



The Oaks, 8 Hall Drive, Higher Marston, Northwich, Cheshire. CW9 6DT.

Adwy Grange,
Tanlan Lane,
Coedpoeth,
LL11 3EL.

On behalf of Mr Dixon.

Report number: DIX-001

Author: R. Leigh

Date: 30th May 2016

Approved: J. Leigh

Bat Report

Important Information to Readers

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The advice contained in this report is based on the information available and/or collected during the period of study. We cannot completely eliminate the possibility of important ecological features being found through further investigation and/or by survey at different times of the year or in different years.

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1 Summary

This report presents the findings of a bat survey in relation to the proposed conversion of an existing stable buildings to a dwelling situated within the grounds of Adwy Grange, on behalf of Mr Dixon. The aims of the study were to assess the likely presence of bats, which would constitute potential constraints to the proposed development.

The proposal site comprises a single storey stable building. The building is constructed from rendered breeze block and cement mortar single skin walls, which are insulated and sealed; the roof is a traditional tile with a lining. The roof structure is open to the main building a traditional king post structure.

The proposed development intends to modify the stable block into a dwelling.

A bat scoping survey is an external and internal search for signs of bat presence within the current building. The site survey was conducted on 25th May 2016 and followed BCT (2016) guidelines.

The surrounding landscape comprises largely of rural environment, with open farmland occurring in the immediate area.

It is highly unlikely that any bat species are present on the site.

2 Introduction

Leigh Ecology Ltd was commissioned by Mr Dixon to undertake a Bat Scoping survey on a stable building at Adwy Grange, Tanlan Lane, Coedpoeth, LL11 3EL, in relation to a planning application.

The scope of this bat scoping survey is to identify any signs of bat presence and if confirmed recommend further surveys in accordance with the possible impact of the proposed works.

The objectives of the study were;

- To identify the presence or potential presence of any bat species or habitats;
- To identify any requirements for further ecological survey work.

2.1 Legislative Framework

Protected species are referred to in The Conservation of Habitats and Species Regulations 2010, with a general reference to certain plants, animals and wild birds all being protected under the Wildlife and Countryside Act 1981 (as amended). This emphasises that, regardless of any planning policy or guidelines, certain species are legally protected and any type of development that would injure, kill, ill-treat, intentionally damage or destroy any protected species or place of shelter would be a criminal act. The Act was further strengthened in 2000 by the introduction of the Countryside and Rights of Way (CROW) Act 2000.

Species of European importance receive additional protection under the Conservation of Habitats and Species Regulations 2010.

Any development which may have an impact upon the integrity of a statutory designated site for nature conservation purposes is also subject to the terms of the Wildlife and Countryside Act 1981 (as amended) and the Habitat Regulations, in particular Regulations 48 and 49 of the latter, where an Appropriate Assessment may be required in order for a Competent Authority to determine this impact, both from the proposed scheme and in combination with any other schemes.

Councils also have a statutory obligation under the Natural Environment and Rural Communities (NERC) Act 2006 to make material consideration to biodiversity conservation in the determination of all types of planning applications. Planners therefore require relevant information from wildlife surveys and details on proposed mitigation for priority species and

habitats (as well as for legally protected species) in order to assess the effects on biodiversity of a proposed development.

In 2007, the UK list of conservation priority species and habitats was fully revised taking into account emerging priorities, conservation successes and information gathered in the past decade. The list now contains 1149 species and 65 habitats that have been listed as priorities for conservation action under the UK Biodiversity Action Plan (UKBAP). The framework for conserving biodiversity is laid out in a 'Conserving Biodiversity - The UK Approach' (Defra 2007), which aims to halt the loss of biodiversity by 2010.

As part of the action plan process, Local Biodiversity Action Plans (LBAPs) were also produced for every county in the UK, although other public bodies may also produce them. These LBAPs highlight local biodiversity issues, with specific action plans being implemented for priority habitats and species where they occur. The relevant scheme for the proposed development is the Wrexham LBAP.

With legal responsibilities and planning implications it is therefore important that any ecological assessment of a proposed development site addresses the possibility of protected species being present within or around the site, along with any potential impacts of the proposed scheme on statutory designated sites.

Without such an assessment, a developer is unable to demonstrate due diligence in its responsibilities, with reference to both the legal protection and the possible information required in support of the planning application. It would, however, be unreasonable for an ecological assessment to survey for every protected species. Any such assessment should therefore be based upon the results of a habitat survey and the associated possibility or likelihood of protected species being present.

This study therefore seeks to establish the potential for protected species (bats) on the site and makes recommendations for further surveys to establish the presence or likely absence of any protected species, or the potential effects of the proposed scheme on statutory sites designated for nature conservation purposes.

3 Methodology

3.1 Building Surveys

The bat scoping survey was undertaken on 25th May 2016 by Roy Leigh ACIEEM a licensed bat surveyor. Mr Leigh is a long-term member of the Cheshire and Gwynedd Bat Groups.

The bat scoping survey-employed methodology based-upon that outlined in the '*Good Practice Guidelines*' (BCT, 2016) whereby all potential bat habitats within the proposed development are surveyed for signs of bat presence.

4 Results

4.1 Building Survey

4.1.1 Building Description

The proposal building is a single storey stable building split into five sections, the building is constructed from breeze block brick single skin walls and a composite tiled pitched roof.

The building is located within a mature garden and open pasture environment, which contains some potential bat foraging habitat, the wider area is utilised as mixed farmland.

The main structure of the building is of a rendered breeze block brick construction with composite roof tiles. The walls and roof are in very good condition with no visible holes or gaps. The wall is single skin thickness and well-sealed, the walls and roof have no gaps in joints to provide microhabitats for bats to roost.

Two vents occur within the gable ends of the building, these were checked via endoscope, it appears that they are sealed from within the building via a wooded board.

The building is currently being used for general storage purposes.



Plate 1. The building is a stable building set on hard standing.



Plate 2. The building offers little roosting potential for bats. All the brickwork is well pointed and sealed and the roof is in good condition. The vents appeared to be the only access point, however on close inspection they were sealed internally.



Plate 3. The building is well sealed with no gaps or crawl areas. The fascia is sealed to the rendering.



Plate 4. The building is set with reasonable bat foraging habitat.

4.1.2 Bats

The proposed application area and adjacent land is suitable for foraging and commuting bats.

The target building demonstrated poor bat roost potential (see plates 1,2,3 and 4) however, as a matter of completeness the building was checked for signs of bat usage following Bat Conservation Trust Guidance (2016) in order to ensure that the initial assessment was robust.

The building was internally and externally checked using a high-powered flashlight, endoscope and binoculars. No droppings, oil stains, dead bats, scratch marks or any other signs of bat presence were recorded in the building during the survey.



Plate 5. No loft space occurs within the building, the internal area is wide open, however the area was extensively searched for signs of bat presence – none were found. The roof is lined with a bitumen membrane, which seems in good overall condition.

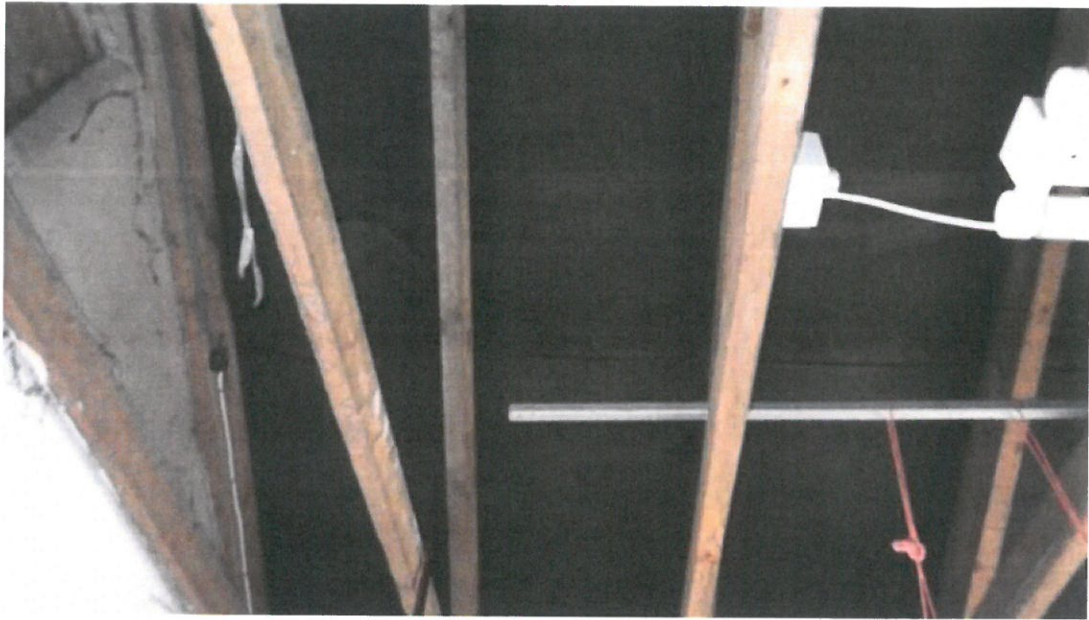


Plate 6 The areas behind the roof liner joins were checked for signs of bat presence via endoscope.



Plate 7 The external vents were sealed via a board which prevents any access to the building.

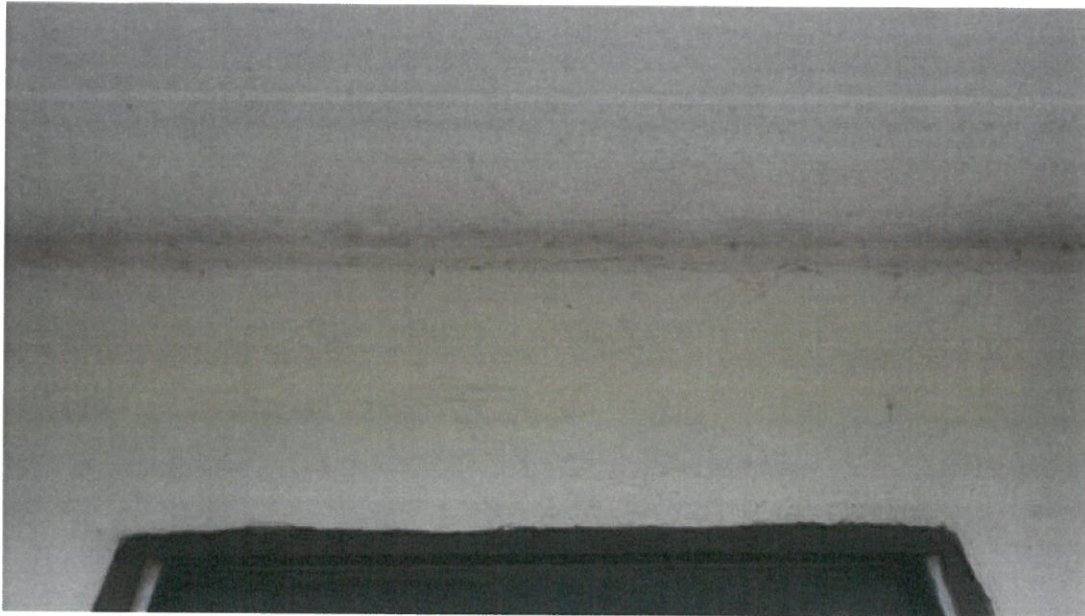


Plate 8 The building is rendered and whitewashed, this sealed the building and minimises gaps and crawl points.



Plate 9 The stables are currently used as a general storage area; all surfaces were check for bat droppings.

5 *Discussion*

The proposed development area comprises a single storey detached stable building set on hardstanding adjacent to mature garden environment.

No signs of bat presence were found. The building does not offer suitable bat roost habitat; therefore, it is unlikely that the building will be used by bats. Therefore, the proposed development can continue without any constraints.

6 References

Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines 3rd Edition*. Bat Conservation Trust, London.

Subject: Adwy Grange Bat Report
From: Roy Leigh <roy@leighecolgy.co.uk>
Date: 09/11/2018, 10:27
To: Sandra Lea-Murray <sleamurray@gmail.com>

Good Morning Sandra,

Thanks for contacting me regarding the proposed development at the above titled site. I have reviewed my bat scoping report for the site and given the building is categorised as negligible potential for bats it is unlikely that anything would have changed in the two years since my last survey visit.

Therefore I suggest that you submit the report as discussed.

Kind Regards,

Roy

Roy Leigh

Principal Ecologist

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