

BRITISH STANDARD 5837

TREE SURVEYS ARBORICULTURAL IMPLICATION STUDIES

TPO/PLANNING ADVICE/ PROJECT MANAGEMENT

TREE INVENTORIES AND RISK ASSESSMENTS

WOODLAND MANAGEMENT PLANS

TREE PLANTING SCHEMES

TPO RE-SURVEY



The Roby Pub

Greystone Rd, Liverpool

Protected Species Scoping Report

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1 Introduction

1.1 Background

Kingdom Ecology have carried out an Ecological Walkover Survey and initial Bat Scoping Assessment of The Roby Pub, 104 Greystone Rd, Broadgreen, Liverpool L14 6UH (National Grid Reference SJ 4190 4164).

The assessment has been carried out to identify any ecological constraints which should be considered during proposed works to redevelop the site. The development proposals are to demolish the building and redevelop the site with residential units.

Initial field surveys were undertaken on 26th September 2023. Surveys were led by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking habitat and protected species surveys as a professional ecological consultant with over twenty years' experience. Richard is also a licensed bat worker.

1.2 Purpose of Report

This report provides the findings of field surveys undertaken at the site.

Surveys aimed to identify habitats and species which are either of importance in terms of their conservation value or are afforded statutory legal protection. The presence of such habitats or species would form a material consideration during the planning process and could pose a constraint to the redevelopment of the site.

Survey comprised of an initial ecological walkover survey of the site including a daytime assessment of the suitability of the building to support roosting bats.

Following a description of the survey findings and an evaluation of habitats at the site, the report goes on to make recommendations for further works, mitigation and ecological enhancement measures where relevant.

1.3 Protected Species Legislation

1.3.1 Bats

All British bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and through their inclusion in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (“EC Habitats Directive”) which defines European protected species of animals.

British bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

Taken together, this legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is interpreted as “any structure or place, which any wild bat uses for shelter or protection.” (Bat Conservation Trust 2016¹). A bat roost is protected whether or not bats are present at the time.

All species of British bat are considered a European Protected Species (EPS). The Conservation of Habitat and Species Regulations (2010) provide derogation against certain offences which could potentially affect an EPS through the EPS Licensing system.

1.3.2 Birds

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

¹ Bat Conservation Trust (2016) ‘Bat Surveys: Good Practice Guidelines 3rd Edition’

2 Field Survey Methods

2.1 Survey Aims and Objectives

The survey aim was to assess the site as to its ecological importance by assessing the value of habitats and their suitability to support any protected or notable species. The purpose of this was to highlight any ecological constraints associated with future development proposals.

Survey comprised of an ecological walkover survey and bat roost scoping assessment, this included an assessment of habitats at the site in terms of their suitability to support any protected species including roosting bats.

Species that are considered unlikely to be significantly affected by the proposed development, even if known to be present in the general vicinity, were 'scoped out' of the assessment.

Survey also aimed to identify opportunities for ecological enhancement and to inform potential mitigation measures, if required, to ameliorate any negative impacts attributable to the proposed works.

2.2 Survey Methods

2.2.1 Ecological Walkover Survey

An initial Ecological Walkover of the site was undertaken on the 26th September 2023.

The aims of the walkover survey were to:

- identify areas or habitats that are of particular ecological interest for nature conservation and which require more detailed investigation;
- provide a broad botanical description of habitats present;
- provide additional information regarding incidental observations of protected species or non-native, invasive species;
- to assess the site as to its ecological importance by assessing the value of habitats and their suitability to support any protected or notable species (including badgers, bats and breeding birds).

A map of the study site is shown in Figure 1. Typical habitats recorded at the site are also shown in photographs in the Appendix.

2.2.2 Daytime Bat Inspection

The building was assessed as to its suitability to support bats following standard methodologies prescribed in English Nature's *Bat Mitigation Guidelines* (Mitchell-Jones 2004)² and the Bat Conservation Trust's *Bat Surveys: Good Practice Guidelines* 4th Edition (BCT 2023)³.

Survey, comprising of an inspection of the interior and exterior of the building, was undertaken during daylight conditions using binoculars and a high-powered torch. The survey was undertaken during daylight hours on the 26th September 2023.

In addition to searching for evidence of an actual bat roost the survey also aimed to assess the suitability of the building to support bats and consequently the likelihood of a bat roost being present but with no obvious field signs.

Survey assessed the building's roost suitability by examining structural features and the surrounding habitat. Structural features that will influence the suitability of a building to support roosting bats include the presence of a roof void; access points into a building including gaps beneath barge boards, gaps under lead flashing, gaps within masonry, loose tiles etc, complexity of any roof void, daytime light levels in roof void etc.

Important habitat features surrounding the structures which could influence roost potential include: whether the structure is in a semi-rural or parkland location, proximity to a significant linear feature (e.g. watercourse, mature hedgerow, wooded lane) or an area of woodland etc.

Taking account of these architectural and habitat features, the building was assigned a level of roost suitability. This assessment considered roost suitability criteria as summarised in Table 1 below and taken from the Bat Conservation Trust's *Bat Surveys: Good Practice Guidelines* 4th Edition.

² Mitchell-Jones, A.J. 2004. *Bat Mitigation Guidelines*. English Nature, Peterborough.

³ Bat Conservation Trust (2023) '*Bat Surveys: Good Practice Guidelines* 4th Edition'

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Table 1- Bat Roost Suitability Criteria

<i>Suitability</i>	<i>Description of Potential Roosting Habitats</i>
<i>None</i>	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e., a complete absence of crevices/suitable shelter at all ground/underground levels.
<i>Negligible</i>	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion. Structure has Negligible habitat features likely to be used by roosting bats.
<i>Low</i>	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 larger number 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 of features seen with only very limited roosting potential.
<i>Moderate</i>	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition and surrounding habitat but unlikely to support a roost of high conservation status.
<i>High</i>	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, protection, conditions and surrounding habitat.

3 Survey Results

3.1 Site Description

The study area comprises of a large, vacant, two storey pub building (The Roby) which is located to the west of Greystone Road, Broadgreen.

The site is located in an urbanised setting within the Broadgreen area of Liverpool. Surrounding land use principally comprises of residential housing with associated gardens plus occasional small pockets of amenity grassland park. There is a railway line located approximately 100 m to the south of the site. There are bands of trees running along the railway line. The M62 motorway is located immediately to the south of the railway line. Other than the railway line, immediate surrounding habitats are generally considered to offer areas of low quality bat foraging habitat.

At the site itself, the pub building is enclosed by areas of hardstanding car park to the front and rear with limited vegetation located at the fringes of the site comprising of patches of buddleia, Canadian fleabane, field horsetail and broadleaved willowherb. There are some patches of scrub near the northern boundary of the site comprising principally of bramble with young sycamore. The rear car park of the pub is currently used to store vehicles, whilst the front car park is disused. The site layout shown on Figure 1 in the Appendix.

3.2 Protected Species

3.2.1 Bats

The study site comprises of a large, vacant two storey pub building. The building is considered to be of early-mid 20th century origin and is constructed of brick with a hipped roof clad in ceramic tiles.

Internally, the ground and first floor rooms are considered to be unsuitable for roosting bats, they comprise of the main tap room and former residential area. The rooms have plastered walls and ceilings with glazed windows.

The building has a loft space which extends above the upper floor rooms. The loft space is broadly L-shaped and the roof space is approximately 3.5 m in height. The internal face of the roof is lined in tightly fitted bitumen hessian felt. The loft space is lined with old insulation felt. The loft space was observed to be cobwebbed including along the ridge and across the internal void space. The internal void is relatively cluttered with vertical posts and diagonal trusses throughout. Scattered rat droppings were identified throughout the loft space. No obvious potential bat access points to the loft space interior were identified.

Externally, the building has a hipped roof with a gable at its east (front) face. The building has a single storey extension at its west face. The roof of the extension is clad in tightly fitted bitumen felt.

The building is generally intact and well-sealed. The soffits are fitted tightly to the external masonry and the tiles are mostly intact and in good condition. However, there is an area of missing verge mortar at the base of the east facing gable (Target Note 1 on Figure 1). There are also areas of damaged hip tile at the south-east corner of the building (Target Note 2). There are further crevices around areas of damaged verge mortar at the buildings north face (Target Note 3).

No bat droppings or other bat field signs were identified either internally or externally.

Taking account of the potential bat roosting features identified and the building's location, the building was assessed as offering a '**low**' bat roosting potential. The site shown on Figure 1 in the Appendix.

3.2.2 Breeding Birds

The patches of scrub present on the northern boundary could support nesting birds during the breeding bird season.

4 Summary & Recommendations

4.1 Habitats

4.1.1 Summary

Kingdom Ecology have carried out a Bat Scoping Assessment and ecology walkover survey of a vacant two storey pub building located at 104 Greystone Rd, Broadgreen, Liverpool.

Habitats principally comprise of the pub building plus sealed-surface hardstanding with some minor areas of scattered young scrub and ruderal habitats at the fringes of the site.

None of the habitats present are considered to be of any significant biodiversity value.

4.2 Protected Species

4.2.1 Birds

Although of limited botanical value, the small patch of scrub present on the site's northern boundary could support nesting birds during the breeding bird season.

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

It is therefore recommended that future development of the site including any significant vegetation clearance avoid taking place during the breeding bird season (March-September inclusive).

Where this is not possible, a check for breeding birds should be carried out immediately prior to the start of works by an appropriately qualified ecologist.

If during works any nesting birds are found, works should immediately stop and further advice should be sought from an appropriately qualified ecologist.

4.2.2 Bats and Further Bat Survey

The pub building was assessed with regards to its suitability to support roosting bats. The building comprises of a large, vacant two storey structure constructed of brick with a hipped roof clad in ceramic tiles.

The site is located in an urbanised setting with surrounding land use principally comprising of residential housing with associated gardens.

The interior of the pub is largely considered to be unsuitable for roosting bats. The loft space appears to be intact and well sealed with no obvious bat access points. The loft void space was observed to be cobwebbed.

Externally, the building is generally intact and well-sealed. However, there is an area of missing verge mortar at the base of the east facing gable (Target Note 1 on Figure 1). There are also areas of damaged hip tile at the south-east corner of the building (Target Note 2). There are further crevices around areas of damaged verge mortar at the buildings north face (Target Note 3).

Taking account of the potential bat roosting features identified and the building's location, the building was assessed as offering a '**low**' bat roosting potential.

In order to further assess the identified potential bat roosting features, it is recommended that at least one dusk bat activity surveys is carried out during the peak active bat survey season (between late May and the end of August).

The survey should use two bat surveyors so that identified potential bat roosting features can be fully assessed. The surveys would aim to confirm the presence or otherwise of any bat roosts associated with the building. Recommended surveyor locations are shown on Figure 1.

If any roosting bats are encountered, further nocturnal surveys may be required and any future development of the site may need to be carried out following a European Protected Species License.

Pending the findings of the further nocturnal bat surveys, further recommendations regarding bat roost mitigation measures and compensation habitat should be provided by an appropriately qualified ecologist.

Even if no evidence of roosting bats is found during further surveys, it is recommended that additional bat roosting habitat is provided at the site. This could comprise of bat boxes and bat bricks which can be built into the proposed new residential units.

It is also recommended that sparrow and swift nest boxes are built into the proposed new buildings. The model and location of bat and bird boxes should be determined by an appropriately qualified ecologist.

4.2.3 Plants for Pollinators and Birds

The development proposals should also aim to maximise the biodiversity of landscaping proposals at the site.

It is recommended that new planting includes species which can provide nectar sources for insects and berries/fruits for invertebrates and birds.

The following small/medium sized tree species are recommended as they offer suitable foraging opportunities to various native wildlife (including birds and invertebrates): rowan, wild cherry, crab apple, silver birch, holly, and willow.

Areas of new shrubbery should include suitable nectar sources for insects. The Royal Horticultural Society provides a list of suitable plants for invertebrates (see [rhs.org.uk/plantsforpollinators](https://www.rhs.org.uk/plantsforpollinators)).

It is recommended that this list is consulted when producing detailed landscaping designs for the site.

5 Appendix

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PHOTOGRAPHS

Photograph 1 - Front of the building, east facing elevation.



Photograph 2 - North face of the building



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Photograph 3 - West face of Building



*Photograph 4 - Damaged hip tile at the south-east corner of the building
(Target Note 2)*



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Photograph 5 - East facing gable (Target Note 1)



Photograph 7 - Damaged hip tiles at Target Note 3

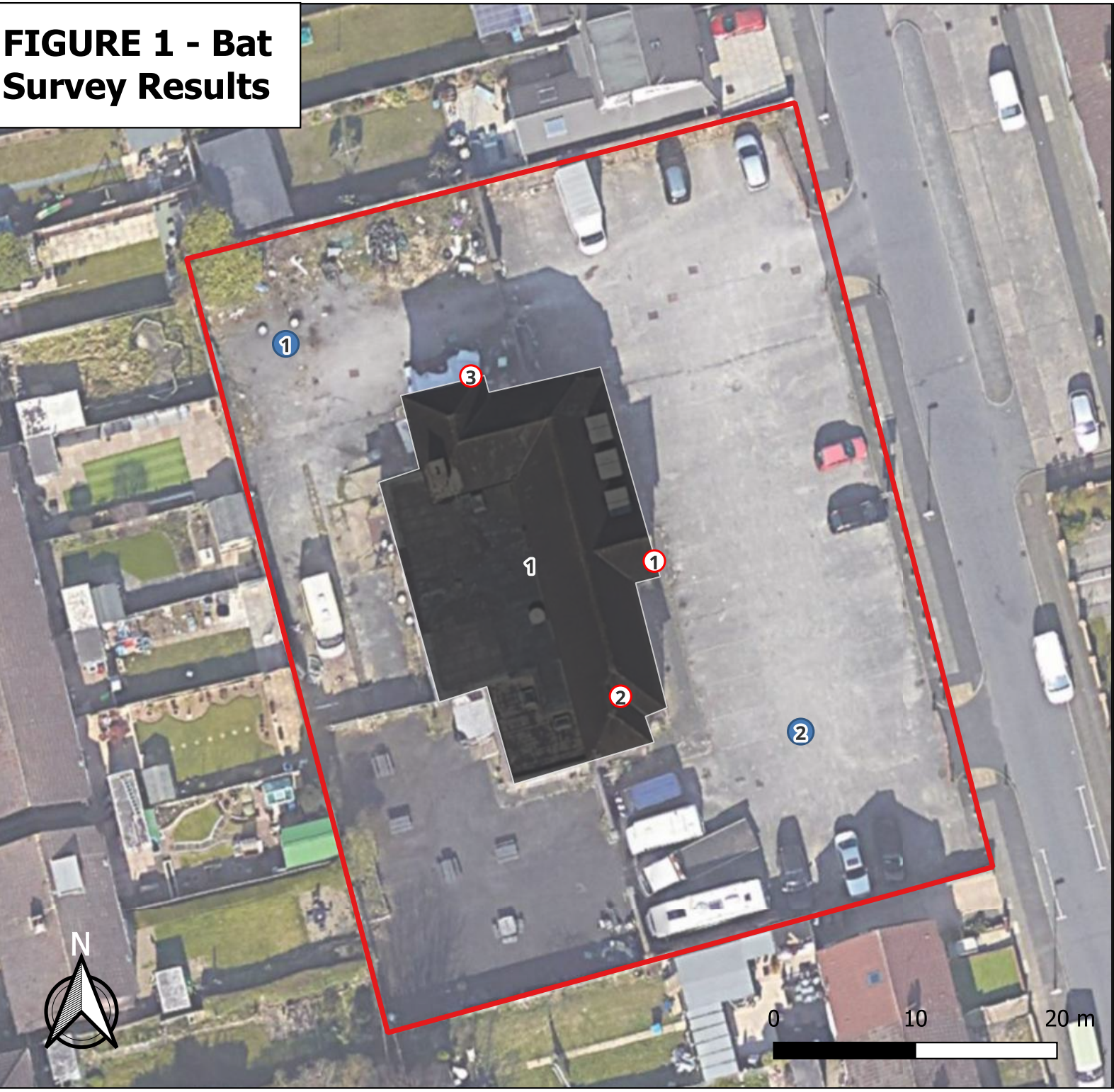


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Photograph 7 - Interior of the loft space



**FIGURE 1 - Bat
Survey Results**



KEY

-  Study Site
-  Building
-  Target Note
-  Bat Surveyor Location