



Leigh Ecology Ltd

Protected Species and Habitat Surveys

Well House Farm,
Duddon Common Lane,
Cheshire,
CW6 0HG.

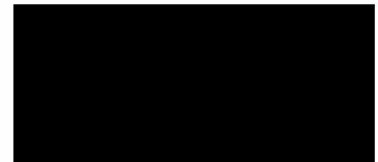
On Behalf of CB Homes.

Bat Activity Survey Report

Report number:

CB22/005

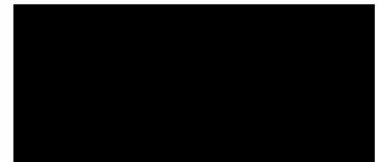
Author:



Date:

06th September 2021

Approved:





IMPORTANT INFORMATION TO READERS

This report has been prepared for CB Homes, in accordance with the terms and conditions of appointment for a series of bat activity surveys. Leigh Ecology Ltd cannot accept any responsibility for the use of or reliance on the content of this report by any third party.

The advice contained in this report is based on the information available and/or collected during the period of study. We cannot completely eliminate the possibility of important ecological features being found through further investigation and/or by survey at different times of the year or in different years.

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Please be aware the information contained within this report is valid for a period not exceeding two years. After this time, data contained within will require updating.

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Introduction

Leigh Ecology Ltd was commissioned by CB Homes to undertake a series of bat activity surveys on a property known as Well House Farm; the property is a large brick house that is in a state of part renovation, located at Well House Farm, Duddon, Cheshire (approx. site grid ref SJ 580772).

Leigh Ecology was previously commissioned to undertake a preliminary ecological assessment, in which the building on-site was categorised as having high bat potential (Report Number: CB22/004); the building has been partly re-roofed, with sections containing lining with no tiles. Large sections of the exterior wall at the rear of the building have been left open. Furthermore, the surrounding habitat offers ideal bat foraging potential. Therefore, three bat activity surveys were required to determine the presence/absence of bats within the proposal footprint.

The objective of the surveys was to identify the presence of roosting bats on site.

Given the objective, three dusk emergence surveys were undertaken in accordance with the Bat Conservation Trust, Bat Surveys Good Practice Guidelines (2016).

The surveys were led by [REDACTED] All surveyors comply to the knowledge, skills and experience identified within CIEEM's "Competencies for Species Survey: Bats" (2013) or were under the supervision of a surveyor with the required competencies.

For all emergence surveys, 4 surveyor points monitored the buildings to ensure complete coverage for any emerging bats. The surveys began 25 minutes before the recorded dusk time and continued for 90 minutes after. The surveyors used Wildlife Acoustics Echometer/IPAD 4 and EMT pro bat detectors to record the echolocations of active bats. Track IR Pro 19mm thermal imaging camera was used internally to enable more robust results. The surveyors were positioned at each corner of the target building in order to view the elevation and roof, and to gain full coverage simultaneously (see surveyor location plan below).

The results of the surveys detected at least three different bat species foraging within the immediate vicinity of the target building. Common Pipistrelle, Soprano Pipistrelle and Natterer's bats were recorded on all three surveys foraging around each face of the property. 1 Common Pipistrelle was recorded emerging from the target building.

Noctule Bat activity was recorded overhead on all surveys, although this species is not considered to be roosting within the proposal footprint.

Given the results, one can assume that a day roost of Common Pipistrelle is located within the target building; therefore, it is likely that the roost will be impacted on during the development works.

Also, House Sparrows were noted nesting in the old chimney and within the building and Barn Swallows were found roosting in the building.

Results

Dusk emergence activity surveys

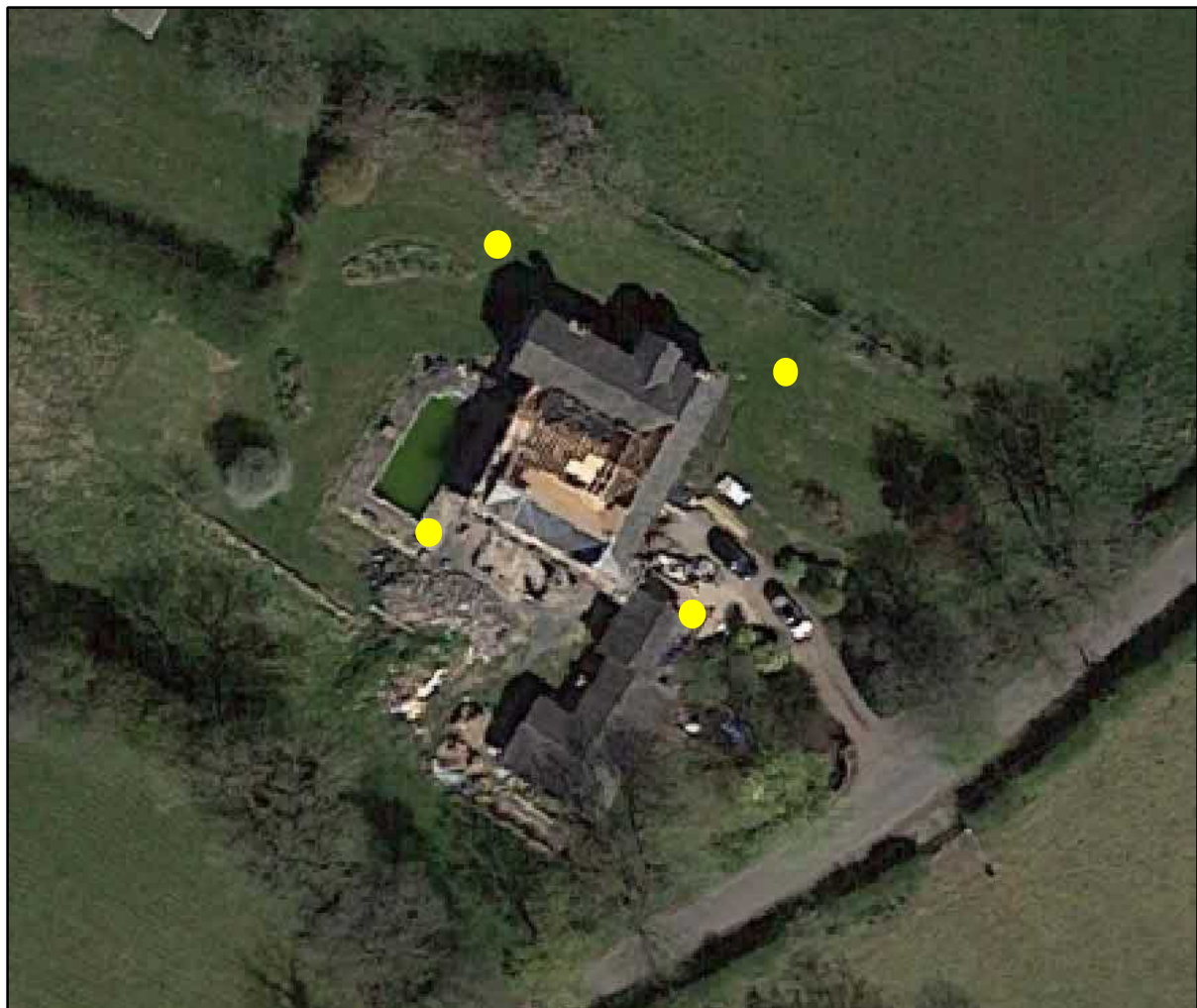


Figure 1; Surveyor locations

(Copyright Google Earth)

Dusk Results

11th May 2022

Start time	End time	Dusk time	Starting temp °	End temp °	Wind	Rain	Cloud %
20.30	22.25	20.56	12	10	0	0	60

21.33-45	COMMON PIP x 1	Constant foraging in open area of building
21.38	COMMON PIP	Thought to be picking up pip at back
21.47	NOCTULE	Heard not seen



06th June 2022

Start time	End time	Dusk time	Starting temp °	End temp °	Wind	Rain	Cloud %
21.05	22.55	21.32	13	11	0	0	100

21.35	NOCTULE	Heard not seen
21.38-46	NATTERER'S	Foraging rear garden
21.43	SOPRANO PIPISTRELLE	Foraging around trees SE of building
21.51	COMMON PIPISTRELLE	Emerged SE gable roof
21.52-22.00	COMMON PIPISTRELLE	Constant foraging front of building
21.55	NOCTULE	Passing S -> W
22.05-10	COMMON PIPISTRELLE	X 2 constant foraging front of building
22.14	COMMON PIPISTRELLE	Foraging around house front to rear
22.16	COMMON PIPISTRELLE	Heard not seen
22.19	NOCTULE	Heard not seen



20th June 2022

Start time	End time	Dusk time	Starting temp °	End temp °	Wind	Rain	Cloud %
21.15	23.05	21.41	17	15	0	0	5

21.20	NOCTULE	Heard not seen
21.25-35	NOCTULE	Constant foraging rear fields
22.01	NATTERER'S	Foraging trees SE of building
22.05-10	NOCTULE	Foraging rear fields
22.19	COMMON PIPISTRELLE	Emerging SE gable doorway
22.20-35	COMMON PIPISTRELLE	Constant foraging front of building
22.22-25	COMMON PIPISTRELLE	Foraging rear of building
22.28	COMMON PIPISTRELLE	Foraging trees SE of building
22.46-52	COMMON PIPISTRELLE	Constant foraging front of building



Bat droppings



Barn Swallow droppings

Conclusions and Recommendations

The results of the activity surveys on Well House Farm indicate that the target building holds a Common Pipistrelle day roost.

The activity surveys indicate that the species were recorded emerged from the building and subsequently began foraging within the immediate area.

All bat roosts are fully protected under the Wildlife and Countryside Act 1981 (and amendments) and The Conservation of Habitats and Species Regulations 2010, which defines these animals as European Protected Species. An offence would be committed if roosts, whether occupied or not, were destroyed, damaged or obstructed, or if bats themselves were harmed or disturbed.

Therefore, the bat roost will be lost. Consequently, this would result in a negative impact on the local bat population.

House Sparrows and Barn Swallows were both found either roosting or nesting in the building. Given that nesting birds are protected under The Wildlife and Countryside Act 1981 (and amendments) it would be an offence to damage or destroy a nest or otherwise disturb a nesting bird. **Because of the possible presence of nesting birds, it is recommended that any necessary internal works or removal of vegetation takes place outside of the bird-breeding season (at least March to August).**

Should this not be possible, a pre-works check by a qualified ecologist should be undertaken to ensure that nesting birds are absent.

To mitigate for this loss of roosting habitat the recommendation is to incorporate nest boxes for the above-mentioned species within the final design.

As a bat roost has been confirmed within the building, a European Protected Species Low Impact Licence will be required from Natural England to permit any works to the building.

Method Statement

The results of the surveys indicate that the house holds a Common Pipistrelle day roost.

A detailed mitigation strategy will be required to support the licence application, which will ensure no detrimental impacts on bats from the development works. This will include best practice measures for works and mitigation of roosting provision.

A pre-development internal and external bat survey will be undertaken, within 48 hours of the commencement of works.

A bat box will be erected on an adjacent tree prior to works commencing.

All construction operatives will be given a bat safeguarding toolbox talk at the commencement of the works by the project ecologist, see below.

The acceptance and understanding of the talk will be recorded and filed for audit purposes.

The demolition works on the dwelling will be undertaken following a soft strip methodology and under the supervision of a licensed bat ecologist.

The licensed bat ecologist will be in continued contact with the construction operatives through the key periods, in order to ensure conformity to the induction procedure.

It is also suggested that the landscape proposals and the proposed buildings compensate for this by providing a network of landscape features such as trees, water features and scrub areas, and provision of bat roost opportunities within the new build, designed for the species occurring within the immediate area.

Enhancement for bats will be delivered within the new site through the creation of new bat roost habitat.

It is suggested that bat roosting opportunities are provided within the site by provision of several ibstock bat bricks within the external walls of the proposed development.

Bat Toolbox Talk Content – Given on site with practical demonstration.

Direct Works on Buildings

- It is important that during the dismantling process, the roof and the upper walls are hand stripped, with a high level of care and diligence.
- Works must be undertaken to avoid hibernation periods – between Nov – March.
- If a bat is found during the dismantling process, ALL WORK MUST STOP.
- Call in a qualified and licensed bat ecologist.
- If possible, the bat should be left in situ and covered until the bat ecologist arrives.
- If not, it should be placed in a dark ventilated container, with a clean cloth and some water in a small shallow container until the licensed bat ecologist arrives to assess the situation.
- The bat ecologist will assess the situation and transfer the bat to a safe location nearby; a bat box will be erected on an adjacent tree.
- The bat ecologist will then discuss the situation with Natural England in order to agree a way forward.

It is also suggested that the landscape proposals and the newbuild compensates by providing a network of landscape features such as trees, water features and scrub areas and provision of bat roost opportunities within the building, designed for the species occurring within the immediate area.

Where lighting is absolutely necessary in areas of tree/shrub planting this will be low wattage, directional, low level and/or shaded to minimise light spill (<1Lux) onto potential flight lines and foraging habitat to ensure that the overall impact caused by lighting the site is negligible. The lighting scheme will be designed with regard to guidance such as the Bat Conservation Trust Statement on the impact and design of artificial light on bats, and the Institution of Lighting Professionals Guidance Notes, to minimise disturbance to bats and other wildlife due to artificial lighting.