



Bat Survey Report

Bogentory Cottage and Outbuildings, Westhill

Grid Ref.	NJ755097
Survey Date:	
Sunset	6 th Sept 2023
Sunrise	21 Sept 2023
Min Temp:	
Sunset	17°C
Sunrise	9°C
Cloud Cover:	
Sunset	0%
Sunrise	40%
Wind speed:	
Sunset	still/v. light
Sunrise	v. light

Countrywise

Isobel Davidson
3 Webster Court,
Oldmeldrum
AB51 0NL

Mobile 0771 421 8224
e-mail Countrywise@talktalk.net

Licence No. **139616**

1. Summary	3
2. Objectives of the Survey	3
3. Legislation	3
4. Description	3
5. Personnel	3
6. Method	4
6.1 Desk Study	4
6.2 Daytime Survey	4
6.3 Sunset Surveys	4
6.4 Sunrise Surveys	4
7. Limitations of the Survey	4
8. Results	5
8.1 Desktop Study	5
8.2 Daytime Surveys	5
8.3 Sunset Surveys	5
8.4 Sunrise Surveys	5
9. Discussion	5
10. Impact Assessment	6
11. Site Plan and Surveyor Locations	6
12. Photographs	7

1. Summary

The owners propose to redevelop this site. A bat survey was requested to inform the planning process. The survey found no bats emerging from, or returning to any part of the buildings and bat activity was low during the surveys. 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 harled stone and slate cottage with stone and corrugated iron and corrugated iron outbuildings. They are in reasonable condition and currently unoccupied.

The surrounding area is principally agricultural land with a hedge along the site boundary and large areas of conifer and broadleaf trees a short distance away providing fairly good bat habitat.

The owners propose to redevelop the site.

5. Personnel

The survey was carried out by Isobel Davidson who has held a roost visitor license for over 20 years. Experienced surveyors PD, IS, AB & 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 house and buildings were 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 carried out towards 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 records of common and soprano pipistrelle, brown long eared and Daubenton's bats within 5km of this site.

8.2 Daytime Surveys

The house is in reasonable condition and currently unoccupied. The stone and corrugated iron shed is in fairly good condition and wind and watertight. There is no sarking under the corrugated iron. No signs of bats were found anywhere around the buildings, however the habitat is fairly good, bats could roost at the wall head, under slates or around the chimneys.

8.3 Sunset Surveys

No bats were observed emerging from any of the buildings 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 buildings at dawn. Again, common and soprano pipistrelle bats were recorded during the survey.

9. Discussion

No bats were recorded roosting in any of the buildings, therefore no mitigation is required.

No signs were found that would suggest that bats hibernate in the buildings in the winter months.

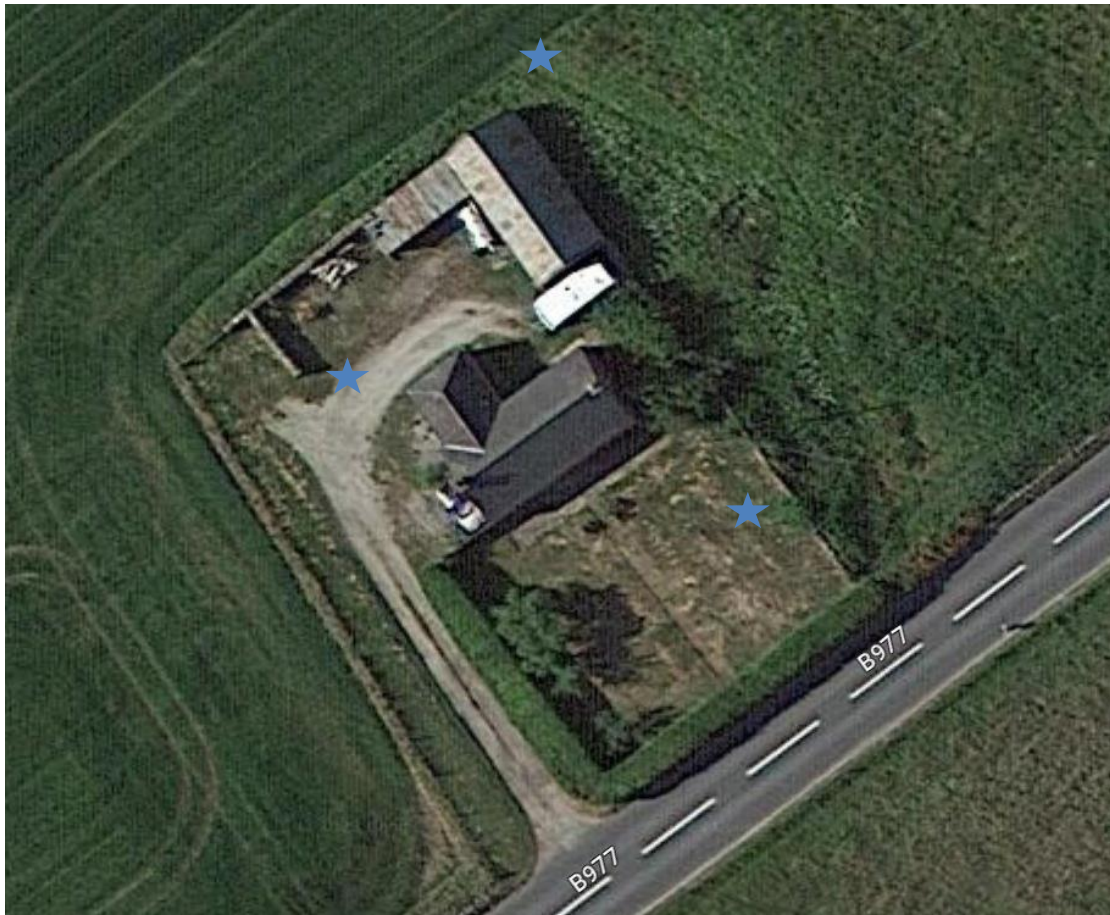
10 Impact Assessment

Proposal: Redevelop the site

Impact: None. No bats were found roosting in any of the buildings.

Risk: None

11 Aerial Photograph and Surveyor Locations



★ Location of surveyors

12 Photographs



House Southeast



House East



House West



House attic



Outbuildings West



Stone shed roof



Small shed interior

