



## Bat Survey Report

Greenways, Kirkton of Durris

**Grid Ref.** NO774961

**Survey Date:**

Sunset 5 Sept 2023

Sunrise 19 Sept 2023

**Min Temp:**

Sunset 14°C

Sunrise 10°C

**Cloud Cover:**

Sunset 100%

Sunrise 10%

**Wind speed:**

Sunset v. light

Sunrise v. light

## Countrywise

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Licence No. **139616**

|   |          |
|---|----------|
| <b>1. Summary</b>                           | <b>3</b> |
| <b>2. Objectives of the Survey</b>          | <b>3</b> |
| <b>3. Legislation</b>                       | <b>3</b> |
| <b>4. Description</b>                       | <b>3</b> |
| <b>5. Personnel</b>                         | <b>4</b> |
| <b>6. Method</b>                            | <b>4</b> |
| 6.1 Desk Study                              | 4        |
| 6.2 Daytime Survey                          | 4        |
| 6.3 Sunset Surveys                          | 4        |
| 6.4 Sunrise Surveys                         | 4        |
| <b>7. Limitations of the Survey</b>         | <b>4</b> |
| <b>8. Results</b>                           | <b>5</b> |
| 8.1 Desktop Study                           | 5        |
| 8.2 Daytime Surveys                         | 5        |
| 8.3 Sunset Surveys                          | 5        |
| 8.4 Sunrise Surveys                         | 5        |
| <b>9. Discussion</b>                        | <b>5</b> |
| <b>10. Species Protection Plan</b>          | <b>5</b> |
| 10.1 Mitigation                             | 6        |
| 10.2 Compensation                           | 6        |
| <b>11. Impact Assessment</b>                | <b>6</b> |
| <b>12. Site Plan and Surveyor Locations</b> | <b>6</b> |
| <b>13. Photographs</b>                      | <b>7</b> |

## **1. Summary**

Planning permission is to be sought to renovate this house. A bat survey was carried out to identify any bat roosts. One common pipistrelle and one soprano pipistrelle bats returned to the West end of the house at dawn and an European Protected Species License and mitigation will be required as the roost will be disturbed or destroyed by the proposals. This can be in the form of a low impact license held by a licensed surveyor.

## **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 harled stone and slate 1.5 storey house with a flat roofed extension on the West and box dormers on the South. It is in reasonable condition and currently occupied.

It sits in a small rural village surrounded by extensive areas of mixed woodland and the River Dee runs a short distance to the North. The habitat is very good for bats.

The owners propose to carry out significant redevelopment of the South side of the house.

## **5. Personnel**

The survey was carried out by Isobel Davidson who has held a roost visitor license for over 20 years. Experienced surveyors IS, MS & PD 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 house 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 and Batbox bat detectors with sound analysis software. The survey commenced around 15 minutes before dusk and were completed around 1.5 hours after dusk.

### **6.4 Sunrise Surveys**

A sunrise survey was carried out from 1.5 hours before dawn until just after dawn.

## **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 carried out at the end of that preferred period. The weather conditions during the surveys were good. Bats and insects were recorded flying during surveys.

## **8. Results**

### **8.1 Desktop Study**

There are records of common and soprano pipistrelle, Daubenton's and brown long eared bats within 5km of the site.

### **8.2 Daytime Surveys**

The house sits in a row of houses in a small rural village in very good bat habitat. There are dormer windows to the North and a box dormer on the South side and 3 sets of chimneys along the roof. While the house is in reasonable condition there are signs of wear and tear which would provide opportunities for roosting bats.

Bats could roost around the dormers, on the gables, under slates or around the chimneys.

### **8.3 Sunset Surveys**

Common and soprano pipistrelles were recorded foraging around the site and appeared to be roosting in nearby buildings. No bats emerged from the house.

### **8.4 Sunrise Surveys**

A single soprano pipistrelle was recorded entering a gap in the West end of the pitched roof and a second soprano pipistrelle entered in the same area at dawn. There was less bat activity at dawn with a few common and soprano pipistrelles crossing the site.

## **9. Discussion**

Small soprano pipistrelle bat roosts were found in this house and they are likely to be affected by the development. A Species Protection Plan is required to reduce impact on the roost.

A European Protected Species license will be required before any work which will disturb or destroy a bat roost can commence. As low numbers of bats were found this may be in the form of a Low Impact License held by the Surveyor.

## **10. Species Protection Plan**

Small soprano pipistrelle bat roosts were found in the house and the proposed works are likely to destroy the bat roosts.

## 10.1 Mitigation

- A European Protected Species Licence is required, this may be in the form of a Low Impact License.
- The workforce must have a briefing about the possibility of finding bats and action to take before work on the building commences.

## 10.2 Compensation

- a bat box should be fixed to a suitable tree or building in consultation with the surveyor to compensate for the loss of the roost. This should be in place before work commences.

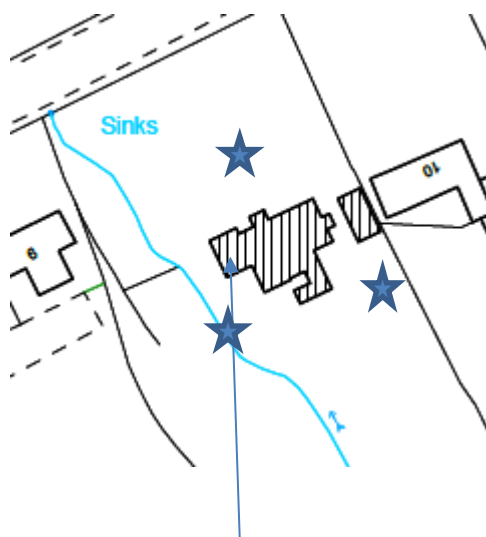
## 11. Impact Assessment

**Proposal:** Renovate the house.

**Impact:** Low/moderate. Small soprano pipistrelle bat roosts will be destroyed. Mitigation will be required to compensate for the loss of the roosts.

**Risk:** With mitigation the risk can be reduced.

## 12. Site Plan and Surveyor Locations



1 sop pip returned to 2 locations

★ Location of surveyors

### 13. Photographs



North



East



Southwest

Sop pip ret



Southeast