



Preliminary Roost Assessment

Lochmill Farmhouse, Forfar

Grid ref. NO428497

Survey Date: 21 September 2023

Countrywise

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1. Summary

Planning permission is being sought to demolish and replace this house. A Preliminary Roost Assessment was carried out which assessed the house as having negligible bat roost potential because of its condition and poor habitat. No signs of bats were found in a search of the house.

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 stone and slate farm house in reasonable condition but appears to have been unoccupied for some time and the windows and doors have been boarded up. The area around the house is principally agricultural land with a few scattered trees a short distance away and a small watercourse close to the South side. The habitat is poor for bats.

The owners propose to demolish the house.

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 house 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. There was access to the attic.

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 timescale, however signs of use by bats are likely to be visible and the weather conditions were very 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 are a few records of soprano pipistrelle and brown long eared bats within 5km of the site. The area is likely to be under recorded.

8.2 Daytime Surveys

No bats or signs of bats were found in or around the house. The interior of the windows was checked as bats can be found between the glass and boards where windows are boarded up.

The loft space has insulation on the ceiling but is very dusty which is likely to deter bats.

There are 3 large dormers on the south side with wooden surrounds. While the paint work is worn, these appear to be intact and there are few spaces suitable for bats.

The gable ends appear to be well sealed with no suitable gaps.

Bats could roost under slates or around the chimneys but no signs were found and the habitat is very poor. The house 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 house at any time of year and it is likely to be too warm for hibernating bats.

9. Impact Assessment

Proposal: Demolish the house

Impact: None.

Risk: None

Mitigation: None required

10. Photographs



South



West



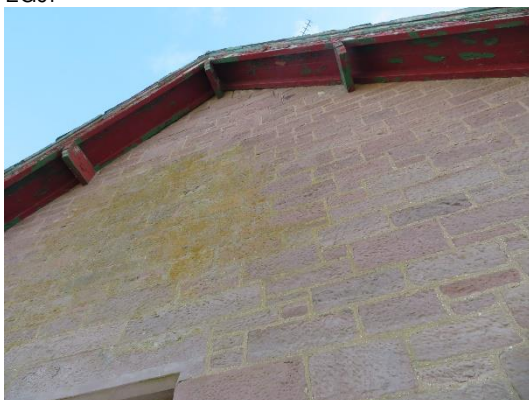
North



East



Attic



Gable



Wall head



South facing dormers