

Mr. Russell Grey
Etive Ecology Ltd.
Wirral

FAO Andrew Siddall

Wirral Council
Birkenhead
Wirral
CH41 1ND

27th July 2021

28 Boundary Lane - Proposed Residential Redevelopment Ecological Appraisal and Update Regarding Roosting Bats

Dear Andrew,

Etive Ecology Ltd were appointed by the applicant to undertake an appraisal of the site at 28 Boundary Lane and to provide an update on the current situation with regards to roosting bats on site. It is understood that a revised planning application has been submitted by the applicant but has not been validated in part due to the absence of information relating to ecology and specifically to bats.

Etive Ecology Ltd assisted the applicant to obtain a bat licence from Natural England in October 2020. The license covers significant refurbishments to the existing residential property, which would be carried out under Permitted Development Rights (license reference; 2020-49676-EPS-MIT). The license application was based on survey information gathered by Castell Ecology (May/June 2020) which identified a small number of common pipistrelle bats roosting within external features on the property.

These features were removed shortly after the grant of license, with no bats being present at the time. Two bat boxes have been installed on existing garden trees, in line with the requirements of the license. These boxes do not appear to be in use by bats (see attached photographs). Additional bat roosting features are to be provided within the redeveloped building – which is not yet completed.

A site inspection was undertaken on 23rd July 2021 by Russell Grey, a professional ecologist licensed by Natural England to undertake certain potentially disturbing activities to bats, including inspections of potential roost sites with the use of torchlight and endoscope (licence ref; 2015-14472-CLS-CLS). The building was checked for any evidence of roosting bats (droppings, staining, feeding remains, scratch marks) and no such evidence was found. The site has been subject to development works as permitted under the bat licence, meaning that there has been significant disturbance likely to deter bats from occupying the site. Although works have temporarily paused whilst planning approval is sought, the site remains largely unsuitable for roosting bats given the exposed condition of the building.

No other ecological constraints were noted at the time of the site visit. No nesting birds were found within the building and there was no evidence of any other legally protected and/or notable species within the site boundary.

In summary:

- Development works have taken place on site in line with permitted development rights and under a bat license issued by Natural England.
- Mitigation measures have been installed in accordance with the license requirements.
- The site remains unsuitable for roosting bats and no evidence of bats was found during an inspection. Roosting bats are therefore assumed to be absent.
- No other ecological constraints were identified.

It is recommended that development works continue in accordance with the specifications of the bat license. If any new planning consent is granted then the bat license will need to be revised and updated to reflect the new development details and the revised programme of works. If works are delayed into 2022, then it is recommended that a bat inspection is undertaken of all potential roosting features to confirm the absence of roosting bats prior to recommencement.

Kind Regards,

Russell Grey

Russell Grey

(BSc, CEnv, MCIEEM)

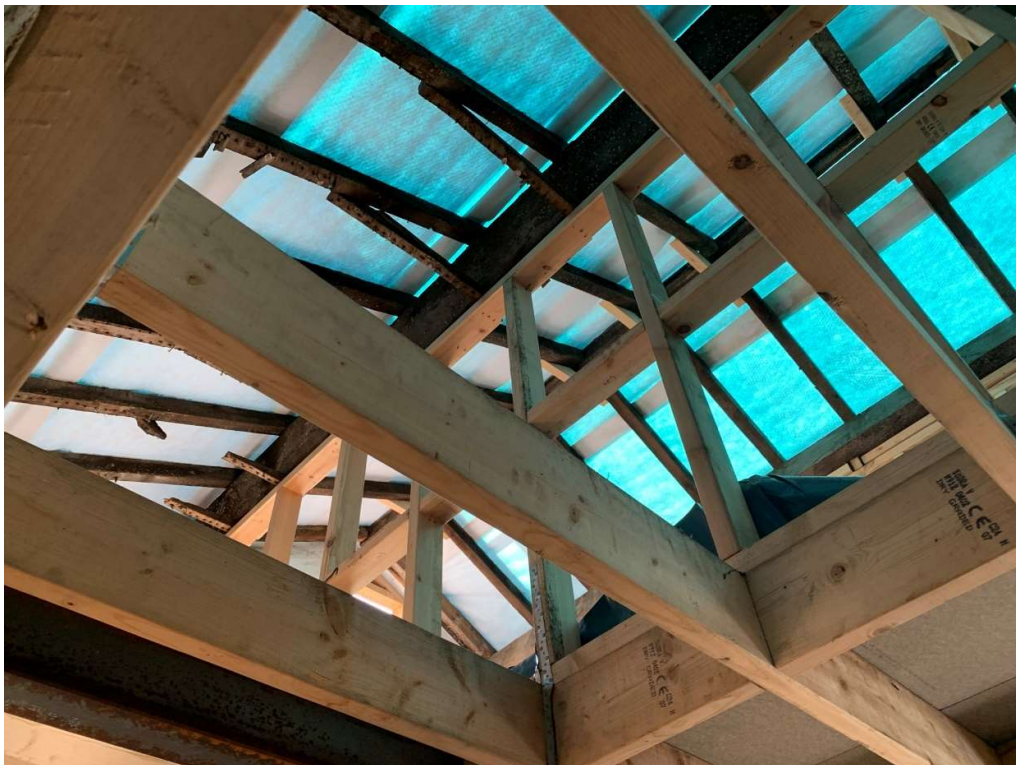
info@etiveecology.co.uk



Photograph 1 – Bat box on tree in site boundary.



Photograph 2 – eastern gable end, under development



Photograph 3 – internal space with new exposed timbers but no roof tiles