

16 January 2024

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Nick Baseley
IBA Planning Ltd

Issued by email only

RE: THE POPLARS, SOUTHWELL

Dear Nick,

RammSanderson were instructed by IBA Planning in January 2024 to conduct a Preliminary Bat Roost Assessment (PBRA) of a storage outbuilding located within The Poplars, Southwell, Nottinghamshire, to determine presence or likely absence of a bat roost at the Site, to inform a planning application for the demolition and replacement of the existing building.

SURVEY METHODS

The survey was undertaken by Abbie Marshall BSc QualCIEEM, who is a Senior Ecologist within the company and has been a professional ecologist for six years. Abbie is also accredited under a Class 2 Licence holder for bats and is therefore appropriately qualified to undertake this level of survey.

Abiotic Factor	Survey 1
Survey Type	PBRA
Date Completed	16/01/2024
Temperature (°C)	-1
Wind Speed (Beaufort Scale)	1
Cloud Cover	5
Precipitation	0

BUILDING BAT ROOST SUITABILITY ASSESSMENT

The building was assessed by an ecologist and graded as to their suitability for supporting roosting bats using the Bat Conservation Trust's Bat Surveys for Professional Ecologists: *Good Survey Guidelines* (Collins, J. ed. 2023), an extract of which is provided interpreted in the table below.



Table 1: Criteria for bat roost potential assessment of buildings

Roost Potential	Description	Surveys Required (Buildings)
Confirmed roost	Evidence of roosting bats found during initial daytime inspection.	3 – including 1 dawn as a minimum or all dusk survey utilising Night Vision Aids
High *	Structures with one or more features suitable for bat roosting, with obvious suitability for larger numbers of bats.	3 – including 1 dawn as a minimum or all dusk survey utilising Night Vision Aids
Moderate	Structure with one or more potential roost sites that could be used due to size, shelter and protection but unlikely to support a roost of high conservation status.	2– including 1 dawn as a minimum or all dusk survey utilising Night Vision Aids
Low	Structure with one or more potential roosting sites used by individual bats opportunistically. Insufficient space, shelter or protection to be used by large numbers of bats.	1 Survey
Negligible	No or negligible features identified that are likely to be used by roosting bats	None

BAT SURVEY RESULTS

Site Description

The building (B1) was situated within land associated with The Poplars, north of Upton Road and south of Normanton Road, on the north-eastern outskirts of the town of Southwell, Nottinghamshire.

The building comprised a corrugated metal single skin outbuilding with a concrete base and lower wall section. The building had a flat corrugated metal roof supported by metal beams, and was enclosed on the northern, southern and western elevations, with a corrugated metal gate on the eastern aspect. The roof extended beyond the central wall to the south, forming an open sided lean-to onto a metal storage container.

Figure 1-6: B1





During the PBRA, the building was assessed as being of 'negligible' bat roosting potential due to the lack of suitable features. The building was single skin and provided no cavities which would provide adequate shelter or thermal properties to support roosting bats. Additionally, the open nature of the building allows light, water and wind ingress, further limiting the value of the building for roosting bats. No evidence of roosting bats in the form of droppings or feeding remains were identified during the survey visit, and therefore, it is considered that the demolition of this building would not require a Protected Species Licence for bats or any further mitigation at this time.

I trust this is to your satisfaction. Should you have any queries, or require any clarifications, please do not hesitate to call me directly.

Yours sincerely,
Abbie Marshall

