



Bat Survey Report

Westerton of New Rayne Farmhouse

Grid Ref. NJ673294

Sunset Survey Date: 17 Aug 2023

Sunrise Survey Date: 14th Sept 2023

Cloud cover

Sunset: 0%

Sunrise: 10%

Wind speed:

Sunset: light

Sunrise: light

Rain: dry

Min Temp

Sunset: 14°C

Sunrise: 10°C

Countrywise

Isobel Davidson BSc. Hons Bio
3 Webster Court
Oldmeldrum
Inverurie
AB51 0NL

Mobile 0771 421 8224
Countrywise@talktalk.net

Licence No. 247555

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1. Summary

Planning permission is to be sought to extend this house and add a dormer to the North. A bat survey was requested as part of the planning process to establish if bats use any part of the building. No bats were found roosting in the house and there was little activity in the area.

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 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 license is required for operations that will damage or destroy bats or their roost sites.

4. Description

This is a stone and slate 1.5 storey farmhouse in good condition and currently occupied. There is a stone and slate lean-to to the North and a garage on the West gable.

The surrounding area is principally agricultural land with a few trees around the site and more a short distance to the West. The tree lined River Urie runs around 500m to the Southwest but the site is poorly connected to the surrounding area and potential for bats low to moderate.

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

All flat surfaces, crevices were checked using a strong torch for bats, droppings or other signs such as insect parts or dead bats. There is no accessible attic.

6.3 Emergence Surveys

6.3.1 Sunset Survey

A dusk emergence survey was carried out from 10 minutes before sunset until around 90 minutes after sunset. Surveyors were positioned around the building so that all parts could be seen and used Batbox and Echometer detectors. They patrolled the building before sunset to record any pre-emergence calls.

6.3.2 Sunrise Survey

A sunrise survey was carried out from 90 minutes before sunrise until around 10 minutes after. The same equipment as above was used.

7. Limitations of the Survey

There were no limitations to the survey. The optimum time for carrying out bat surveys is between May and September when bats are in their summer roosts. The survey was carried out within that preferred timescale and conditions during the survey 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 are common and soprano pipistrelle and brown long eared bat records within 5km of this site.

8.2 Daytime Surveys

The house is in good condition with no gaps in the pointing and neatly fitting slates. There may be opportunities for bats to roost at the wall head or around chimneys but no signs were found.

The garage is harled block with a flat corrugated sheet roof. The gutter is attached to a board at the wall head. There may be space for bats to roost under the roof covering on the South side but no signs were found.

8.3 Emergence Surveys

8.3.1 Sunset Survey

A few common and soprano pipistrelle bats were recorded foraging the area during the survey, no bats emerged from the house or garage.

8.3.2 Sunrise Survey

Again, common and soprano pipistrelle bats were recorded during the survey. None returned to the house or garage.

8.4 Discussion

No bats were found roosting in this house or garage. There is no evidence that bats could hibernate in the building. The house is likely to be too warm for hibernating bats.

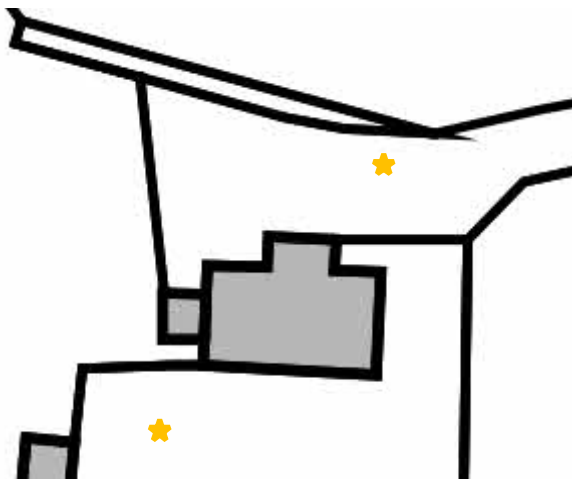
9 Impact Assessment

Proposal: Extend the house and add a dormer to the North side.

Impact: None, no bats are roosting in the building.

Risk: None.

10. Location Plan and Surveyor Locations



★ Location of surveyor

11. Photographs



South



Southeast



North



West



Northeast