

Report : Dawn Bat (Re-)Entry Survey:
Buildings at the Lord Hill Hotel,
Abbey Foregate, Shrewsbury SY2 6AX

Reference : SYH/2401/20.2

Date : 14th June 2021

Client : SY Homes Limited
White Hopton House
Wern Lane
Sarn
Newtown
SY16 4EN

Planning : Shropshire Council
Permission 19/04202/OUT

Proposed : Conversion with some demolition of modern extensions
development

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Client:
SY Homes Limited
White Hopton House
Wern Lane
Sarn
Newtown
SY16 4EN

Dr. R. M. Jones MCIEEM
Star Farm
Colebatch
Bishop's Castle
Shropshire
SY9 5JY

Mobile: 078 66 44 0915
Email: info@starecology.co.uk
VAT Registration Number 123 9810 19

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Abbey Foregate, Shrewsbury SY2 6AX.**

1. Introduction

In June 2021 Star Ecology was commissioned to carry out an 'update' bat surveys to inform the proposed development of the Lord Hill Hotel property, Abbey Foregate, Shrewsbury SY2 6AX.

There is a proposal to convert the original part of the Lord Hill Hotel building from its former use as part of a hotel, into residential accommodation, to demolish modern extensions to the original part of the Lord Hill hotel building and to demolish a separate modern-type building (the 'Lodge').

Full details of the proposed development may be obtained from SY Homes Limited and/or from viewing documents submitted to Shropshire Council to inform Planning Permission 19/04202/OUT.

2. Legislation and Policy

All bat species (*Rhinolophidae* and *Vespertilionidae*) are protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 (amended).

Under the Conservation of Habitats and Species Regulations 2017 (as amended) legislation it is illegal to:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats. This includes in particular, disturbance in a way any such which is likely to (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young; (ii) impair their ability to hibernate or migrate; or (iii) to affect significantly the local distribution or abundance of the species to which they belong
- damage or destroy a breeding site or resting place of a bat;
- to be in possession or control, to keep, transport, to sell or exchange, or to offer for sale or exchange, any live or dead bat, or any part of, or anything derived from such a wild animal.

Under the Wildlife and Countryside Act 1981, it is illegal to:

- intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection.

- intentionally or recklessly obstruct access to any structure or place which a bat uses for shelter or protection.

A bat resting place may be a structure a bat uses for breeding, resting, shelter or protection. Resting place sites are protected whether or not bats are in occupation, as they may be re-used by bats.

All species of bat are priority species in the UK Biodiversity Action Plan (HM Government 1994 et seq.) and are Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

A European Protected Species (EPS) Development Licence from Natural England may be required for development works triggering Conservation of Habitats and Species Regulations 2017 (as amended) offences against bats.

3. Survey Methods

The survey has been carried out with regard to the following published guidance:

- 'Bat surveys for Professional Ecologists – Good Practice Guidelines'⁽¹⁾
- the gov.uk website⁽²⁾
- BS42020:2013 'Biodiversity – Code of practice for planning and development'⁽³⁾

3.1 Dawn Bat (Re-)Entry Survey

On 12th June 2021, a Dawn Bat (Re-)Entry Survey was carried out on the original part of the Lord Hill Hotel building, only.

The Dawn Bat (Re-)Entry Survey was carried out by four surveyors; Dr. R. M. Jones, Mr. A. Edwards, Mr. T. Reynolds and Mr. J. Hicks.

A total of 16 bat echolocation detectors were used during the surveys:

- one Anabat SD1 detector was positioned to record bat activity at the immediate north of the original part of the Lord Hill Hotel Building.
- one Anabat SD1 detector was positioned to record bat activity at the immediate east of the original part of the Lord Hill Hotel Building.
- one Anabat SD1 detector was positioned to record bat activity on a roof of a modern extension at the immediate south of the original part of the Lord Hill Hotel Building.
- one Anabat SD1 detector was positioned to record bat activity at the immediate west of the original part of the Lord Hill Hotel Building.
- each surveyor used a Magenta Bat5 heterodyne bat detector, an Elekon Batscanner automatic tuning heterodyne bat detector and an Anabat Walkabout bat detector.

The Anabat bat detectors record and interpret bat echolocation calls.

Data is stored on computer memory cards with both date and time signatures.

Full computer exploration of the data and sonogram analysis is performed.

The original part of the Lord Hill Hotel building was carefully and continuously observed, and surveyors kept in contact via private mobile radios.

3.2 Physical evidence of bat

On 12th June 2021, the exteriors and interiors of buildings within the Lord Hill Hotel property were searched for the presence of bats and their roosts.

Search methods included the use of mirrors, torches (including a Fenix RC40 3800 lumen torch and a DeWalt DCL043 1000 lumen torch), binoculars (Zeiss 10x42), fibrescope

(Provision PV2636-21 5.8mm), video-scope (Draper 05163 Recording Flexi Inspection Camera), 3.8m Telescopic ladder, 4.1m Telescopic ladder, 2.8m and 8.15m Combination ladders, 9.21m Extension ladder, 3.6m Double Extending Roof Ladder; and combinations of these.

Searches were also made for notable signs of past and/or present bat roost activity, including bat urine stains, fur oil stains, scratch marks and faeces. These may be found around a bat roost entrance, within a roost and within flight/foraging areas.

The searches for physical evidence of bat were carried out by Dr. R. M. Jones, experienced field biologist, surveyor and Natural England Licensed bat worker (Licence number 2015-11179-CLS-CLS) with the assistance of Mr. A. Edwards, surveyor and recorder.

3.3 Survey Limitations

It is not considered that there are significant constraints to the individual surveys.

4. Results

4.1 Dawn Bat (Re-)Entry Survey

Date: 21st June 2021

Sunrise time: 04:46

| | Start | Finish |
|----------------------------------|-----------------------|--------|
| Time | 03:00 | 05:05 |
| Air temperature (°C) | 11 | 10 |
| Relative air humidity (%) | 76 | 88 |
| Wind speed (Force) | 0-1 | 0-1 |
| Wind direction | N/A | N/A |
| Cloud cover (Oktas) | 1 | 2 |
| Weather change | No significant change | |

No bat went to roost within the original part of the Lord Hill Hotel Building.

No bat activity was observed or recorded within the vicinity of the original part of the Lord Hill Hotel Building.

4.2 Physical evidence of bat

No physical evidence of bat was found.

5. Conclusion

The results of the Bat Survey indicate that:

- the original part of the Lord Hill Hotel building is not used by bats for roosting purposes.
- the modern-type extensions to the original part of the Lord Hill Hotel building do not provide bat roost habitat.
- the 'Lodge' does not provide bat roost habitat.

Bats do not impose timing or work method constraints on the proposed development.

The proposed development does not require a EPS Licence to be issued by Natural England.

6. References

- 1: Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd ed., Bat Conservation Trust.
- 2: 'Bats: surveys and mitigation for development projects' (28th March 2015 – 28th February 2020). United Kingdom Government Website:
<https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects>
- 3: BS42020:2013 'Biodiversity – Code of practice for planning and development.' British Standards Limited.