



Bat Survey Report

Peathill Cottage, Careston

Grid Ref.	NO533608
Survey Date:	
Sunset	3 rd September 2023
Sunrise	19 Sept 2023
Min Temp:	
Sunset	16°C
Sunrise	9°C
Cloud Cover:	
Sunset	0%
Sunrise	35%
Wind speed:	
Sunset	light/mod
Sunrise	light

Countrywise

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Licence No. 139616

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1. Summary

The owners propose to renovate and extend this stone and slate detached cottage. A bat survey was requested to inform the planning process. The survey found no bats emerging from, or returning to any part of the cottage though common and soprano pipistrelle bats were recorded on the site during the survey visits. No bats were found roosting in the cottage. No compensation or mitigation is required.

2. Objectives of the Survey

The objectives of the survey are to establish:

- The location of any roost
- The species and numbers of bats if found on the site
- The impact of the development

3. Legislation

All British bat species are listed on Annex IV of the EC Habitats Directive, and fully protected through The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended by the Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007) transposed in Scotland as The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007 and the Conservation (Natural Habitats, &c.) Amendment (No.2) (Scotland) Regulations 2008.

These Regulations make it illegal to intentionally or recklessly kill, injure or capture bats, deliberately disturb bats, damage, destroy or obstruct access to bat roosts, whether or not bats are present at the time, and disturb a hibernating or migrating bat. The UK is also a signatory to the Bonn Convention, the Agreement on the Conservation of Bats in Europe which also protects key feeding areas. A Nature Scot licence is required for operations that will damage or destroy bats or their roost sites.

4. Description

This is a small stone and slate cottage in a rural location. It is in reasonable condition though currently unoccupied.

The surrounding area is principally agricultural land with mature broadleaf trees along the access track and shrubs in the garden providing reasonable bat habitat.

The owners propose to renovate and extend the cottage.

5. Personnel

The survey was carried out by Isobel Davidson who has held a roost visitor license for over 20 years. Experienced surveyors PD, AB & inexperienced surveyor MS assisted with the survey.

6. Method

6.1 Desk Study

A data search was carried out for details of any known roosts in the area.

6.2 Daytime Survey

The cottage was searched to identify any suitable entry holes and roosting spaces following methodologies outlined in Bat Conservation Trust (BCT) guidelines (2016).

6.3 Sunset Surveys

A dusk emergence survey was carried out using Echometer Touch & Batboxbat detectors with sound analysis software. The survey commenced around 15 minutes before dusk and was completed around 1.5 hours after dusk.

6.4 Sunrise Surveys

A sunrise survey was carried out from around 1.5 hours before sunrise until just after sunrise using the same equipment.

7. Limitations of the Survey

There were limitations to the survey. The optimum time for carrying out bat surveys is between May and September when bats are in their summer roosts, this survey was at the end of that period. The weather conditions during the surveys were good and bats and insects were recorded flying during the sunset and sunrise surveys.

8. Results

8.1 Desktop Study

There are a few records of soprano and common pipistrelle and Daubenton's bats within 5km of this site.

8.2 Daytime Surveys

The cottage is in good condition and appears to have been reroofed relatively recently. There is a small storm porch on the North side and the walls are partly harled. Some suitable gaps were identified at the wall head and under slates but no signs of roosting bats were found.

8.3 Sunset Surveys

No bats were observed emerging from the cottage at sunset though there were a few passes by common and soprano pipistrelle bats.

8.4 Sunrise Surveys

No bats were recorded returning to the building at dawn. Again, common and soprano pipistrelle bats were recorded during the survey.

9. Discussion

No bats were recorded roosting in the cottage therefore no mitigation is required.

No signs were found that would suggest that bats hibernate in the cottage in the winter months. When it is occupied, it is likely to be too warm for hibernating bats.

10 Impact Assessment

Proposal: Renovate and extend the cottage

Impact: None. No bats were found roosting in the cottage.

Risk: None

11 Site Plan and Surveyor Locations



★ Location of surveyors

12 Photographs



Site from East



South



Northeast



Northwest



Southwest



Wall head and chimney



Lifted slate