

The Granary, Warthill, York
Preliminary Bat Roost Assessment
Philip Hodgson



Report prepared by:
Eps Ltd.
Innospace
Charles Street
Manchester
M1 5GD

November 2021

EPS Ltd

Report to: Philip Hodgson

Report Title: The Granary – Preliminary Bat Roost Assessment

Revision: Final

Issue Date: 15/11/2021

Report Ref: TGPR

Originated By: **Nick Carter MCIEEM**
Principal Ecologist Date: Nov 2021

Reviewed By: **Dr. Rob Coles**
Licensed Bat Ecologist Date: Nov 2021

Approved By: **Nick Carter**
Licenced Bat Ecologist Date: Nov 2021

Prepared by:
Eps Ltd.
Innospace
Charles Street
Manchester
M1 5GD

The report and the site assessments carried out by Eps on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by Eps with the skill and care ordinarily exercised by a reasonable Environmental Consultant at the time the Services were performed. Further, and in particular, the Services were performed by Eps taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between Eps and the client.

Other than that expressly contained in the paragraph above, Eps provides no other representation or warranty whether express or implied, in relation to the services.

This report is produced exclusively for the purposes of the client. Eps is not aware of any interest of or reliance by any party other than the client in or on the services. Unless expressly provided in writing, Eps does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and Eps disclaims any liability to such parties.

This report is based on site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed.

Eps accepts no responsibility for the accuracy of third party data used in this report.

Contents

SUMMARY	4
1. INTRODUCTION.....	5
2. METHODOLOGY	6
2.1 DATA CONSULTATION.....	6
2.2 VISUAL ASSESSMENT	6
2.3 LIMITATIONS.....	6
3. FINDINGS	7
3.1 GENERAL SITE DESCRIPTION.....	7
3.2 DATA CONSULTATION.....	7
3.3 INTERNAL AND EXTERNAL VISUAL INSPECTION	7
4. ASSESSMENT & MITIGATION	8
4.1 LEGISLATION.....	8
4.2 ASSESSMENT	8
Bats	8
5. REFERENCES.....	9
APPENDIX 1. SITE IMAGES	10

Summary

Eps Ltd was commissioned by Philip Hodson in October 2021 to undertake a preliminary bat roost assessment at The Granary, Warthill to assess the potential to support roosting bats ahead of the proposed demolition of the existing property to accommodate a new home.

The proposed development plans will involve the conversion of the existing loft space into habitable rooms.

No evidence of bats was recorded during the internal and external building inspections undertaken on the 12th November 2021

Based on the building inspection findings and the surrounding habitat, the property was assessed as displaying negligible Bat Roost Potential (BRP). All survey work was undertaken in accordance with best practice guidelines (Collins, 2016).

No further survey is required so long as the work is undertaken within 12 months of the survey.

1. Introduction

- 1.1.1 Eps Ltd was commissioned by Philip Hodgson to undertake bat survey work at The Granary, Warthill, York (Ordnance Survey Grid Reference: SE 67030 56616)
- 1.1.2 Survey work was undertaken to inform proposals for the demolition of the existing residential building.
- 1.1.3 This report details the findings of internal and external visual assessment of the buildings. Methodologies employed are described, including site surveys and evaluation, and the need for further surveys and/or mitigation measures are discussed where appropriate.

2. Methodology

2.1 Data Consultation

- 2.1.1 Natural England's Multi Agency Geographical Information for the Countryside (MAGIC) website (www.magic.gov.uk) was consulted for information on statutory designated sites of nature conservation interest within 2 km of the site in May 2020.
- 2.1.2 Information obtained from MAGIC is included in the report as appropriate.

2.2 Visual Assessment

- 2.2.1 Visual inspection of the interior and exterior of the buildings was undertaken on the 12th November, 2021 by Nick Carter (Level 2 bat licence: 2018-33650-CLS-CLS, MCIEEM) in accordance with the recommended building survey protocol (Collins, 2016). Close focusing binoculars were used to examine the buildings exterior for features, which may provide roosting opportunity for bats, such as gaps under fascia boards, gaps within external stonework and enclosed roof voids. An endoscope was also used to survey any internal cavities. If present, potential bat access points including cracks and slipped tiles would be noted, as well as any evidence of roosting bats, including live or dead bats, and staining due to fur oils or droppings.
- 2.2.2 An individual building may have several features of potential interest to roosting bats associated with it. It is not always possible to confirm usage of a feature by bats as often the animals may be present on one day and no evidence of occupation may be found on the next. Consequently, it is customary when undertaking such surveys to assign each feature to a defined category of roosting potential as follows: negligible, low, moderate, high, confirmed (Collins, 2016).
- 2.2.3 The survey area was also assessed for its suitability for foraging and commuting bats.

2.3 Limitations

- 2.3.1 Full access was possible both internally and externally. Survey work undertaken is considered in-line with that recommended within the Bat Survey Guidelines (Collins, 2016). As such, we consider that a robust assessment of the bat roost potential for the site has been made.

3. Findings

3.1 General Site Description

3.1.1 The proposed development site consists of a brick-built detached property with a pitched tile roof. The site is located in a rural location bounded by Common Lane to the east and farm land to all other aspects.

3.2 Data Consultation

3.2.1 The MAGIC website returned no designated statutory sites within 2km of the development. The nearest statutory designated site is Strensall Common SSSI. (Table 1).

Site Name/ Designation	Description from Citation	Approx. Distance and Direction from Site
Statutory		
Strensall Common SSSI	Strensall Common is a northern example of acidic lowland heath and is one of only two extensive areas of open heathland remaining in the Vale of York.	3 km north west

3.2.2 The proposed development will not have an impact upon the listed statutory designated site.

3.2.3 MAGIC returned no EPS licences pertaining to bats within 2 km of the Site. The nearest EPS licence for bats was 2.5 km to the south in Holtby (Table 2.)

Bat licence dates	Licensable Activity	Distance/Direction from Site
2015-8143-EPS-MIT	Destruction of a Common pipistrelle roost	2.5 km south

3.3 Internal and External Visual Inspection

3.3.1 The building is brick-built and in good condition (Appendix 1). The roof consists of wooden rafters directly overlain with bituminous roofing felt and tiles. The internal roof void has been insulated and partially boarded out for storage. The roof is well maintained with no missing slates and the lead flashing to the chimney breast is intact. The soffits, fascias and windows are wooden and in good condition and offer no opportunity for ingress.

3.3.2 The results of the building inspection are presented below in Table 2, with further photographs provided in Appendix 1.

Table 4. Building inspection results

Building	Description/features	Potential interest to roosting bats
B1	<p><u>External</u></p> <p>Brick detached property with wooden windows, well maintained with no points of ingress.</p> <p>Sound roof structure with no lifted or missing tiles or ridge tiles</p> <p><u>Internal</u></p> <p>Single open roof void with no signs of roosting bats.</p>	<p>Overall:</p> <p>Negligible</p> <p>Negligible</p> <p>Negligible</p>

4. Assessment & Mitigation

4.1 Legislation

- 4.1.1 All species of bat occurring within the UK are protected by UK legislation (Wildlife & Countryside Act 1981 and the Conservation of Habitats & Species Regulations (Amendment) (EU Exit) 2019). Under regulation 41, bats are protected from deliberate capture, injury or killing, from deliberate disturbance and from deliberate damage or destruction of a breeding site or resting place (roost).
- 4.1.2 All UK bats are also included on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). However, their protection is limited to certain offences. Under the 1981 Act (as amended) it is an offence to intentionally or recklessly disturb bats while they are occupying a structure or place used for shelter or protection, or to obstruct access to any such place.
- 4.1.3 Barbastelle (*Barbastella barbastellus*), Bechstein's (*Myotis bechsteini*), brown long-eared, greater horseshoe (*Rhinolophus ferrumequinum*), lesser horseshoe (*Rhinolophus hipposideros*), noctule and soprano pipistrelle bats are included as priority species within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

4.2 Assessment

Bats

- 4.2.1 The proposed plans are for the demolition of the existing residential property.
- 4.2.2 No evidence of current or historic use of the buildings by roosting bats was recorded during the building inspection. Consequently, no further bat surveys are recommended providing works on the building commence within 12 months.
- 4.2.3 Whilst no roosts were recorded in the buildings, it should be appreciated that

almost any structure may be used by individual bats, in a transient manner, from time to time. Bats require very limited cavity space and only very small roost entry gaps and can be found not only in roof voids, but also under roof-tiles, within wall cavities or within any structure that provides close shelter. Should bats be discovered on site at any time, works should be halted in the immediate area and an appropriately trained, qualified and licensed bat ecologist should be consulted.

5. References

Collins, J. (eds.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)*. The Bat Conservation Trust, London.

National Planning Policy Framework. (2012).
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/2116950.pdf

Appendix 1. Site Images



1. Well maintained detached property in rural location.



2. Closely fitting soffits, fascias and windows offering negligible roosting potential.



3. Roof structure.



4. Wooden rafters with bituminous felt.