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## Bat Roost Survey

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The Lodge, Wrexham Road, Overton,  
LL13 0HG (Grid Ref: SJ 368 422)

CLIENT: Rachel Clacher  
SURVEYS: June 2021 – January 2022  
Rev 01: Issued 25<sup>th</sup> January 2022.

## **Executive Summary**

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This report has been prepared on behalf of Rachel Clacher in relation to the identification and location of protected bat species at the property known as The Lodge Wrexham Road, Overton, LL13 0HG (Grid Ref: SJ 368 422), regarding planning application for the extension / renovation of existing buildings on site, along with the demolition of some in-curtilage buildings on site.

An initial assessment of the site was taken 5<sup>th</sup> June 2021 and Building 1 was assessed as being of moderate value for bats, Buildings 2 and 3 were assessed as having high value for bats, whilst Building 4 was assessed as having negligible suitability. Full physical searches were carried out on 5<sup>th</sup> and 6<sup>th</sup> of June 2021 by Environmental Business Solutions (EBS). During the physical searches the buildings were also searched for signs of nesting birds. No signs of bat or bird habitation were noted during physical search. Due to these findings EBS recommended 3 dawn / dusk surveys per building using 3 surveyors for Building 1 and 2 surveyors for Buildings 2 and 3 to be conducted during 2021 (Building 4 has negligible suitability for bats so no survey required).

Dawn/dusk surveys were conducted June through to August 2021. No bats were noted emerging from the buildings. No signs of bat habitation were noted during physical searches. No signs of bird habitation were noted during physical search.

It should be noted that although EBS were commissioned by Ms Rachel Clacher in June 2021, the property was at the time owned by Mrs Nonna Woodward. Mrs Woodward gave EBS full permission to conduct the above surveys during the summer of 2021. Due to the change in ownership EBS repeated the above physical searches on the 13<sup>th</sup> January 2022, again no signs of bat habitation was noted.

It is the opinion of EBS that at present it is unlikely that bats are roosting or birds nesting in the buildings at the present time.

Overall, it was concluded that the proposed development will not have a negative impact on the local bat or bird population within the surrounding environment as the buildings do not appear to contain roosts or nesting birds at present.

**Bill Gaudie,  
BSc honours (Wildlife Conservation), MCIEEM  
Natural England Licence No CLS001191  
ECOLOGICAL CONSULTANT**

## **1. Introduction.**

**1.1 Site Overview.** The site is located at National Grid Reference SJ 368 422 and is situated approximately 700m northwest of the centre of Overton along the A252. It consists of a 0.8 Ha plot. Building 1 is mid-19<sup>th</sup> century three-storey house with a single storey extension to the south and conservatory to the north. Building 2 is a two-storey brick building, Building 3 is a single-storey brick building and Building 4 is a timber / brick lean-to. The area surveyed also contains areas of well managed gardens, a driveway and scattered mature trees. The site is bordered immediately by open countryside. All walls, attic areas and roofs were accessible with no constraints.

### **1.2 Proposed Works.**

- Building 1. Replacement of roof and demolition of the conservatory with extension to the north.
- Building 2. To be renovated / extended.
- Building 3. To be demolished.
- Building 4. To be demolished.

**1.3 Aims of survey.** The identification and location of protected bat species at The Lodge Wrexham Road, Overton, LL13 0HG (Grid Ref: SJ 368 422)

**1.4 Legislation Considerations.** All species of bat are fully protected under the Wildlife and Countryside Act 1981, the European Conservation (Natural Habitats etc.) Regulations 1994, and the Countryside and Rights of Way Act 2000. This legislation makes it illegal to possess or control any live or dead specimens, to damage, destroy or obstruct access to any structure or place used for shelter, protection, or breeding, and to intentionally disturb a bat while it is occupying a structure or place which it uses for that purpose. Most resident nesting birds are protected under the Wildlife and Countryside Act 1981, which protects birds, nests, eggs and nestlings. Some rarer species, such as barn owls, are afforded extra protection. If bat species are present at the proposed redevelopment site, the purpose of this report will only summarise the potential requirements for a bat mitigation package or project. A separate mitigation report or project will be required which will include the necessary compensation measures to maintain the conservation status of a European Protected Species.

**1.5 Qualification and Experience.** With over 15 years' experience, licensed bat ecologist Bill Gaudie BSc (Wildlife Conservation), MCIEEM, Natural England licence number: CLS001191, supervised all surveys. Janet Gorst MA has over 6 years' experience in dawn / dusk bat surveying, assisted on all surveys. Ms K Hamer BSc (Wildlife Conservation) has over 10 years in dawn / dusk surveys, assisted in surveys on Building 1.

Fig 1. Site location – Wider area.



Fig 2. Site Location-immediate area



## 2. Methodology

### 2.1 Preliminary Ecological Appraisal for Roosting Bats

- 2.1.1 Dates: 5<sup>th</sup> June 2021
- 2.1.2 Conditions. Dry with good visibility.
- 2.1.3 Surveyors. Mr W Gaudie, BSc honours (Wildlife Conservation), MCIEEM, Natural England Licence No CLS001191. Miss J Gorst MA.
- 2.1.4 Preliminary Ecological Appraisal. A walkover of the proposed site to observe, assess and record any habitats suitable for bats to roost, commute and forage within the site and immediate surrounding areas. As per; Section 4.3 - Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines 3<sup>rd</sup> Edition*. **Bat Conservation Trust, London**. ISBN 13 978-1-872745-96-1.
- 2.1.5 Equipment. Visual Optics VO18-10ww endoscope, Petzl Ticker LED head torch, Cluson Smartlite 1,000,000 candlepower torch, Celestron 20X50 Porro Binoculars. ladders.

### 2.2 Data Search

- 2.2.1 <http://magic.defra.gov.uk/> Was consulted for designated sites and European Protected Species Licensing in the near area.

### 2.3 Day time physical building survey.

- 2.3.1 Dates. 5<sup>th</sup> / 6<sup>th</sup> June 2021 and 13<sup>th</sup> January 2022.
- 2.3.2 Conditions. Dry with good visibility.
- 2.3.3 Surveyors. Mr W Gaudie, BSc honours (Wildlife Conservation), MCIEEM, Natural England Licence No CLS001191. Ms J Gorst MA.
- 2.3.4 Bat roost survey. Internal and external physical search of the buildings. As per; Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines 3<sup>rd</sup> Edition*. **Bat Conservation Trust, London**. ISBN 13 978-1-872745-96-1.
- 2.3.5 All roof spacing, voids, cracks (internal and external) and over hanging tiles were searched for signs of bat habitation.
- 2.3.6 Equipment. Visual Optics VO18-10ww endoscope, Petzl Ticker LED head torch, Cluson Smartlite 1,000,000 candlepower torch, white sheets, extendable ladders.
- 2.3.7 All roof spacing, ledges, walls (internal and external) and over hanging tiles were searched for signs of bird habitation.

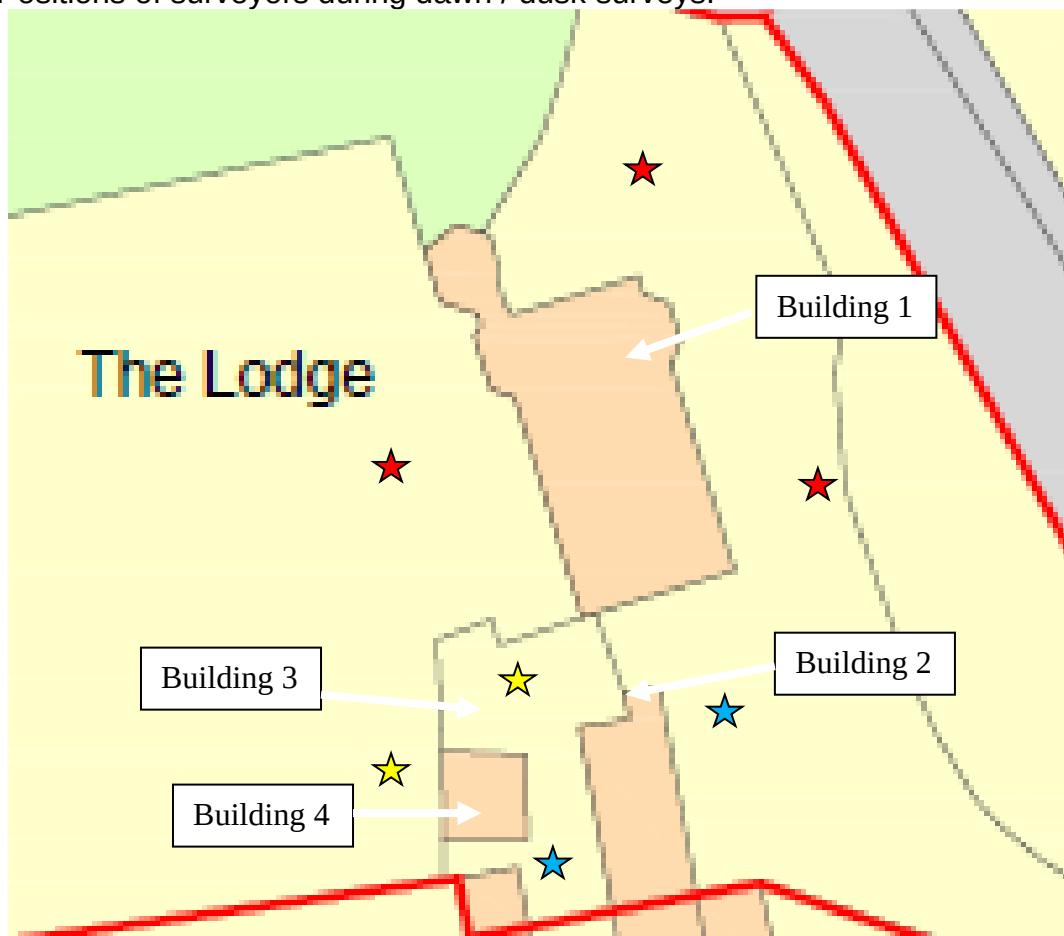
### 2.4 Bat dusk and dawn surveys with 2 / 3 surveyors .

- 2.4.1 Dates. June – August 2021 see Table 1 below.
- 2.4.2 Conditions. See Table 1 below.
- 2.4.3 Timings. Dusk Surveys 20 minutes before sunset – 2 hours after sunset, Dawn Surveys 2 hours before sunrise – 20 minutes after sunrise (See Table 1 below)
- 2.4.4 Surveyors. Mr W Gaudie, BSc honours wildlife conservation, MCIEEM. Natural England Licence No CLS001191, Ms Kelly Barker BSc honours wildlife conservation, Miss J Gorst MA.
- 2.4.5 Area surveyed. Outside of buildings, see Fig 3 for positions of surveyors
- 2.4.6 Method. As per; Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines 3<sup>rd</sup> Edition*. **Bat Conservation Trust, London**. ISBN 13 978-1-872745-96-1.
- 2.4.7 Equipment. 2 x Echo Meter Touch 2 Probat detector, Garmin etrex GPS, Meteos Skywatch weather station, Yukon NVMT.2.3x42 night vision.

Table 1. Dawn / dusk weather conditions and timings

| Survey | Visit No | Date   | Position of Surveyors | Min Temp °C | Wind m/s | Rain | Sunset / Sunrise |
|--------|----------|--------|-----------------------|-------------|----------|------|------------------|
| Dusk   | 1        | 060621 | ★                     | 13.0        | 2.5      | Dry  | 21.35            |
| Dawn   | 1        | 070621 | ★                     | 11.5        | 4.0      | Dry  | 04.49            |
| Dusk   | 1        | 070621 | ★                     | 12.0        | 3.0      | Dry  | 21.36            |
| Dawn   | 1        | 080621 | ★                     | 11.0        | 3.5      | Dry  | 04.49            |
| Dusk   | 1        | 080621 | ★                     | 13.0        | 2.0      | Dry  | 21.36            |
| Dawn   | 1        | 090621 | ★                     | 11.5        | 5.0      | Dry  | 04.48            |
| Dusk   | 2        | 230721 | ★                     | 15.5        | 4.0      | Dry  | 21.22            |
| Dawn   | 2        | 240721 | ★                     | 12.5        | 4.0      | Dry  | 05.19            |
| Dusk   | 2        | 240721 | ★                     | 16.0        | 3.5      | Dry  | 21.21            |
| Dawn   | 2        | 250721 | ★                     | 13.0        | 3.0      | Dry  | 05.20            |
| Dusk   | 2        | 250721 | ★                     | 14.5        | 3.0      | Dry  | 21.19            |
| Dawn   | 2        | 260721 | ★                     | 14.0        | 2.5      | Dry  | 05.22            |
| Dusk   | 3        | 270821 | ★                     | 11.0        | 3.0      | Dry  | 20.14            |
| Dawn   | 3        | 280821 | ★                     | 10.5        | 1.5      | Dry  | 06.17            |
| Dusk   | 3        | 280721 | ★                     | 11.0        | 2.0      | Dry  | 20.12            |
| Dawn   | 3        | 290821 | ★                     | 11.0        | 3.0      | Dry  | 06.19            |
| Dusk   | 3        | 290821 | ★                     | 13.5        | 3.5      | Dry  | 20.10            |
| Dawn   | 3        | 300821 | ★                     | 10.5        | 3.0      | Dry  | 06.21            |

Fig 3. Positions of surveyors during dawn / dusk surveys.



### 3. Results

#### 3.1 Preliminary Ecological Appraisal

##### 3.1.1 Table 2. Building descriptions.

| Building Reference<br>(see Appendix 3) | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Suitability for<br>roosting bats |
|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>B1</b>                              | <p>A brick built, rendered mid-19<sup>th</sup> century three-storey residential property (occupied) with tiled apex roof, with a single-storey extension to the south and conservatory to the north. Most brick work, tiles and soffits are in very good condition. Some slipped tiles and cracks in rendering noted giving possible access to bats.</p> <p>No Evidence of bat presence noted during physical / endoscope searches.</p> <p>See Photos and Fig 4 below.</p> | <b>Moderate</b>                  |
| <b>B2</b>                              | <p>Brick built two-storey outbuilding currently used for leisure and storage (Semi-detached with southern half in neighboring property). Brick work in good condition with some superficial cracks. Majority of tiles in good condition with the exception of a few slipped tiles.</p> <p>No Evidence of bat presence noted during physical / endoscope searches.</p> <p>See Photos and Fig 4 below.</p>                                                                   | <b>High</b>                      |
| <b>B3</b>                              | <p>Brick built single-storey outbuilding currently used for storage. Brick work in moderate condition with some superficial cracks. Some slipped tiles.</p> <p>No Evidence of bat presence noted during physical / endoscope searches.</p> <p>See Photos and Fig 4 below.</p>                                                                                                                                                                                              | <b>High</b>                      |
| <b>B4</b>                              | <p>Timber / brick lean-to with corrugated roof, used for storage. Completely open on 2 sides.</p> <p>See Photos and Fig 4 below.</p>                                                                                                                                                                                                                                                                                                                                       | <b>Negligible</b>                |



Photo 1-Building 3



Photo 2-Building 3



Photo 3-Building 3



Photo 4-Building 3



Photo 5-Building 2



Photo 6-Building 2



Photo 7-Building 2



Photo 8-Building 2



Photo 9-Building 1



Photo 10-Building 1



Photo 11-Building 1



Photo 12-Building 1



Photo 13-Building 1



Photo 14-Building 1



Photo 15-Building 4



### **3.2 Survey Data.**

3.2.1 According to the Multi Agency Geographic Information for the Countryside database, there is 1 statutory designated sites within 1km of the site. The River Dee Special Area of Conservation is approximately 300m south west of the site and separated by woodland and fields.

### **3.3 Daytime Building Survey**

The following features of all structures on site were assessed

- Type / age of building
- Aspect of building
- Wall construction, focussing what brick type was used and presence of cavity or rubble filled walls.
- Roof form and structure
- Nature of eaves
- Presence and condition of lead flashing
- Gaps under eaves, around windows, lead flashing etc
- Presence of roof insulation
- Roof structure.

Particular attention was paid to:

- Beams for hanging bats
- Droppings beneath beams
- Droppings and urine stains on walls
- Droppings or urine stains on any materials left stored
- Corpses
- Bat fly (*Nycteribiid*) cases

3.3.1 No signs of bat presence found during physical search of buildings

3.3.2 Floors and surfaces of sills, beams and brickwork in roof spaces all dust present, suggesting that the buildings had not been disturbed recently. No signs of droppings, insect cases or scratch-marks.

3.3.3 No sign of any bat activity was noted within the building.

3.3.4 No sign of any bird nesting was noted within the buildings.

### **3.4 Bat dusk and dawn surveys.**

3.4.1 No bats were recorded entering or leaving the buildings at dawn or dusk.

3.4.2 Common Pipistrelle (*pipistrellus pipistrellus*) and Noctule (*Nyctalus noctule*) bats were recorded transecting the west of the site on several occasions but not associated with any of the buildings.

## **4. Constraints / Impacts**

**4.1 Constraints on Survey Information.** None

**4.2 Constraints on Equipment Used.** None

**4.3 Potential Impacts of Development.**

4.3.1 Designated Sites. Due to the size of the proposed development it thought that no designated site will be impacted upon.

4.3.2 Roosts. It is not thought that bats are roosting in any parts of the building at present.

4.3.3 Foraging and Community Habitat. The proposed development is not thought to have any detrimental ecological effects to the area. Any disturbance will be minimal and temporary.

## **5. Recommendations.**

### **5.1 Further Surveys**

- 5.1.1 Bat. If demolition of buildings is substantially delayed into another bat survey season, then surveys should be repeated.
- 5.1.2 Bird. Works should take place outside of the bird breeding season if possible (e.g. March to August). If this is not possible, then an ecologist will inspect individual buildings to confirm whether birds are nesting. No works will be conducted if birds are nesting in accordance with the Wildlife and Countryside Act 1981 (as amended).

### **5.2 Mitigation Measures.**

- 5.2.1 Roost Sites. With reference to Natural England Bat Mitigation Guidelines (2004), no further mitigation is required at this point. No roosts are thought to be affected by the proposed development.
- 5.2.2 Foraging and Commuting Sites. With reference to Natural England Bat Mitigation Guidelines (2004), no further mitigation is required at this point. Not thought to be affected by proposed development.

### **5.3 Compensation.**

- 5.3.1 Natural England Bat Mitigation Guidelines (2004) states “Where roosts of low conservation significance are to be lost to development, bat boxes may provide an appropriate form of mitigation, either alone or, preferably, in combination with the provision of new roosts in buildings. In such cases, the type of bat box provided should be appropriate to the species.” As the current buildings do not hold any roosts no compensation is deemed necessary.

## **6. Summary.**

Full physical searches along with dusk/dawn surveys provided no evidence of bat habitation in any parts of the buildings. Due to the findings of these surveys, it is thought that the proposed development is unlikely to have any negative effect on any bat or bird populations at the present time. It is the opinion of EBS that if the above recommendations regarding mitigation and compensation are followed then the development will result in a nett gain to biodiversity in the immediate area.

**Bill Gaudie,  
BSc honours (Wildlife Conservation), MCIEEM**

## 7 References

Bat Conservation Trust (2016). Bat Surveys – Good Practice Guidelines 3<sup>rd</sup> Edition. Bat Conservation Trust, London. ISBN 13 97998-1-872745-96-1

RSPB (2002) The Population Status of Birds in the UK 2002-2007

The Conservation (Natural Habitats, etc.) Regulations 1994. HMSO

Wildlife and Countryside Act (1981)

Countryside Rights of Way Act (2000)

English Nature. (2004) *Bat Mitigation Guidelines*. English Nature