



Preliminary Roost Assessment

Outbuilding at Courtcairn Farm, Sauchen

Grid ref. NJ724117

Survey Date: 24 October 2023

Countrywise

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1. Summary

Planning permission is being sought to convert this building. A Preliminary Roost Assessment was carried out which assessed the building as having negligible bat roost potential because of its construction. No signs of bats were found. No further surveys are 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 NatureScot licence is required for operations that will damage or destroy bats or their roost sites.

4. Description

This is a harled block and profile sheet agricultural shed in good condition. It is wind and watertight with intact roof windows and wooden barn doors. There is no sarking under the roof covering and the walls appear to be single skin.

There are trees surrounding the site and in the wider area providing very good bat habitat.

5. Personnel

The survey was carried out by Isobel Davidson who has held a roost visitor license for over 20 years.

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

All accessible surfaces and crevices were checked using a strong torch for droppings or other signs such as insect parts or dead bats.

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 outwith that preferred timescale, however signs of use by bats are likely to be visible and weather conditions were good. It is possible to assess buildings and any signs found to determine the species and extent of use by bats.

8. Results

8.1 Desktop Study

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

8.2 Daytime Surveys

No bats or signs of bats were found in or around the building. There are very few, if any suitable spaces in the building for bats. The walls are in good condition with no cracks, there are no suitable spaces around the doors and the roof has no boards or sarking. No droppings or other signs of bats were found.

No signs of bats were found anywhere around the building and there are very few potential roosting sites for bats. The building therefore has negligible potential for bats and no further surveys are required.

8.4 Hibernation Potential

Little is known about hibernating bats so it is difficult to fully assess the potential of buildings. No signs were found to suggest that bats roost in this building at any time of year and there are no suitable spaces for hibernating bats.

9. Impact Assessment

Proposal: Convert the building.

Impact: None.

Risk: None

Mitigation: None required

10. Photographs



West



North



East



South



Interior



Barn door interior