4 Discussion

A maximum of 3 soprano pipistrelle bats were recorded in 2015 and 1 in 2020 roosting in the cottage. It is therefore likely that these are male bats and there is no evidence of a maternity roost. No other bats were found roosting in the building.

9. Impact Assessment

Proposal: Redevelop the cottage

Impact: Bats were found roosting in the East chimney of the cottage and the roost will be destroyed by the development

Risk: A small soprano pipistrelle bat roost will be destroyed. Mitigation and compensation will be required.

10. Mitigation:

A qualified bat worker should be present when work in the area identified as a bat roost is to be carried out. The removal of slates and pointing in the area identified must be carried out by hand.

A bat box such as Schwegler 2F with double front panel should be attached to a nearby tree to provide an additional roosting site. This must be erected before any redevelopment takes place. **Any bats found during demolition must be placed in the box.**



11. Licensing

A European Protected Species license will be required and it will be necessary to meet three tests.

It is also anticipated that there will be a proportional approach. Signs of a relatively small number of bats were found. This is most likely to be non-breeding summer roosts. The effect on a small number of bats is likely to be minimal and this should be considered when balancing the interests.

Test 1: That there is a licensable purpose for which licences can be granted. Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment'

Redevelopment of this building will have economic benefits for local tradesman and building suppliers. It will also permit a sustainable, environmentally efficient house which meets the needs of local people to be developed.

Redevelopment of this building meets the policies and requirements of the ABERDEENSHIRE LOCAL DEVELOPMENT PLAN 2017 SG Rural Development1: Housing and business development in the countryside, "2) it is for the refurbishment or replacement of an existing or disused building, or it is on a site which has previously been developed and is now redundant;"

Test 2: No Satisfactory Alternative.

Alternatives to the need for a European Protected Species license have been considered.

No Action: The building is no longer suitable for residential use.

Revert to Previous Use: This building is unsuitable for modern requirements. Renovation and modernisation would also destroy the bat roosting areas.

Test 3: No detrimental impact on Favourable Conservation Status

Scottish Natural Heritage will determine this test.

12. Site plan and Surveyor Locations



★ Location of surveyors soprano pipistrelles 3 in 2015 1 in 2020

13. Photographs



Gardeners Cottage Northeast
2015 3 sop pip bats emerged 1 in 2020



Gardeners Cottage South



Loft space



Loft space