Ecological Survey

Tyddyn, Higher Lanes, Iscoyd
Whitchurch
SY13 3AX

SJ 48124 42833



Chelmarsh RG
D Fulton

Background Data

Surveyor:- Dave Fulton
Active Bird Ringer and Full Trainer for British Trust for Ornithology (permit A2889).
Voluntary warden of Chelmarsh Reservoir Wildlife Reserve, Shropshire, for Shropshire Ornithological Society & South Staffs.Water PLC.
Member of Shropshire and Worcestershire Bat Groups.
Voluntary Bat Warden & Roost Visitor for Bat Conservation Trust/Natural England.
Bat Carer since 2010 (Bat rescues and home care until fit to release).
Bat Survey Class Licences 2015-15608-CLS-CLS / 2015-10726-CLS-CLS

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Objectives

Planning permission is being requested to add an upper floor to existing outbuildings and change to living accommodation. An ecological survey has been requested to ensure no European Protected Species are likely to be affected by this work.



Red rectangles denote part of property being converted, X denotes building to be removed..

Preliminary Desktop survey

From The National Biodiversity Network information, the following European Protected Species have been recorded within a 5km radius of the property:

Bats: Common & Soprano Pipistrelle, Brown Long Eared, Natterers, Daubentons, and Whiskered.

Amphibians: Great Crested Newt. High numbers of records, 289, but nearest at 2 Km.

Reptiles: Adder 129, Grass Snake 1, Common Lizard 1. No records within 4Km.

Others: [redacted] Hedgehog 18. Largely irrelevant as groundworks will be minimal.

External Search

The exterior of the buildings were searched for signs of bat and bird use using high powered binoculars.
The walls, roof, and eaves were checked for gaps where bats could gain access. Bats usually leave 'grease marks' on brickwork or tiles, caused by the natural oils in their fur constantly rubbing against surfaces as they enter and exit roost spaces. Droppings can also be deposited on walls and roof tiles beneath roost sites as bats have a habit of defecating as they enter a roost
The roofs were in good condition all round. There were no gaps beneath any of the eaves or elsewhere on the property. No tell-tale signs of bat or bird use could be seen on the outside of the buildings.




Roof and eaves in good condition with no gaps.




Vegetation on end of main house and roof of part to be extended.

Internal Search

Internal searches were made in all loft areas, including the west end of the main house where the new roof will join, looking for signs of bats and bat droppings. Thorough searches were made and, no bats or bat droppings were present. All floor coverings were clean and there were copious cobwebs in the apex and ends.








Cobwebs at ends and apex.

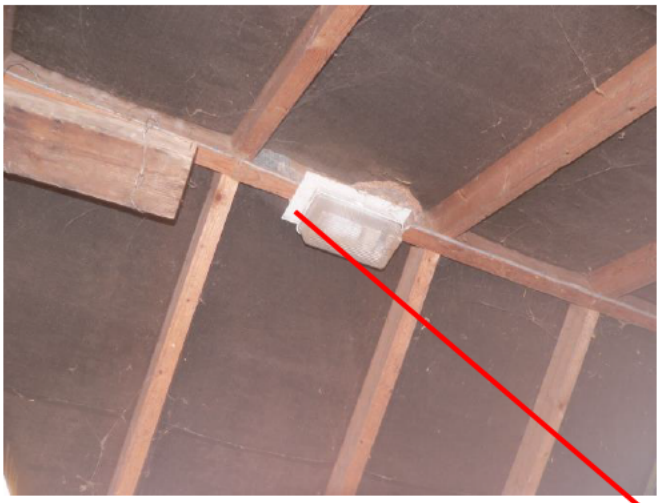
Building for removal.

This stable block was subjected to the same searches external and internal. The roof was in good condition with no gaps where bats could enter. Signs of nesting Barn swallow were found inside.





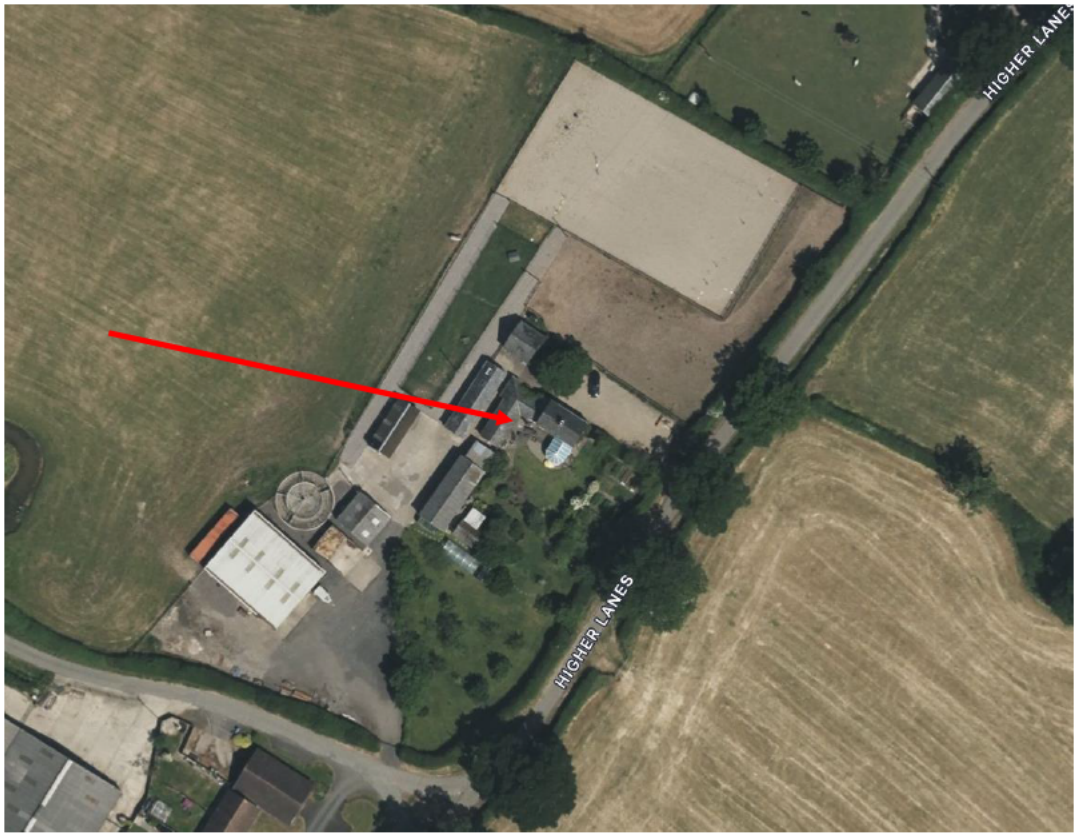




Old Barn Swallow nest above light fitting, no current occupants.

Surrounding Area

The immediate surroundings were searched for signs of any European Protected Species, Flora and Fauna, which may be disturbed during the building work. Nothing was found. The majority of the surrounds were concreted ground.



A general walkover of the wider surrounding area was made looking for signs of any European Protected Species such as Badger, Amphibians, Reptiles, and general Flora. Nothing was found. A small pool was situated a few hundred metres to the west but this

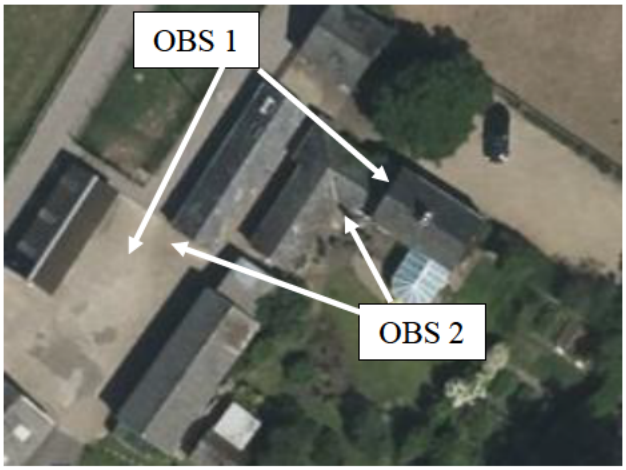
was heavily used by waterfowl, ducks and a Heron so there is no danger of Great Crested Newt breeding there.



Bat Emergence Survey

Although no signs of bats was found, it is always advisable to conduct a bat emergence survey in addition to the Preliminary Inspection. Bats can roost in very small gaps and sometimes go unnoticed. An emergence survey was carried out with two experienced observers each using Echometer Touch 2 devices attached to ipads capable of recording and identifying bat calls. The temperature was 14 degrees during the evening with no rain or strong winds.

Survey carried out 30th. May 2025. Position of observers.

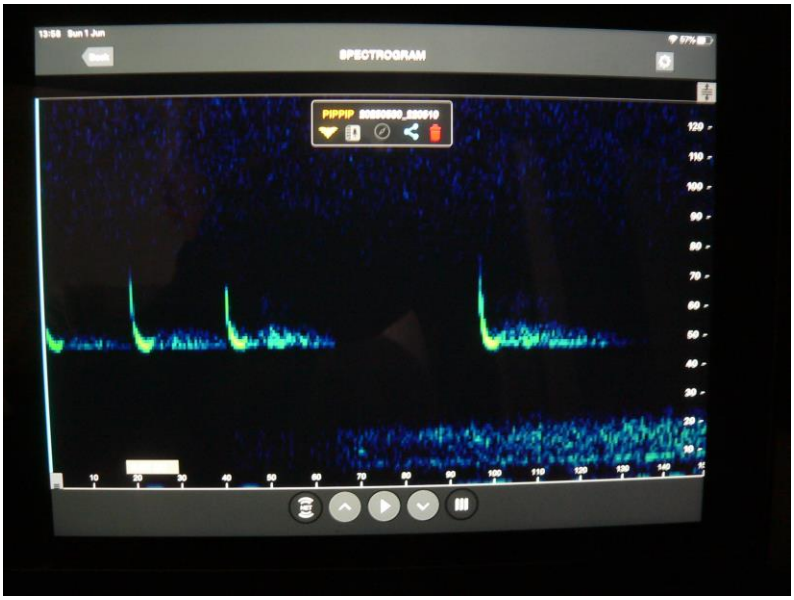


Results of survey

No bats emerged from any part of the property being modified. Two bat species were observed and recorded by both observers flying high above the area foraging for food.



Noctule (20kHz). at 22.04



Common Pipistrelle (45kHz.) at 22.05. This remained in the area until the survey concluded at 22.30

Conclusions

No evidence of roosting bats was found in the property and no signs of any protected species in the immediate grounds. No bats emerged from any part of the property confirming it is not being used as a roost. No other surveys are considered necessary.

There are certain precautions which should be followed to ensure no undue disturbance is created. These are outlined in the following advice.

Recommendations/Mitigation.

1. Bats do move frequently. In the very unlikely event that a bat is found during any building work, work should cease immediately and the Bat Conservation Trust should be informed for advice on how to continue.

2. Any trenches dug for foundations or drainage should be provided with an escape ramp such as an old scaffold plank to enable hedgehog, amphibians etc. to escape should they fall in overnight. Trenches should always be checked each morning before work commences, and any trapped animals released to a place of safety. There are currently no plans for any such excavations, unless the structural survey finds otherwise.

3. Depending on the time of year that the vegetation is removed from the end of the main house and roof of adjoining building, care must be taken that no bird nests are present. Should any nest be found, clearance should wait until birds have fledged. It would be advisable to remove this vegetation during the winter months.

4. The inside of the stable block due for demolition should be checked to see if there are any active Barn Swallow nests (with eggs or unfledged young) before demolition. Should any be present, work should halt until young have fledged.

5. Any building work gives the opportunity to increase the general biodiversity for species.

    a) Bats. The provision of one bat box would create an opportunity for a small bat roost. This should be sited either high on an exterior wall or on a nearby mature tree as long as flight entry for the bat is clear of extending branches. The box must be away from any bright external lighting. (A design of a Kent Box follows this report).

    b) Birds. Normally we would recommend a safe alternative place for Barn Swallow to continue nesting in the area, however there is an open barn adjacent to the property which would be an excellent alternative. Several other nest boxes were also present on nearby buildings.

Legislation - Bats As population numbers have fallen, all bats and their roosts are protected under The Wildlife and Countryside Act 1981 (as amended) and The Conservation [Natural Habitats & c.] Regulations 1994 (as amended). You must not:

- deliberately capture (or take), injure or kill a bat
- intentionally or recklessly disturb a group of bats, where the disturbance is likely to either (a) impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or to hibernate or migrate, or (b) to affect significantly the local distribution or abundance of the species, in either case whether in a roost or not;
- damage or destroy the breeding or resting place (roost) of a bat;
- possess a bat (alive or dead), or any part of a bat

- intentionally or recklessly obstruct access to a bat roost
- sell (or offer for sale) or exchange bats (alive or dead), or parts of bats.

Legislation - Birds

All birds, their nests and eggs are protected by law and it is an offence to damage or destroy the nest of any wild bird while it is in use or being built.

Signed as a true and accurate record

[redacted]

Report dated 1st. June 2025

