

Bat Roost Suitability Assessment (BRSA)

75 Bailey's Lane, Halewood

June 2025

For and on behalf of
Redrow Homes Limited



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0.0 SUMMARY

- 0.1 Beamsley Ecology Ltd conducted a Bat Roost Suitability Assessment (BRSA) of 75 Bailey's Lane, Halewood (the 'Site'), ahead of proposed demolition.
- 0.2 Two buildings on-site were assessed: a residential property (Building 1) and an outbuilding (Building 2).
- 0.3 Buildings on Site were assessed in accordance with Bat Conservation Trust (BCT) Guidelines.
- 0.4 Building 1 is assessed as offering *low suitability* for roosting bats. A single emergence survey was carried out in August 2024 which confirmed the likely absence of roosting (reported separately).
- 0.5 Building 2 offers negligible suitability for roosting bats and its demolition presents minimal risk of impacting on roosting bats.

1.0 INTRODUCTION

- 1.1 Beamsley Ecology Ltd was commissioned by Redrow Homes Limited to carry out a Bat Roost Suitability Assessment (BRSA) at 75 Bailey's Lane, Halewood, Liverpool L26 0UA (hereafter referred to as the 'Site').
- 1.2 The work has been commissioned to inform proposals for the demolition of the existing buildings.
- 1.3 The Site is centred on Ordnance Survey Grid Reference SJ 45405 85466 and comprises a detached residential property and an associated outbuilding.

Legislation

- 1.4 All UK bat species are protected by the Conservation of Habitats and Species Regulations 2017 and by the WCA 1981 (as amended). Taken together it is an offence to deliberately, intentionally or recklessly:
- Kill, injure or capture a bat;
 - Disturb bats in such a way as to significantly affect the ability of any group of bats to survive, breed, or rear / nurture their young; or
 - Impact the local distribution of that species;
 - Damage or destroy any breeding or resting place used by bats; or
 - Obstruct access to any place used by bats for shelter or protection and disturbing bats while occupying such a place.

2.0 METHODS

- 2.1 The buildings on Site were assessed for their suitability for supporting bat roosts in accordance with the Bat Conservation Trust (BCT) Good Practice Guidelines¹.
- 2.2 Each building on Site was ascribed a 'suitability' level in accordance with the table below.

Table 1: *Bat Roost Suitability of Buildings and Trees*

Suitability	Criteria
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by a larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protections, conditions and surrounding habitats.

¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition), The Bat Conservation Trust. London.

- 2.3 The survey was undertaken by Daniel Ross BSc (Hons) ACIEEM on the 9th of August 2024. Daniel has over 10 years of experience carrying out BRSA survey and holds a Level 2 Class Licence from Natural England for Bats. The surveyor was aided by the use of 8 x 42 binoculars.

3.0 DESK STUDY

Site Context

- 3.1 The Site is located at the eastern edge of development associated with Halewood, a conurbation of Liverpool c.11km to the east of Liverpool centre. Residential development extends to the west over Bailey's Lane, becoming increasingly dense towards Liverpool centre. To the east is a combination of arable fields, active construction sites and isolated woodland (including Finch Farm Woods 70m to the southeast).
- 3.2 The wider landscape is dominated by development associated with the conurbations of Liverpool (west) and Widnes (east), with farmland, occasional woodland and major roads. The Mersey Estuary is found c.3.2km to the south.

Granted EPSM Licences

- 3.3 Records of granted European Protected Species Mitigation (EPSM) Licences within 1km were searched for on the Multi-Agency Geographic Information for the Countryside (MAGIC²).

No European Protected Species Mitigation (EPSM) licences are shown within 1km of the Site.

4.0 BAT ROOST SUITABILITY ASSESSMENT

- 4.1 Two buildings are found on Site, a detached residential property ('Building 1'), and an associated outbuilding ('Building 2'). These buildings are described separately below, with photographs found in **Appendix 1**.

Building 1

- 4.2 This is a double pitched two storey rendered building with gable ends, and slate tile roof. Single storey elements extend from the eastern elevation. The building is in reasonable condition and generally well sealed, supporting no Potential Roost Features (PRFs).
- 4.3 There were some instances of lifted slate tiles, and displaced mortar along the ridge which have the potential to support roosting. Additionally, the barge boards were lifted away from the render in areas along the western elevation, offering a PRF.
- 4.4 Building 1 is assessed as offering *low* suitability for roosting bats.

Building 2

- 4.5 This is a single storey outbuilding constructed of solid brick, with single pitch corrugated asbestos roof on a wooden frame.
- 4.6 The interior is open and exposed and supported no evidence of roosting bats.

² Magic.defra.gov.uk. (2014). Magic. [online] Available at: <http://magic.defra.gov.uk/> [Accessed October 2024].

4.7 This building is assessed as offering negligible suitability for roosting bats.

5.0 DISCUSSION AND RECOMMENDATIONS

- 5.1 Building 1 is assessed as having low suitability for roosting bats. A single emergence survey was undertaken on the 29th of August 2024 which concluded the likely absence of roosting. The results of this survey are presented in a separate report³.
- 5.2 Building 2 is assessed as having *negligible* suitability for roosting bats and its demolition presents minimal risk of impacting on bat roosts.

³ Brooks Ecological Limited, 05/09/2024, Bat Emergence Survey Report, Report Ref. ER-7906-01

FIGURES

Figure 1: Site Location



APPENDICES

APPENDIX 1 PHOTOGRAPHS



Photo 1: General view of Building 1 from Bailey's Lane (west)



Photo 2: General view of Building 1 – eastern elevation and northern gable end



Photo 3: Lifted barge board on western elevation of Building 1.



Photo 4: General view of Building 2.



Photo 5: Building 2 interior

APPENDIX 2 REFERENCES

- A2.1 Andrews H. L. (2011) A habitat key for the assessment of potential bat roost features in trees.
- A2.2 Bat Conservation Trust (2023) Bat Surveys for Professional Ecologists – Good Practice Guidelines.
- A2.3 BSI (2013) British Standards Institute BS:42020:2013 Biodiversity — Code of Practice for Planning and Development.
- A2.4 CIEEM (2019) Advice Note – On the Lifespan of Ecological Reports and Surveys
- A2.5 English Nature (2004) Bat Mitigation Guidelines. English Nature, Peterborough.
- A2.6 Ministry of Housing, Communities and Local Government (November 2023) National Planning Policy Framework.