

# Preliminary Ecological Appraisal and Preliminary Roost Assessment

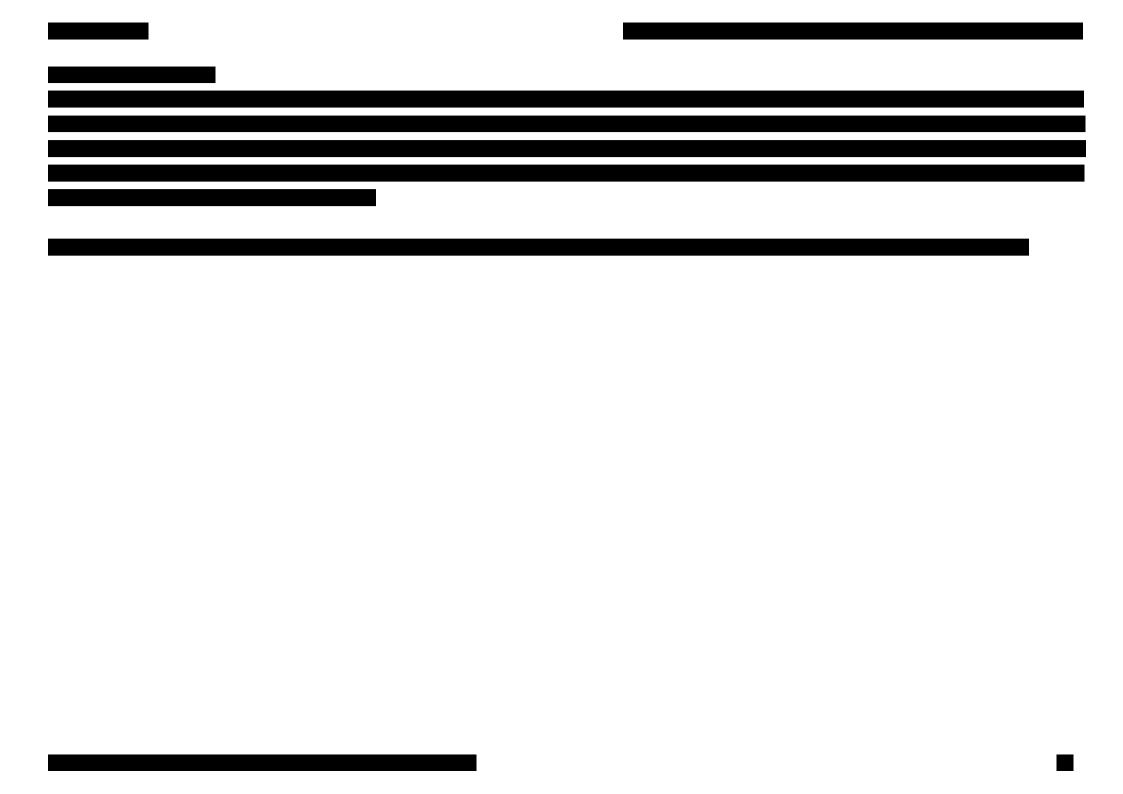
# Lowdham Cars, Lowdham Road, Gunthorpe, Nottinghamshire, NG14 7ES Lowdham Cars

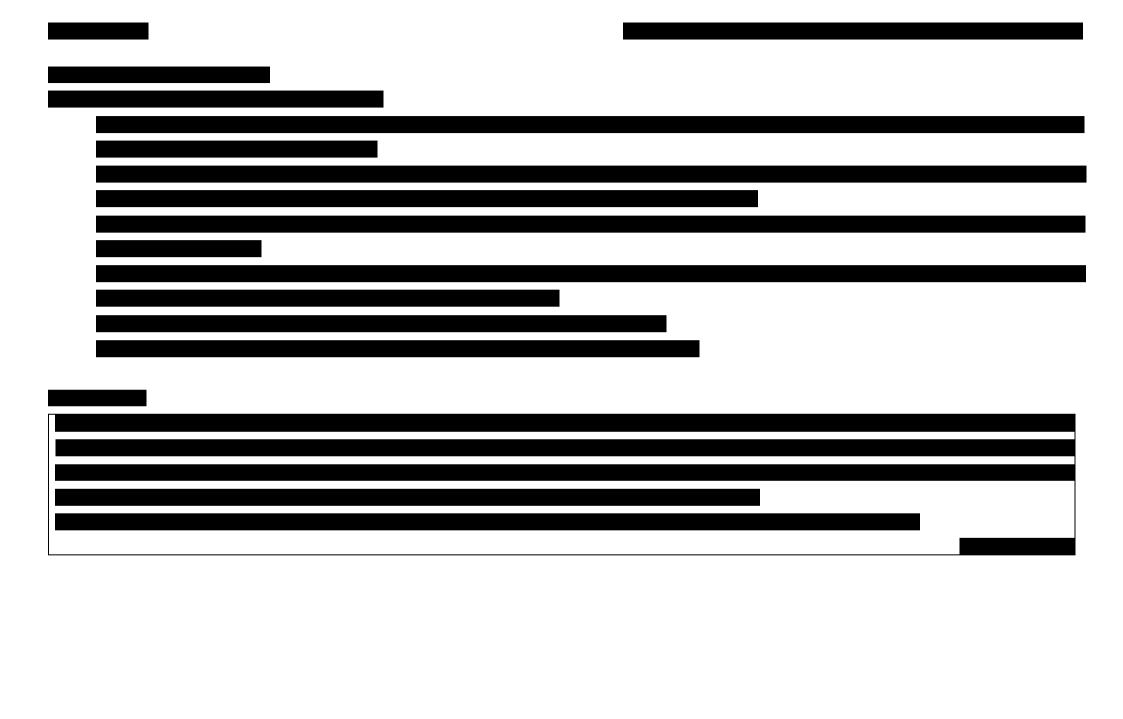
Status	Issue	Name	Date
Draft	1	Sally Hall BSc (Hons), Graduate Ecologist	31/05/2023
Reviewed	1.1	Lizi Pimlott BSc (Hons) MSc MCIEEM MRSB, Principal Ecologist	01/06/2023
Final	2	Sally Hall BSc (Hons), Graduate Ecologist	01/06/2023

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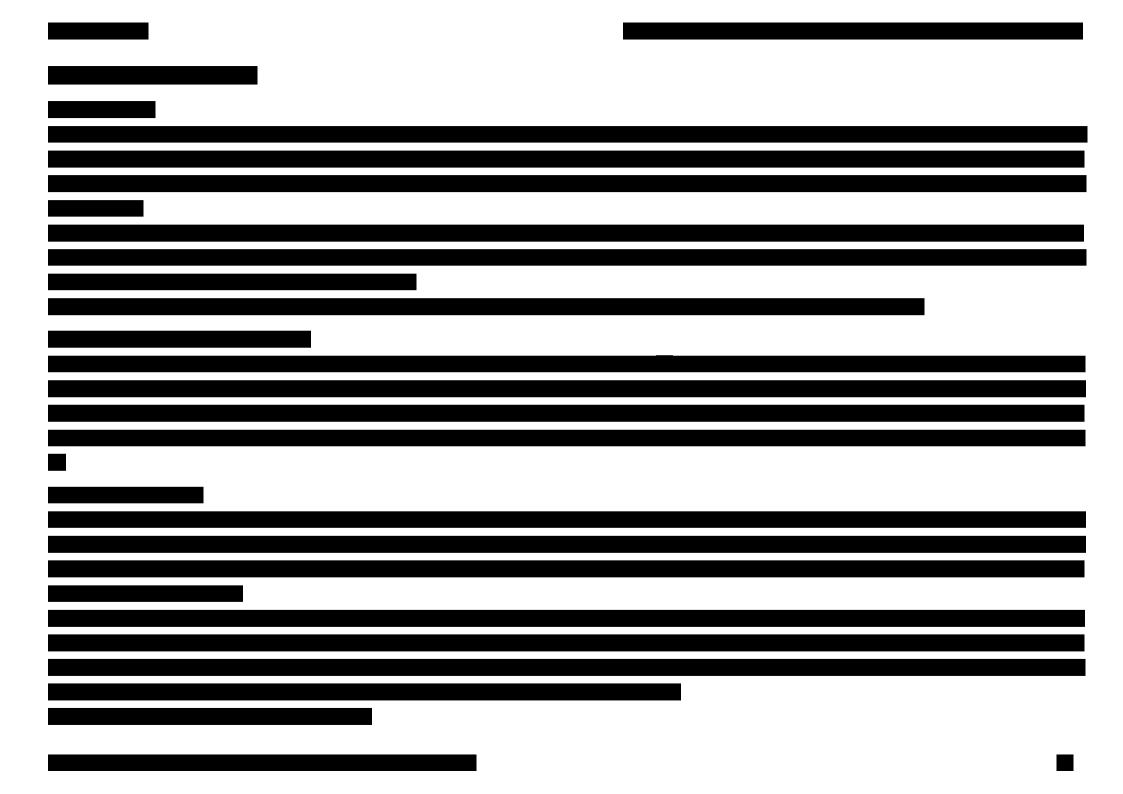




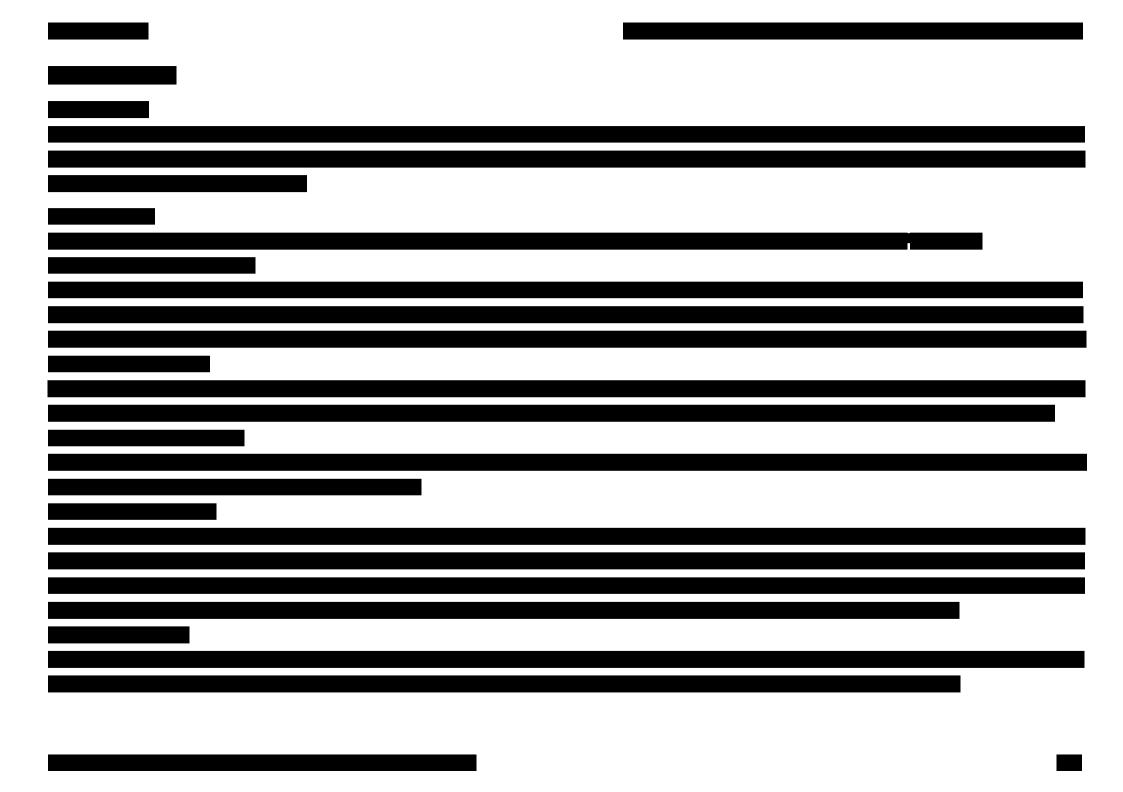


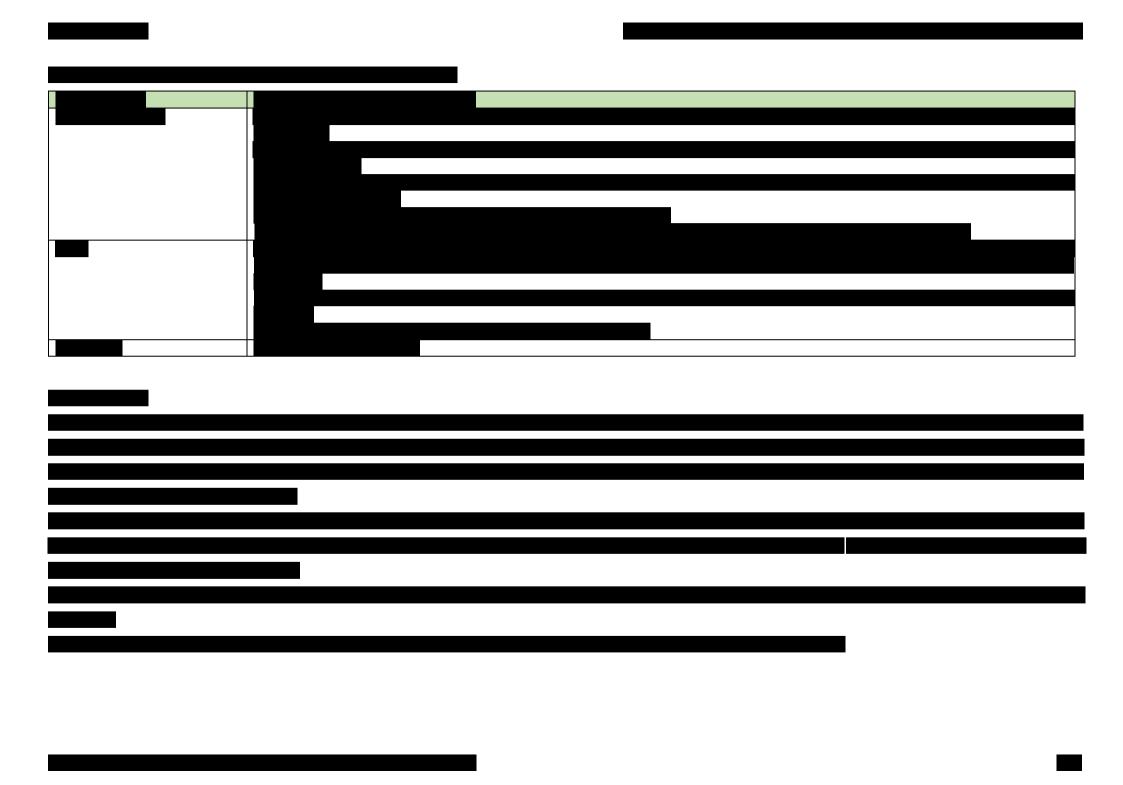












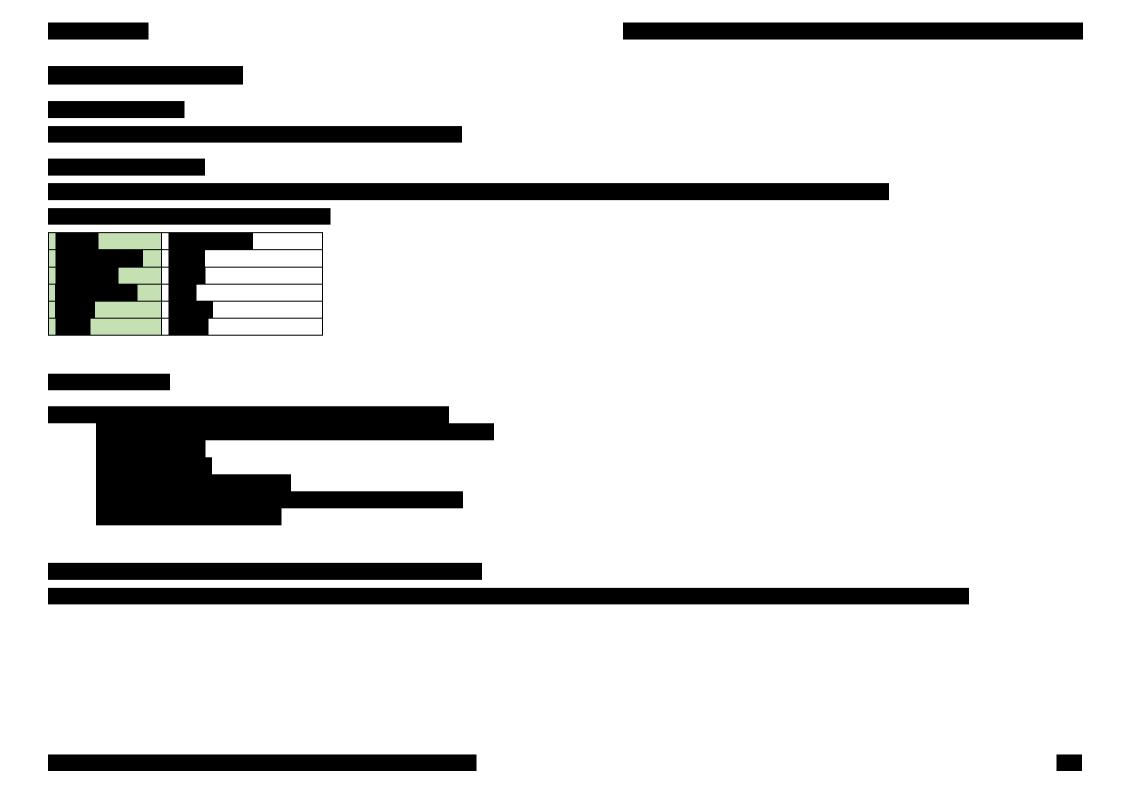


Table 3: Description and photographs of habitats within and adjacent to the site

Habitat type	Habitat description	Photograph
Developed land, sealed surface with ruderal vegetation – u1b, 17	The majority of the site consists of tarmac roads as the site is used as a car sales shop. There are small grassy edges along the northern boundary where several ruderal species are growing, including common dandelion and common poppy.	

Buildings – u1b5	There are three buildings on site; the main garage, a wooden shed and an open covered area. All buildings are explained in more detail in table 4.	LOWDHAM CARS Vehicle Repairs  Low DHAM CARS Vehicle Repairs  Was used for the control of the con
Fencing – u1e, 69	There are brick walls to the north of the site, separating the front and rear sections of the site. There is a wooden panel fence separating the vacant land where the residential dwelling previously existed, and the grassland.	

Introduced shrubs – u1b, 1160

There are three brick-built planters on site filled with introduced shrubs, two along the western elevation and one on the southern elevation. Species include evergreen spindle (O), English lavender (R), common box (O) and willowherb sp. (O).



Vacant/derelict land with ruderal vegetation, – u1b, 351, 17 A residential dwelling was previously on this land which had to be demolished due to an arson attack. The land is now vacant with a number of ruderal forb and grass species emerging. These species include soft brome (F), bristly oxtongue (O), herb Robert (F), common poppy (O), doves foot cranesbill (F), bramble (O), common nipplewort (O), common dandelion (O) and prickly lettuce (R).



Other neutral grassland – g3c

A small area of neutral grassland is located to the east of where the residential dwelling previously existed, separated by a wooden panel fence. Grass species include great brome (A) and meadow grass sp. (A). Forb species include scotch thistle (F), creeping thistle (O), hemlock sp. (O), pink-sorrel (O), garlic mustard (O), red campion (O), purple dead nettle (O), common nettle (O), bramble (O), white clover (F), doves foot cranesbill (F), ribwort plantain (F), common daisy (F) and common dandelion (F).



#### Fauna

#### Bats

There are several hedgerows, tree lines and scattered trees surrounding the site which could be used by foraging and commuting bats. The site is adjacent to a main road which is located in the centre of Gunthorpe, which has streetlights that would cause disturbance to bat flight patterns.

Two EPSLs were identified within a 2km radius of the site, one for brown long-eared bats and common pipistrelles for the damage and destruction of a resting place, located 1,270m north-east, and one for the destruction of a resting place for brown long-eared bats, located 1,900m south.

The results of the PRA are provided in Table 4. No evidence of roosting bats was identified during the survey.

Table 4: Assessment of the suitability of the site for bats

#### **B1** Exterior Description

B1 is a two-storey detached, brick-built building used for car repairs and works, with one section demonstrating a pitched and gabled roof, all clad in corrugated asbestos sheeting with a faux brick front wall on the western elevation, and a single-storey flat roof to the north of the building, all clad in bitumen felt lining.

The asbestos roof appears to be in good condition with no gaps or cracks in which bats could roost. The wall on the western elevation appears to be in good condition as there are no gaps or cracks in the wall in which bats could roost. The flat roof appears to be in poor condition as the roof has been subject to repeated fire damage, however there are no lifts under the felt lining in which bats could roost.

The soffits are constructed of a combination of wood and uPVC, the uPVC soffits on the northern elevation of B1 appears to be in fair condition, there is a section of uPVC missing from the north-west corner, however this does not create a roosting feature for bats to use. The wooden soffits appear to be in poor condition, as there is a large gap between the wall and the soffits in which bats could roost, however, upon closer inspection, a number of cobwebs cover the gap which could indicate a lack of recent disturbance by bats.

The bargeboards on the eastern elevation of B1 appear to be in poor condition as there is a lifted section which bats could roost underneath, however, there are a number of cobwebs covering the gap which could indicate a lack of recent disturbance by bats.

The walls are constructed of brick and appear to be in good condition as there is no missing mortar or gaps in which bats could roost.

The window and door frames are constructed of a combination of wood, metal and uPVC, and for the most part, are in fair condition with no gaps around the frames in which bats could roost.

There is one gap above the large metal door on the western elevation where a wooden panel has come loose, possible through water damage. This gap could provide a roosting feature for crevice dwelling bats, however it is unlikely as this gap would be regularly disturbed by the metal door being accessed on a regular basis. There are lights above this doorway which would also deter bats from using this gap.

There is a large gap above the show window on flat roof section of B1 on the western elevation, in which bats could access the interior of the building. However, as the building is regularly disturbed through car repair, the vibrations may cause disturbance to bats. The building has also been subject to arson which would have disturbed any bats if present in the building.

#### **B1 Exterior Photographs**

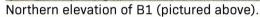






Close up of gap above doorway on the western elevation of B1 (pictured above)







Northern and eastern elevations of B1 (pictured above).



Close up of gap underneath bargeboard on eastern elevation of B1 (pictured above).



Close up of wooden soffit on northern elevation of B1 (pictured above).





Southern elevation of B1 (pictured above).

Southern elevation of B1 (pictured above).

#### **B1** Interior Description

There are two rooms within B1. The largest is the car workshop which is constructed of metal beams and roof is not lined, exposing the underside of the external asbestos roof. There are clear panels in the roof which allow in large amounts of daylight. Alongside this, the regular disturbance from the garage being used is likely to deter bats from roosting internally. The room is approximately 15m long, 9m wide and 6m tall which would be suitable for void dwelling bats to fly internally, however, there are no suitable roosting features internally, as there is no lining or gaps in the walls in which bats could roost and the roof would not provide stable temperatures required for roosting bats.

The single-storey flat roof section is constructed of modern timber beams and is not lined, however the cement bonded, wood fibre board ceiling is visible in between the wooden beams. The gap above the window on the western elevation would allow access into the room for bats to roost. The room is apporxiamtely 9m long, 8m wide and 2.5m tall which could be sutiable for void dwelling bats to fly internally, however as this room is used for storage, the space is quite cluttered and could limit the space in which bats could fly internally.

No evidence of roosting bats or nesting birds was found internally or externally during the survey.

B1 is deemed low value for roosting bats due to the few features on the building including gaps under the soffits and bargeboards which could support small numbers of crevice dwelling species, and there pockets of suitable habitat for forging and comuting bats surrounding the site such as scattered trees in urban residential gardens.

### **B1 Interior Photographs**



Interior of B1 (pictured above).



Interior of flat roof section of B1 (pictured above).



Interior of B1 (pictured above).



Interior of flat roof section of B1 (pictured above).



Ceiling structucre of flat roof section of B1 (pictured above).

#### **B2** Exterior and interior Description

B2 is a small open cover, constructed of metal poles and a flat, corrugated metal roof. The structured does not demonstrate any suitable roosting features, and as all four sides are open and exposed, the structured would not provide any protection from the elements for bats to roost here.

No evidence of roosting bats or nesting birds was found internally or externally during the survey.

B2 is deemed negligible for roosting bats due to the lack of roosting features and the lack of thermal stability for roosting bats.

#### **B2** Exterior and interior Photographs



Photo of B2 (pictured above).

#### **B3 Exterior Description**

B3 is a single-storey detached wooden shed, with a pitched and gabled roof, all clad in clear corrugated uPVC sheeting. The roof appears to be in poor condition as there are several large holes in the roof near to the northern section of the building, in which bats or birds could access the internal space.

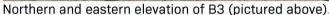
The wooden panel walls appear to be in fair condition as there are no gaps or cracks in which bats could roost, although the shed has been subject to weathering which does not create any roosting features for bats.

The wooden bargeboards appear to be in fair condition, and although they have been subject to weathering there are no gaps or cracks in which bats could roost. The bargeboards are lifted from the main structure and there is approximately a 30cm gap in between the bargeboards and the walls. This gap is too large to support roosting bats as this gap would not provide shelter from the elements.

The door and window frames are constructed of wood and appear to be in fair condition as, for the most part, there are no gaps or cracks in which bats could roost. There is, however, a small gap above the door on the northern elevation in which bats could access the interior of B3.

#### **B3 Exterior Photographs**







Southern and eastern elevation of B3 (pictured above).

#### **B3 Interior Description**

The internal space of B3 was viewed from the window and appears to be constructed of timber beams including a ridge beam and is not lined, therefore exposing the underside of the external roof. The roof has no suitable roosting features due to the slick material, and the clear material and the holes in the roof would allow consistent daylight to enter the room. The holes in the roof would also allow draughty conditions which could deter bats from roosting here.

The timber beams could be a roosting feature for void dwelling bats, however, as the building is used for storage of personal items and the shed is approximately 5m long, 5m wide and 2m tall, there is limited space for void dwelling species to fly internally.

As the walls are single panels, there are no gaps or cracks in which bats could roost, as any gaps would be exposed to the elements. The timber beams appear to be well sealed against the walls, therefore there are no crevices for bats to roost in.

No evidence of roosting bats was found externally nor visible internally during the survey.

Several bird droppings were identified on the timber beams inside B3, which appears to be used as a perch.

B3 is deemed negligible value for roosting bats based on external inspection only. The hole and the roof material would allow draught conditions into the building, and the roof material would cause fluctuating temperatures which is not suitable for roosting bats. The space is too small, cluttered and bright for void dwelling bats to use this space. There are no suitable roosting features internally or externally for crevice dwelling species.

## **B3 Interior Photographs**



Interior of B3 with bird droppings on the timber frame (pictured above).

Interior of B3 (pictured above).

#### Other Species

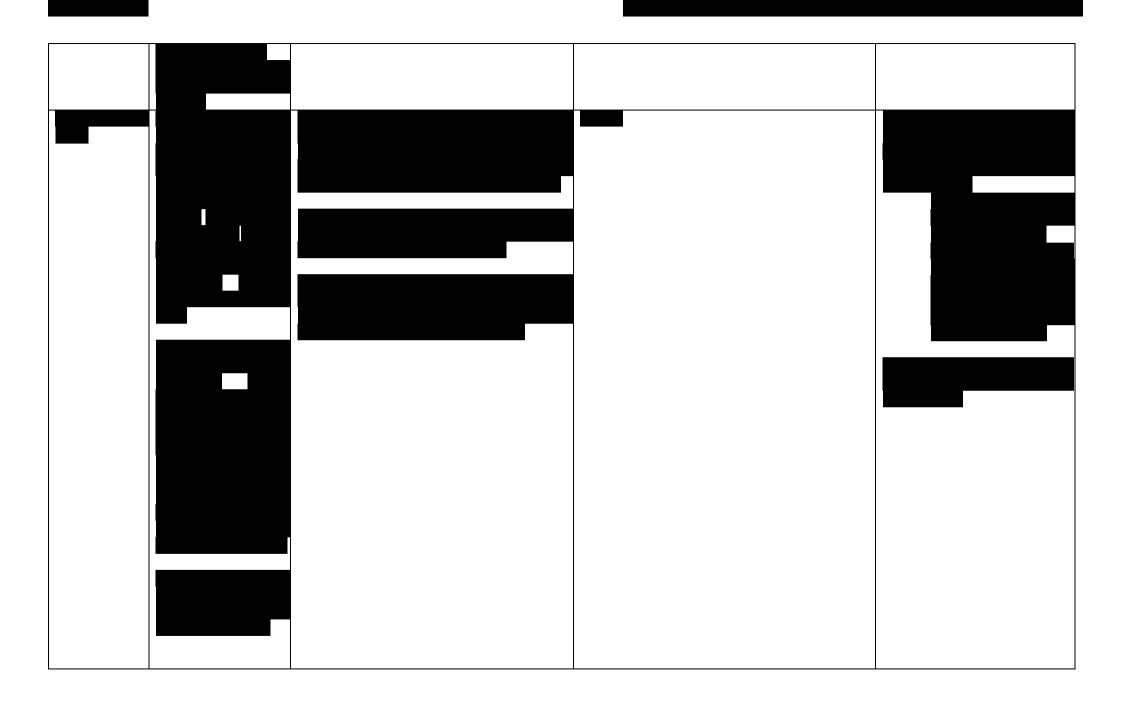
An assessment of the suitability of the site for protected or notable species is provided in Table 5.

Table 5: Assessment of the suitability of the site for protected or notable species

Species	Assessment of suitability
Amphibians	There are no EPSL records or class license returns within 2km radius of the site. There is one pond survey record located approximately 1,410m south-east of the site, which shows absence of great crested newts. There are no ponds within 500m radius of the site, but there is a large reservoir approximately 380m west of the site which is unlikely to be suitable for amphibians to use as a breeding site due to the size.  The western boundary of the site is separated from the reservoir by a main road which limits connectivity and would deter amphibians commuting through the site, particularly as the site comprises of mostly unsuitable habitat for amphibians, such as tarmac roads. The grassland is completely fenced from the hardstanding ground on site by brick walls and wooden panel fencing, which would prevent amphibians commuting through the site. There are no ponds to the east of the site, and therefore it is unlikely amphibians including great crested newts would be present on site, due to the lack of ponds in the area and lack of connectivity to the site.



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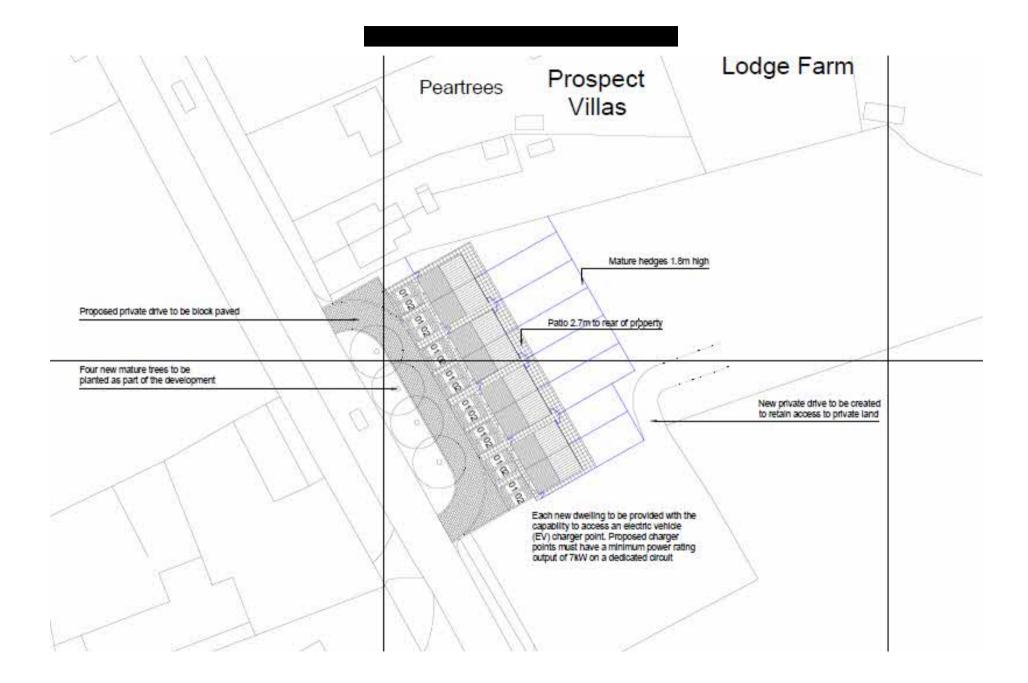








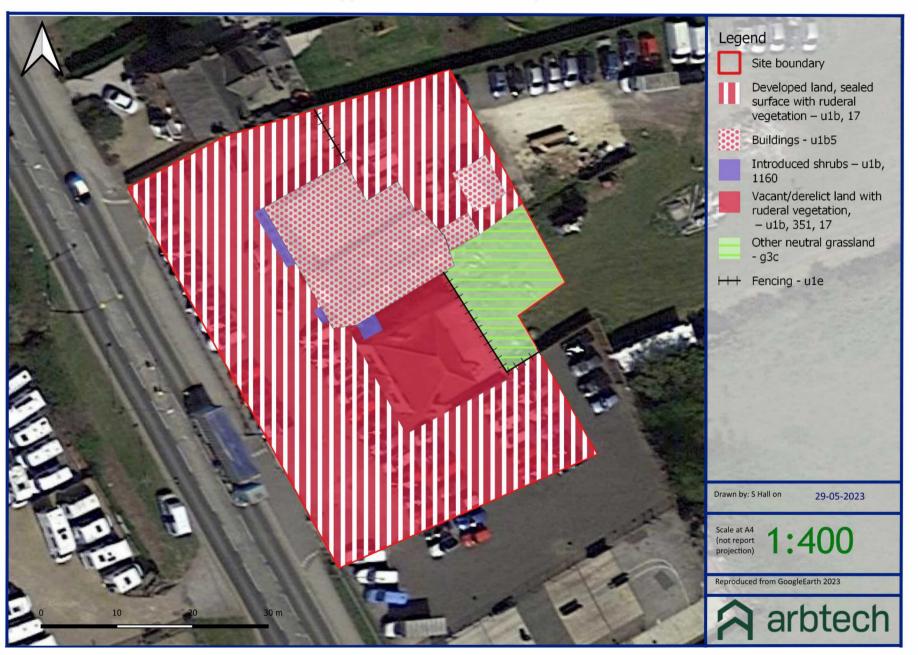




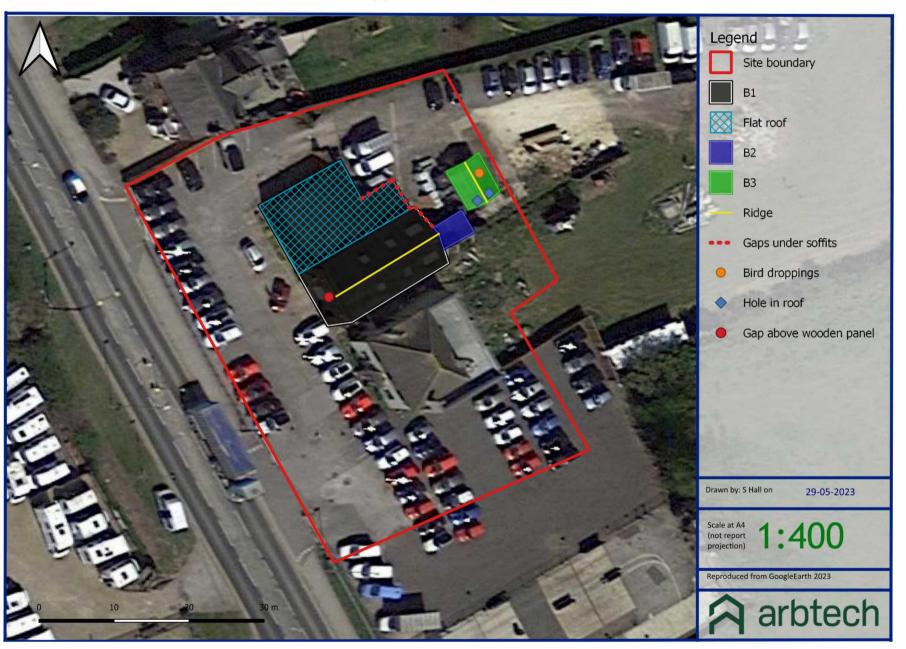
**Appendix 2: Site Location Plan** 



Appendix 3a: Habitat Survey Plan



Appendix 3b: PRA Plan



Appendix 3c: BERS plan

