



**The Old Croft,
Green Street,
Holt,
LL13 9JF.**

Bat Activity Survey Report

Report number: TOC/01/2023

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Date: 12th June 2023

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Introduction

Leigh Ecology Ltd was commissioned to undertake a series of bat activity surveys on a property known as The Old Croft. The property is a detached brick and slate dwelling located on Green Street, Holt, LL13 9JF.

The objective of the surveys was to identify the presence of roosting bats on site.

Given the objectives, two dusk emergence surveys were undertaken in accordance with the Bat Conservation Trust, Bat Surveys Good Practice Guidelines (2016).

A previous survey undertaken in September 2022 failed to record any bats associated with the target building.

The surveys were led by Roy Leigh ACIEEM, a licensed bat surveyor. All surveyors comply to the knowledge, skills and experience identified within CIEEM's "Competencies for Species Survey: Bats" (2013) or were under the supervision of a surveyor with the required competencies.

For the emergence surveys, 4 surveyor points monitored the building to ensure complete coverage for any emerging bats. The surveys began 25 minutes before the recorded dusk time and continued for 90 minutes after. The surveyors used Wildlife Acoustics Echometer/IPAD 4 and EMT pro bat detectors to record the echolocations of active bats. The surveyors were positioned at each corner of the target building in order to view the elevation and roof, and to gain full coverage simultaneously (see surveyor location plan below).

A floating surveyor, in addition to the 4 surveyors, used a thermal imaging camera to further pick-up bat emergence and foraging activity.

The results of the surveys detected around 2 Common pipistrelle and a single Soprano pipistrelle emerging and foraging around the house.

Noctule Bat activity was recorded overhead on all surveys, although this species is not considered to be roosting within the proposal footprint.

Given the results, one can assume that day roosts of Common Pipistrelle and Soprano Pipistrelle are located within the target building; therefore, it is likely that the roosts will be impacted on during the demolition/conversion works.

Results

Dusk emergence and dawn return activity surveys



Figure 1; Surveyor locations
(Copyright streetmap)

09th May 2023

Start time	End time	Dusk time	Starting temp °	End temp °	Wind	Rain	Cloud %
21.25	23.10	20.53	11	10	0	0	0

21.02	Noctule	Passing N -> E
21.16	Noctule	Heard not seen
21.55	Soprano Pipistrelle	Foraging in area between next door house and Lodge
21.57	Soprano Pipistrelle	Emerging from NE side
21.59	Noctule	Passing NE -> SW
22.03	Soprano Pipistrelle	Foraging west side of building
22.05	Common Pipistrelle	Emerging from West side
22.07-09	Common Pipistrelle	Constant foraging in hedgerow
22.09	Soprano Pipistrelle	X 2 constant foraging around buildings
22.35	Common Pipistrelle	Overhead foraging
22.36	Common Pipistrelle	Heard not seen
22.38-41	Common Pipistrelle	Heard not seen- constant

30th May 2023

Start time	End time	Dusk time	Starting temp °	End temp °	Wind	Rain	Cloud %
20.55	22.35	21.25	14	12	0	0	0

21.16	Noctule	Heard not seen
21.36	Noctule	Heard not seen
21.43	Soprano pipistrelle	Emerging from West side
21.44	Common pipistrelle	Exited and entered open window NE side
21.46	Common pipistrelle	Exited window NE side
21.54	Common pipistrelle	Foraging along hedge
21.55	Common pipistrelle	Foraging in hedgerow
21.57	Noctule	Heard not seen
21.59	Noctule	Foraging above
21.59	Common pipistrelle	Foraging in hedgerow
22.00	Common pipistrelle	Foraging in hedgerow
22.02	Common pipistrelle	Flying from building North side
22.03	Common pipistrelle	Foraging east corner of building
22.06	Common pipistrelle	Foraging over grassland paddocks at rear
22.07	Common pipistrelle	Foraging E -> NW
22.10	Common pipistrelle	Heard not seen
22.11	Noctule	Heard not seen
22.12	Common pipistrelle	Foraging in hedgerow
22.13	Soprano pipistrelle	Foraging in hedgerow
22.15	Noctule	Heard not seen
22.16	Common pipistrelle	Foraging in hedgerow
22.17	Common pipistrelle	Heard not seen
22.18	Soprano pipistrelle	Heard not seen





Photograph 1; (Circled) Indicates emergence point.

Conclusions and Recommendations

The results of the activity surveys indicate that the target building (Old Lodge) holds small Common Pipistrelle and Soprano Pipistrelle day roosts.

The activity surveys indicate that the species recorded emerged from the building and subsequently began foraging throughout the site and within Old Croft Garden and adjacent hedgerows.

All bat roosts are fully protected under the Wildlife and Countryside Act 1981 (and amendments) and The Conservation of Habitats and Species Regulations 2010, which defines these animals as European Protected Species. An offence would be committed if roosts, whether occupied or not, were destroyed, damaged or obstructed, or if bats themselves were harmed or disturbed.

Therefore, given that the roof space of the building is to be affected as part of the proposal, the bat roost will be lost. Consequently, this would result in a negative impact on the local bat population.

As bat roosts have been confirmed within the buildings, a European Protected Species Licence will be required from Natural Resources Wales to permit any works to the building.

Method Statement

The results of the survey indicate that Old Croft holds Common Pipistrelle and Soprano Pipistrelle day roosts.

A detailed mitigation strategy will be required to support the licence application, which will ensure no detrimental impacts on bats from the development works. This will include best practice measures for works and mitigation of roosting provision.

A pre-development internal and external bat survey will be undertaken, within 48 hours of the commencement of works.

A bat box will be erected on an adjacent tree prior to works commencing.

All construction operatives will be given a bat safeguarding toolbox talk at the commencement of the works by the project ecologist, see below.

The acceptance and understanding of the talk will be recorded and filed for audit purposes.

The demolition works on the dwelling will be undertaken following a soft strip methodology and under the supervision of a licensed bat ecologist and undertaken during a period to minimise least disruption for the bats.

The licensed bat ecologist will be in continued contact with the construction operatives through the key periods, in order to ensure conformity to the induction procedure.

It is also suggested that the landscape proposals and the proposed buildings compensate for this by providing a network of landscape features such as trees, water features and scrub areas, and provision of bat roost opportunities within the new build, designed for the species occurring within the immediate area.

Enhancement for bats will be delivered within the new site through the creation of new bat roost habitat.

It is suggested that bat roosting opportunities are provided within the site by provision of several ibstock bat bricks within the external walls of the dwelling.



Appropriate bat mitigation should be added to proposal plans to support the current conditions of the site. Bat Ridge boxes feature lifted roof tiles which lead to a bat box within the roof space.

Bat Toolbox Talk Content

– Given on site with practical demonstration as part of the NRW Licence

Direct Works on Buildings

- It is important that during the dismantling process, the roof and the upper walls are hand stripped, with a high level of care and diligence.
- Works must be undertaken to avoid hibernation periods – between Nov – March.
- If a bat is found during the dismantling process, **ALL WORK MUST STOP**.
- Call in a qualified and licensed bat ecologist.
- If possible, the bat should be left in situ and covered until the bat ecologist arrives.
- If not, it should be placed in a dark ventilated container, with a clean cloth and some water in a small shallow container until the licensed bat ecologist arrives to assess the situation.
- The bat ecologist will assess the situation and transfer the bat to a safe location nearby; a bat box will be erected on an adjacent tree.
- The bat ecologist will then discuss the situation with Natural Resources Wales in order to agree a way forward.

It is also suggested that the landscape proposals and the newbuild compensates by providing a network of landscape features such as trees, water features and scrub areas and provision of bat roost opportunities within the building, designed for the species occurring within the immediate area.

Where lighting is absolutely necessary in areas of tree/shrub planting this will be low wattage, directional, low level and/or shaded to minimise light spill (<1Lux) onto potential flight lines and foraging habitat to ensure that the overall impact caused by lighting the site is negligible.

The lighting scheme will be designed with regard to guidance such as the Bat Conservation Trust Statement on the impact and design of artificial light on bats, and the Institution of Lighting Professionals Guidance Notes, to minimise disturbance to bats and other wildlife due to artificial lighting.

