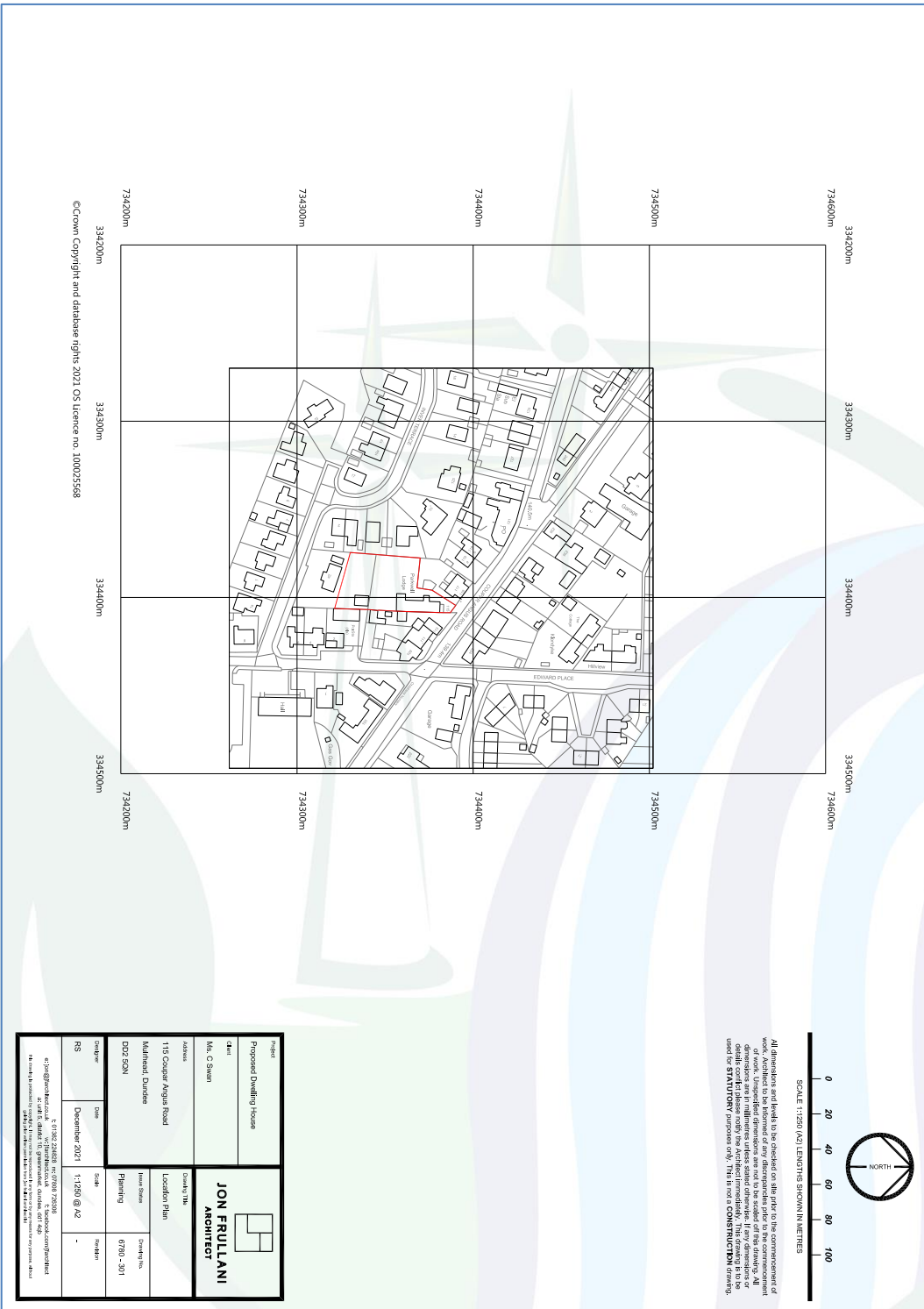


## **Bat Survey Report**

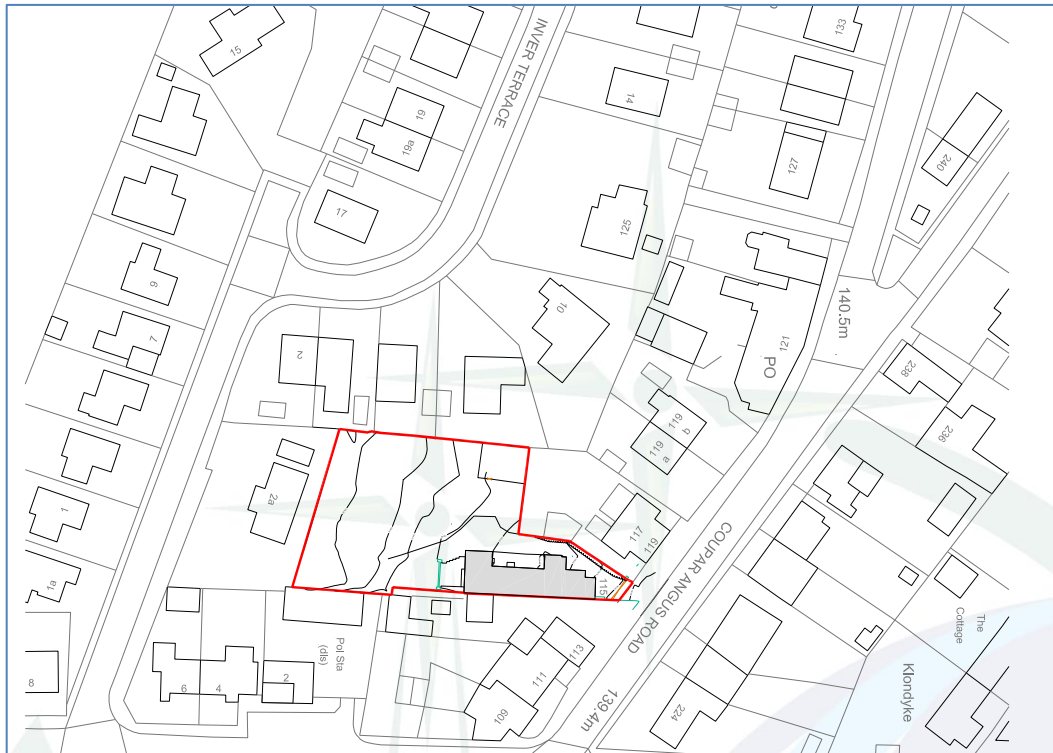
**115 Coupar Angus Road  
Muirhead  
Angus  
DD2 5QN**

**April 2022**





**Figure 1. Location of 115 Coupar Angus Road**



**Figure 2 Existing Site Plan**

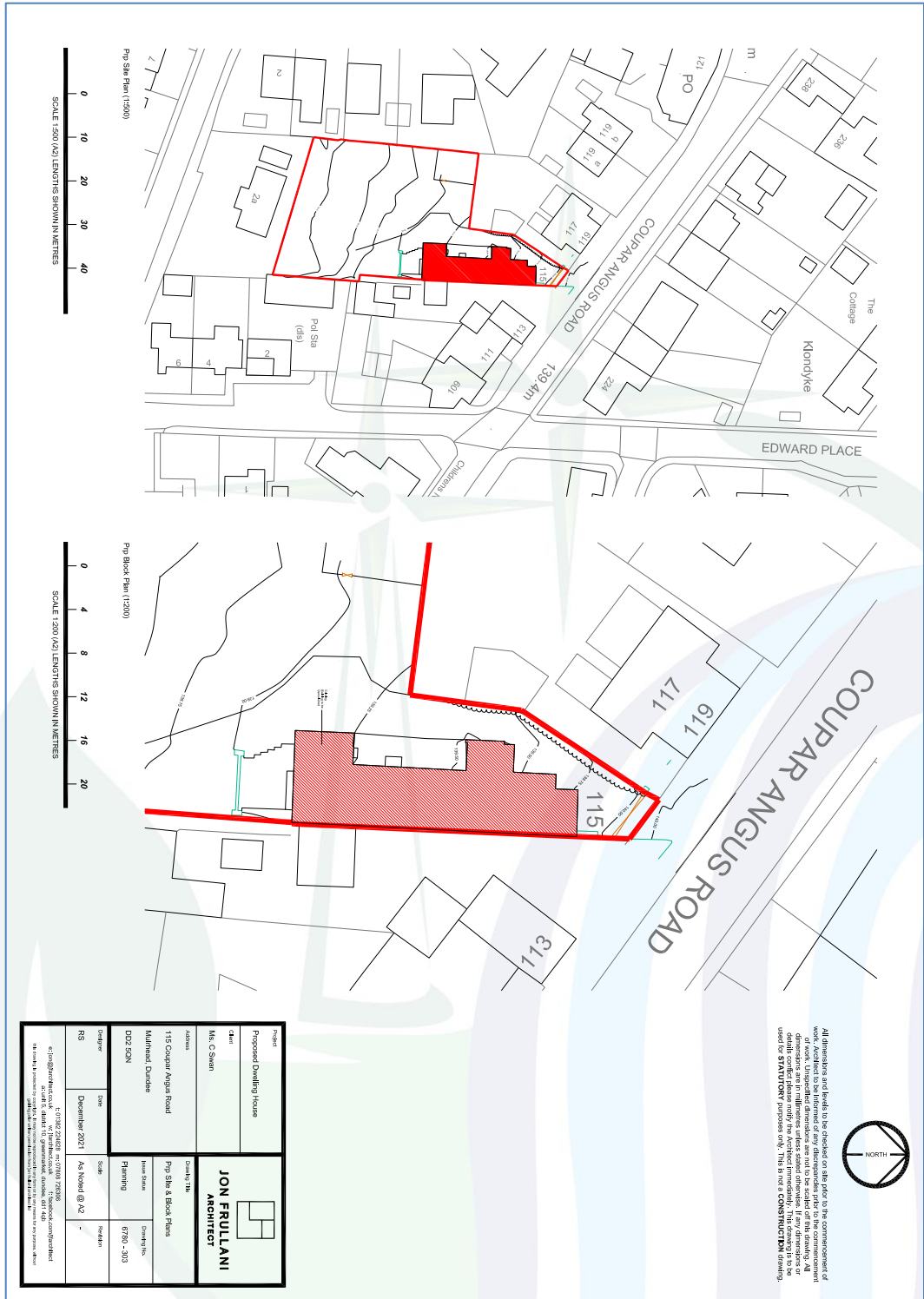


Figure 3. Proposed Site Plan

## **Introduction**

**1.1** Licensed bat worker Dr Garry Mortimer was commissioned in April 2022 to carry out building bat roost and bat activity surveys for proposed demolition works on 115 Coupar Angus Road, Muirhead, Dundee Walkerbank Cottage, Arbilot, Arbroath DD2 5QN. These surveys are as required by Council in regards to a potential planning application.

### **1.2 Aims and Objectives**

To determine if any bat roosts are present in the residential building at 115 Coupar Angus Road.

### **1.3 Bats Legal Status**

Bats are protected under Annex IIa and IVa of the EC Habitats Directive (92/43/EC) as applied in Scotland under the Conservation (Natural Habitats &c.) Regulations 1994, as amended by the Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations of 2004, 2007 and 2009. This creates a series of criminal offences that can result in substantial fines and/or imprisonment. These offences are listed below and make it illegal;

- To deliberately or recklessly capture, injure or kill bats
- To deliberately or recklessly harass a bat or group of bats
- To deliberately or recklessly disturb a bat wherever they occur in a manner that is, or in circumstances which are, likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for its young
- To deliberately or recklessly disturb a bat while it is hibernating or migrating
- To deliberately or recklessly disturb a bat in a manner that is, or is likely to significantly affect the local distribution or abundance of the species to which it belongs
- To deliberately or recklessly disturb a bat while it is rearing or otherwise caring for its young
- To deliberately or recklessly disturb a bat while it is occupying a structure or place which it used for shelter or protection
- To deliberately or recklessly obstruct access to a breeding site or resting place

of a bat, or otherwise deny the animal use of the breeding site or resting place (note that this protection exists even when the bat is not in occupation)

- To damage or destroy a breeding site or resting place (Note this is a strict liability offence and the prosecution do not have to prove deliberate or reckless intent, merely that the roost was damaged or destroyed)
- To possess or control or transport any live or dead bat which has been taken from the wild or anything derived from a bat or any such part of a bat
- In addition to the above offences it is an offence to knowingly cause or permit such offences to be committed.

### **Site Description**

**1.4** The residential house at 115 Coupar Angus Road is situated in Muirhead, a rural village setting north of Dundee (Figure 1). There are residential properties present and close by along the A923 adjacent to the property. The property is an uninhabited detached two storey residential house. The main construction methodology is comprised of stone walls with slated roofs. No loft spaces are present (Figures 4-7).





**Figure 4. Stone gable ends with no bat roost potential.**





**Figure 5. Vertical slates with no bat roost potential**





**Figure 5. Front view of property**



**Figure 6. Stonework with no wall cavities present and no bat roost potential**

**Figure 5. Trees on site with no bat roost potential.**



## **1.5 Standards and Guidance Followed for Bat Surveys**

In April 2022 Dr. G Mortimer carried out a Potential Roost Assessment (PRA) looking for signs of roosting bats to in accordance with guidance from the BCT.

## **1.6 Building Inspection**

The outside and inside of the property was inspected utilizing ladders, 10 x 40 binoculars and an endoscope where appropriate. The building was checked for any potential bat access points, droppings on walls, urine stains, grease marks or other indications that a roost was present. It was considered that bat roost potential was negligible in the great majority of the building and very low in other areas. In general, the majority of the building did not have bat roost potential.

## **Results**

### **1.7 Signs of bats**

No signs of bats were recorded

**1.8** Following BCT Guidance it was determined that a dusk activity survey would be required on parts of the property that were deemed to have low bat roost potential.

### **1.9 Dusk Emergence Surveys**

On 19/04/2022 two bat surveyors carried out a dusk bat emergence survey in suitable conditions.

19/04/22 Dusk - Start 19.55 – End 21.50; Sunset 20.27; Weather: 2/8 Oktas cloud cover; Wind: SE 1, Temperature: 10 Celsius

**1.10** BATBOX Duet Heterodyne / Frequency Division bat detectors and MP3 recording devices were used to enable bat detection and record any bat echolocations for subsequent analysis using Batsound software. Handheld GPS units were used to determine positions and radio receivers were used to communicate between surveyors. Information recorded included species, time seen, location, flight direction, habitat associations & behaviour.



## **Results**

**1.11** No bats recorded. Two soprano pipistrelles were noted foraging to the west and commuting east. These came from unknown roosts to the west.

## **Discussion of Bat Survey Results**

**1.12** The bat surveys were undertaken to assess whether there were roosting bats present at 115 Coupar Angus Road and whether proposed demolition works would have a detrimental impact on any roosts present.

**1.13** No bats are present and the property is considered unsuitable for roosting bats.

## **Conclusion**

**1.14** A negligible risk of death or disturbance to European Protected Species is expected and no roosts are present. It is safe to proceed with proposed renovation works.

## **DISCLAIMER**

This report has been prepared by Dr Garry Mortimer of GLM Ecology, with all reasonable skill and care within the terms of the agreement with the client. Dr Mortimer disclaims any responsibility to any parties in respect of matters outside this scope.

Best efforts were made to meet the objectives of this study through desktop study and field survey.

Information supplied by the client or any other parties and used in this report is assumed to be correct and GLM Ecology accepts no responsibility for inaccuracies in the data supplied.

It should be noted, that whilst every endeavour is made to meet the client's brief, no site investigation can guarantee absolute assessment or prediction of the natural environment. Numerous species are extremely mobile or only evident at certain times of year and habitats are subject to seasonal and temporal change.

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Document Prepared By  
Dr Garry Mortimer  
GLM Ecology