



Bat Survey Report

Mid Lenshie Steading and Cottage, Rothienorman

Grid Ref.	NJ673411
Sunset Survey Date:	17 August 2018 21 August 2020
Cloud cover Sunset:	70%, 10%
Wind speed: Sunset:	light, light
Min Temp Sunset:	15°C, 14°C

Countrywise

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1. Summary

Planning permission is being sought to redevelop this site. A bat survey was requested to inform the planning process. These buildings have some bat potential because of their construction though the surrounding habitat is very poor. No signs of bats were found roosting in the buildings though common and soprano pipistrelle bats were recorded foraging in the area. The survey did not record any bats emerging from the building. There are breeding barn owls in the cottage.

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 U shaped steading with the centre filled in with a profile sheet roof and a small stone and slate building to the South. The profile sheeting had been removed between the 2018 and 2020 surveys.

A short distance to the West is a stone and corrugated iron cottage. The buildings are all in reasonable condition though the cottage is not modernised and has been unoccupied for many years.

The surrounding area is principally agricultural land with virtually no trees or hedges around the site. The buildings are very poorly connected to the surrounding area.

The owners propose to redevelop the site.

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 surveyors PD, AB, CS and KW assisted with the survey

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

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

6.3 Emergence Surveys

6.3.1 Sunset Survey

A dusk emergence survey was carried out from 10 minutes before sunset until around 90 minutes after sunset. Surveyors were positioned to the around the building so that all parts could be seen. Batbox Baton bat detectors attached to wav recorders. Recordings were analysed using Wavesurfer sound analysis programme.

6.3.2 Sunrise Survey

A sunrise survey was not carried out the site has low potential for bats and a single survey verified this assessment.

7. Limitations of the Survey

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

8.2 Daytime Survey

The buildings were carefully inspected for any signs of bats. No signs of bats were found and the buildings are assessed as having low potential for bats to roost because of their lack of connection to suitable habitat.

8.3 Emergence Surveys

8.3.1 Sunset Survey

No bats emerged from the buildings. In 2018 barn owls emerged from the cottage indicating a breeding pair and several young. In 2020 a single barn owl emerged from the cottage.

8.3.2 Sunrise Survey

A sunrise survey was not carried out because the buildings have low potential for bats.

8.4 Discussion

The buildings have low potential for bats because of their location and lack of connection to the surrounding area. A single survey was recommended to verify the assessment. No signs of bats were found in or around the buildings and no bats emerged from the building during the survey. Barn owl mitigation will be required for the cottage. This could be in the form of an owl box in the conifer trees adjacent to the cottage

It is the opinion of the surveyor that no further surveys are necessary.

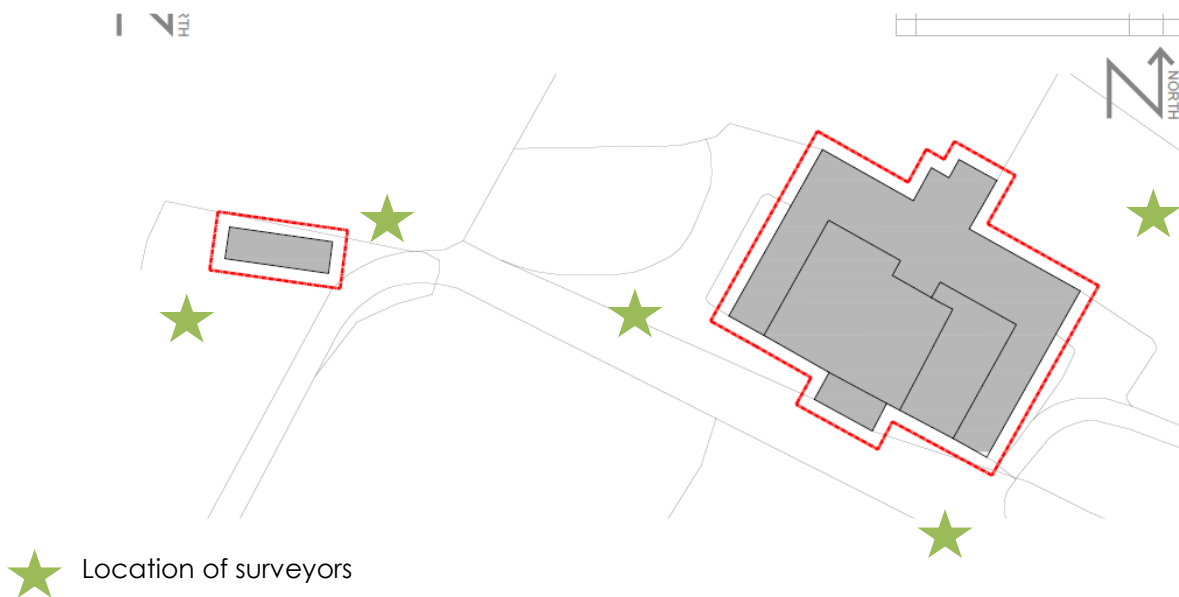
9. Impact Assessment

Proposal: Redevelop the site

Impact: None. No bats were recorded emerging from the buildings.
Barn owl mitigation will be required for the cottage

Risk: None

10. Site Plan and Surveyor Locations



11. Photographs



Steading Southwest



Steading Southeast



Steading North



Steading interior



Steading interior



Cottage South



Cottage North



Cottage interior