

Report : Bat Dusk Emergence Surveys:  
Buildings at the Lord Hill Hotel,  
Abbey Foregate, Shrewsbury SY2 6AX

Reference : SYH/2401/20.1

Date : 25<sup>th</sup> October 2020

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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**Bat Dusk Emergence Surveys:  
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## **1. Introduction**

In May 2020 Star Ecology was commissioned to carry out 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. Previous Survey**

According to SY Homes Limited:

- in November 2019, a Preliminary Ecological Appraisal was carried out of the whole of the Lord Hill Hotel property.
- the Preliminary Ecological Appraisal included an assessment of buildings for bat potential.
- the Preliminary Ecological Appraisal recorded the presence of bat droppings within two of the three roof-spaces of the original part of the Lord Hill Hotel building.
- the Preliminary Ecological Appraisal did not record physical evidence of bats within the 'Lodge', however the building may be used by bats for roosting.

## **3. Legislation and Policy**

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

Under the Conservation Regulations 2017 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 WCA 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 Regulations 2017 offences against bats.

#### **4. Survey Methods**

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

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

##### **4.1 Physical evidence of bat**

On 20<sup>th</sup> July 2020 and 25<sup>th</sup> September 2020, 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), borescope (Visual Optics VO18 5.8mm Fibre Optic), 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.

A partial destructive search was carried out: the exteriors of all roof structures were physically searched and, where deemed necessary, the undersides of ridge tiles (and similar) were inspected.

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.

#### **4.2 Dusk Bat Emergence Surveys**

Two Dusk Bat Emergence Surveys were carried out on the original part of the Lord Hill Hotel building, only.

It was not deemed necessary for nocturnal bat surveys to be carried out on the modern-type extensions to the original part of the Lord Hill Hotel building or on the 'Lodge' building.

The first Dusk Bat Emergence Survey was carried out on 20<sup>th</sup> July 2020, the second on 25<sup>th</sup> September 2020.

The Dusk Bat Emergence Surveys were carried out by three surveyors; Dr. R. M. Jones, Mr. A. Edwards and Mr. T. Reynolds.

A total of 13 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.

#### **4.3 Automated Static Bat Detector Survey**

On 20<sup>th</sup> July 2020, three Anabat Express detectors were installed within the original part of the Lord Hill Hotel building; one within the central area of each roof-space.

The bat detectors were fitted with omni-directional microphones and programmed to record potential bat activity from dusk until dawn.

The bat detectors were retrieved on 25<sup>th</sup> September 2020.

The data recorded by each Anabat Express bat detectors was (manually) analysed using the Anabat Insight computer program.

#### 4.4 Survey Limitations

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

The second Dusk Emergence Survey was terminated early due to a heavy rain shower. However, the rain shower was over one hour after sunset and after the mean roost emergence times of bat species associated with roosting in buildings.

### 5. Results

#### 5.1 Physical evidence of bat

A photographic record of the survey is contained in Appendix 1.

##### 5.1.1 Original part of the Lord Hill Hotel building

No physical evidence of bat was found.

##### 5.1.2 Modern-type extensions to the original part of the Lord Hill Hotel building

No physical evidence of bat was found, and no potential bat roost features were identified.

##### 5.1.3 'Lodge'

No physical evidence of bat was found, and no potential bat roost features were identified.

#### 5.2 Dusk Bat Emergence Survey 1

**Date:** 20<sup>th</sup> July 2020

**Sunset time:** 21:21

	<b>Start</b>	<b>Finish</b>
<b>Time</b>	21:10	23:00
<b>Air temperature (°C)</b>	18	10
<b>Relative air humidity (%)</b>	45	67
<b>Wind speed (Force)</b>	1-2	0
<b>Wind direction</b>	N/A	N/A
<b>Cloud cover (Oktas)</b>	1	1
<b>Weather change</b>	No significant change	

No bats emerged from 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.

#### 5.3 Dusk Bat Emergence Survey 2

**Date:** 25<sup>th</sup> September 2020

**Sunset time:** 19:00

	<b>Start</b>	<b>Finish</b>
<b>Time</b>	18:50	20:05
<b>Air temperature (°C)</b>	12	10
<b>Relative air humidity (%)</b>	74	80
<b>Wind speed (Force)</b>	0-4	0-2

<b>Wind direction</b>	N/A	N/A
<b>Cloud cover (Oktas)</b>	4	4
<b>Weather change</b>	The survey was terminated due to a heavy rain shower.	

No bats emerged from 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.

#### **5.4 Automated Static Bat Detector Survey**

No bat activity was recorded.

### **6. 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.

### **7. References**

- 1: Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3<sup>rd</sup> ed., Bat Conservation Trust.
- 2: 'Bats: surveys and mitigation for development projects' (28<sup>th</sup> March 2015 – 28<sup>th</sup> 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.

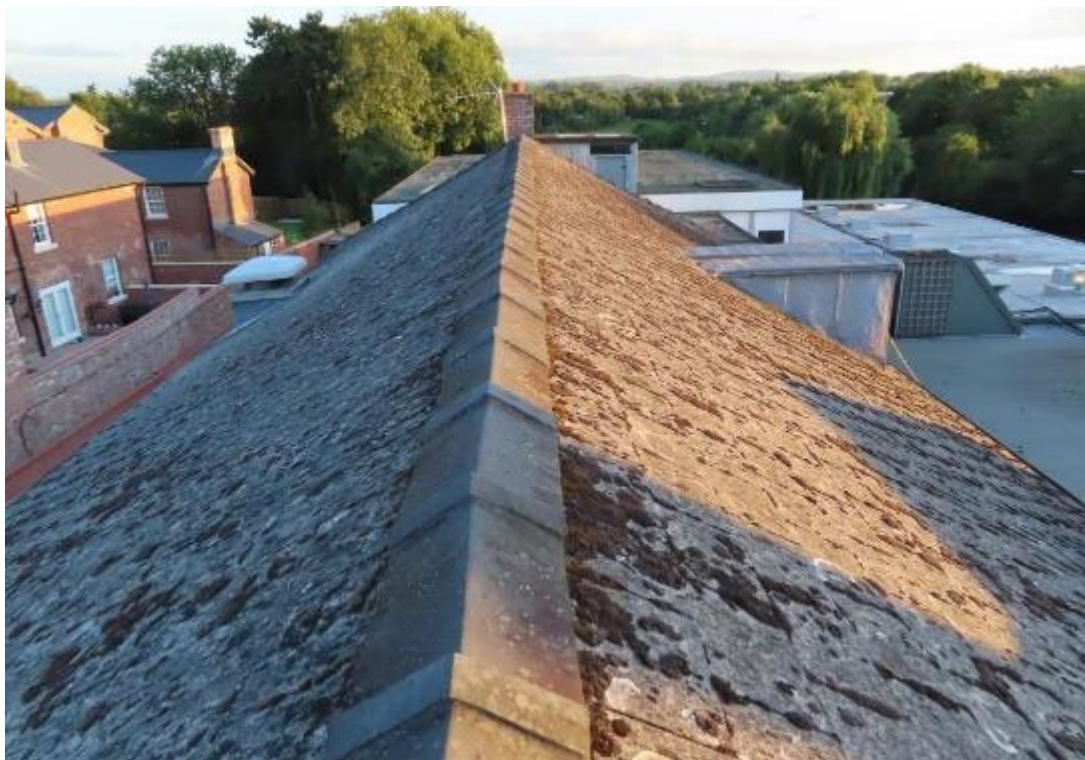


## Appendix 1. Survey Photographs



**Photograph 1.**

View of the central part of the Northeast elevation of the original part of the Lord Hill Hotel building.  
Looking southwest from northeast.



**Photograph 2.**

View of part of the northeast-to-southwest roof structure of the original part of the Lord Hill Hotel building.  
Looking southwest from northeast.



**Photograph 3.**

Left, lower centre and lower right: parts of the northeast-to-southwest and central roof structures of the original part of the Lord Hill Hotel building.

Mid-ground centre, upper centre and upper right: roof structures of modern-type extensions.

Looking south from north.



**Photograph 4.**

View of parts of the west roof structures of the original part of the Lord Hill Hotel building.

Looking northwest from southeast.





**Photograph 5.**

Lower: parts of the modern-type extensions.

Upper: part of the southwest elevation of the original part of the Lord Hill Hotel building.



**Photograph 6.**

Left and centre: Southeast elevation of part of a modern-type extension.  
 Left: Southeast elevation of the original part of the Lord Hill Hotel building.  
 Looking north from south.



**Photograph 7.**  
North east elevation of the 'Lodge'.  
Looking south from north.