

Baileys Lane, Halewood, Liverpool, L26 0TY

Preliminary Roost Assessment (PRA) and Ground Level
Tree Assessment (GLTA).

Version One. 30th July 2024
Prepared for: FAS Developments Ltd

Version 1

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1.0 Introduction

1.1 Site description, location, context, and development proposals.

The site is located within Halewood, Liverpool, an suburban environment that is surrounded by existing residential land uses to the north and west, Finch Woods Academy to the south, a new housing development, and rural (agricultural/wooded) areas to the east. The structures to be assessed for bat roost potential are a farmhouse (B1), a small outbuilding (B2), a brick barn (B3) and a garage (B4). Refer to **Figure 1** for aerial view of the site highlighting the development boundary and buildings to be affected.

Figure 1.

Aerial view of the site highlighting the development boundary with annotated buildings for roost potential inspection



Note. National Grid Reference SJ 45413 85387.

This report is formulated to assess the buildings on the site for Potential Roost Features (PRFs) and to determine the overall bat roosting suitability in accordance with the recently updated guidelines. A detailed PRA was undertaken on the property; with particular attention given to areas of the interior and loft spaces for diagnostic evidence of roosting.

Detailed plans of the proposed development have not been shared with Amenity Tree but development will likely impact all structures onsite as the client has instructed a PRA for all buildings within the redline boundary.

- 1.2 The purpose of this report is to establish the potential the properties have to offer shelter and / or roost facilities to protected bat species. The objective of the report is to be able to assess a range of factors including a rated (none, negligible, low, moderate or high) potential of the building to offer shelter for bats, absence/presence of protected species, species affected, population numbers, potential access points, types of roost and their seasonality of use. The objectives include the provision of any applicable mitigation measures and / or further survey recommendations in relation to the extent and use of the site by protected species as is required by the current BCT guidelines section (Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good practice Guideline (4th Edn).

2.0 Methodology

2.1 Summary of survey methods

An inspection was carried out on the properties in relation to their potential use by bat species in accordance with the 2023 BCT guidelines section 5.2 preliminary roost assessment - structures (and in particular 5.2). This was carried out on the 26th of July 2024 by Simon Brain. In summary, this means an examination of the building was conducted looking for signs of bat use and to quantify any field signs for their ecological significance. The inspection and report shall consider section 5.2 (complementary methods, timing and survey effort) of the 2023 BCT guidelines including Table 4.2.

2.2 Pre-existing data on local bat species

The closest granted European Protected Species (EPS) license application by Natural England for bat species approximately 2250m south of site. (C-PIP-2021). There are no granted EPS licenses within a 1km radius of site.

2.3 Surveyor information

Simon Brain has attained a Post Graduate Certificate in Biological Recording and has attended residential FSC Field Courses for Land mammal, Songbird Barn Owls (CIEEM) and Advanced Bird Survey Techniques. He holds a NE Class 2 bat license (17334-CLS). He has over ten years experience as a practice ecologist and 30 years experience as an arborist.

3.0 Results

3.1. B1: Farmhouse.

The ecologist carried out a detailed inspection of interior and exterior of the farmhouse. Potential roost features found included, lifted lead flashing at the base of the chimney, gaps underneath slate roof tiles; particularly at the eaves and ridge tiles and missing mortar under the edge tiles. The property is a two storey farmhouse with traditional, pitched slate roof on the first and second floors, a single chimney stack to the southern gable, a pitched slate roof with lead flashing over the window bay of the lounge, and a modern UPVC conservatory to the rear. There was no obvious basement access or basement in place, and the second floor has a small loft space accessible from a loft hatch on the landing area. The loft consisted of timber roof construction with numerous areas of water and light ingress due to damaged/missing tiles. Bitumen and plastic roofing membrane was in place suggesting the roof tiles had been removed and re-installed previously. A full detailed inspection of the loft space was limited due to the presence of what appeared to be asbestos material on the floor which had been broken and could possibly be from historic roofing works.

The interior of the property appeared to be have been occupied fairly recently, with modern fittings, a gas fireplace suggesting the chimney has been capped and numerous areas of water ingress suggesting the roof is in poor condition allowing water ingress. The building was not considered for hibernation due to the poor thermal mass in suitable roosting area (loft) and the exposed conditions as a result of missing/damaged tiles and water ingress.

Refer to images below for potential roost features in B1 and internal pictures.

B1, Farmhouse.

Eastern elevations highlighting PRF's.
(gaps underneath slate tiles and lifted lead flashing)



Western elevation PRF's.
(gaps underneath slate tiles and lifted lead flashing)

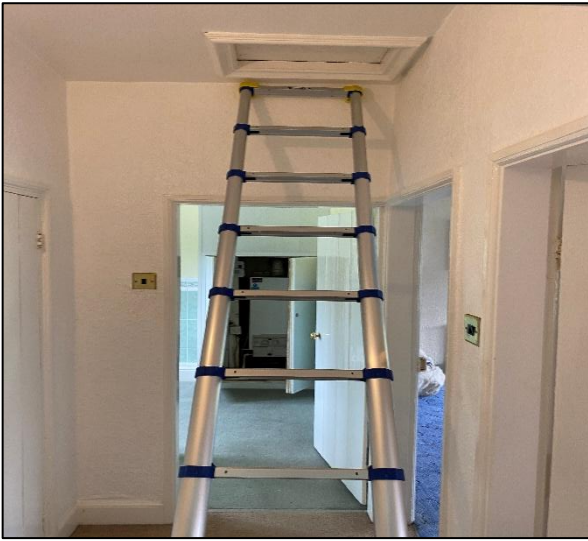


Northern elevation highlighting missing mortar
Between roof slates and wall tops.



B1, Farmhouse, internal pictures and loft space.





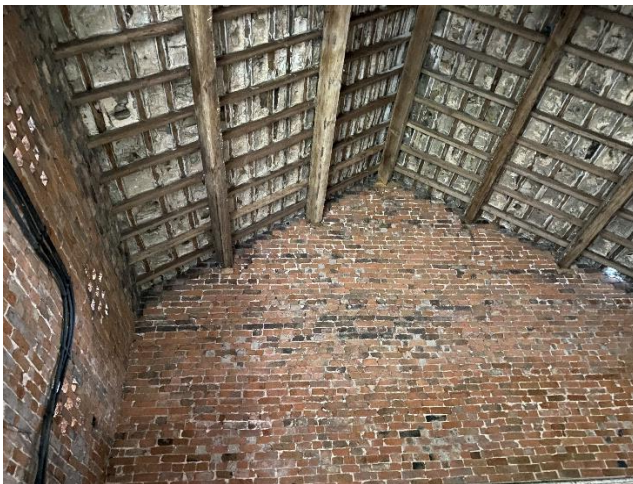
3.2 B2: Outbuilding.

Potential roost features included lifted slate tiles. The building has no thermal mass.



3.3 B3: Brick Barn

Potential roost features included lifted tiles, missing gable end mortar and wall top gaps



3.4 B4: Garage

Potential roost features were negligible such as ivy on walls under 3 inch.



4.0 Assessment and Summary

4.1. Constraints on survey information or equipment

The surveyor was able to gain access to all areas needed for roost inspections, endoscopy techniques were utilised appropriately and it was considered that no constraints limited survey effort.

4.2. Wider habitat; foraging and commuting

There is suitable habitat for foraging adjacent in the form of treelines, hedgerows and adjacent fields.

4.3. Assessment summary

No signs of bat presence were found in any of the buildings surveyed. Due to the number of external roosting features in on B1, B2 and B3 along with optimal foraging habitat adjacent to the site, the structures are most likely to be used by crevice dwelling species (e.g., pipistrelle). The roost features present and lack of evidence of roosting Bats suggest transitory roosts are the most likely roost type to be affected.

Recommendations and mitigation

5.1 Recommendations

The buildings have been reliably assessed as follows – B1 high potential, B2, low potential, B3, moderate potential and B4 negligible potential. The buildings require further survey to demonstrate presence or absence of bats in accordance with BCT guidelines 2023. Three dusk emergence survey with the use of night vision aids (NVAs) will be required for B1, 2 surveys for B3 and one for B2 with at least two taking place in between May-August to assess for presence of current roosting bats on the buildings. In order to ensure survey coverage of the buildings for maternity roosting, surveys shall be in the recognised maternity period ie July and August.

5.2 Mitigation measures and mitigation licenses

Mitigation measures and the need for Natural England licensing cannot be determined until bat surveys have been carried out.

Ground Level Tree Assessment

1.0 Introduction

1. The purpose of this GLTA is to establish the potential of the affected trees to offer foraging and roosting potential/features for protected bat species, and to identify any trees affected by development which may contain features that will require further survey effort.

The objective of the report is to assess those tree habitats affected by development to support roosting bats, and to rate (none, negligible, low, moderate or high) potential of the trees to offer shelter for bats.

The objectives include the provision of any applicable mitigation measures and / or further survey recommendations in relation to the extent and use of the site by protected species as is required by the current BCT guidelines section (Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good practice Guideline (4th Edn).

2.0 Methodology

2.1 Summary of survey methods

- 2.2 An external inspection (Ground Level Tree Roost Assessment, GLTA) walkover was carried out on the habitats and trees in relation to their potential features which could be used by bat species and assessment of potential roost features rated low, Medium and High in accordance with the 2023 BCT guidelines section 6 surveying trees and woodlands for bats (and in particular 6.5). This was carried out on the 27th of July 2025.

- 2.3 The following signs may indicate a bat roosting within trees.
Droppings can be found internally within PRF's and may be found externally around roost features on bark, or below the entrances to roost sites. Evidence of access and egress by bats to a roost site may include droppings below the entrance to the roost site or staining around the access to the roost feature. Where bats are present in large numbers there may be evidence of urine stains. Typical roost features consist of cavities in the trunk or branches, hazard beams, Woodpecker holes, loose and lifted bark, fluting, cracks, splits, crevices, and thick Ivy stems.

2.4 Pre-existing data on local bat species

The closest granted European Protected Species (EPS) license application by Natural England was for bat species located approximately 2.2km to the south.

3.0 Results

Summary

The majority of trees on site are located along the northern and eastern boundaries and are too young (average dbh 280-300) to have developed suitable features to support roosting bats. A number of *Cypresressocyparis leylandii* which form part of the eastern boundary

screen range in dbh of 400-600 and have formed very tight compression unions which are all upwards facing and very exposed to the elements so were not considered suitable. One of these tree had a failed compression union at 3.5m as a result of them being closely planted together resulting in heavily suppressed canopies. Again, this feature was not suitable for roosting bats due to the exposed nature of the upward facing fracture wounds created being highly exposed to precipitation.

These trees are typical of their age and species having been planted as a boundary screen.

- 3.1 A small number of semi occluded pruning wounds as a result of crown lifting works were noted on some the interior trees, but exposed heartwood with no cavities formed, and good reactive wound wood has not result in any PRF's forming.

4.0 Assessment and Summary

- 4.1 There will be no requirement for further inspection of aerial features by way of climbing inspection. No evidence of bat activity was identified during the initial survey e.g., bat droppings or staining where bats may access the trees as no suitable features were found.

- 4.2 An assessment was made of the habitat that surrounds the survey area and its suitability for foraging and commuting bats. Bats use key features in the landscape such as hedgerows, rivers, ponds, and woodland edges to navigate from one area to another. These features are also used by bats for foraging insects. The landscape that surrounds the site provides some habitat for commuting and foraging as the site is surrounded by interconnecting habitats of mature and semi-mature gardens, Finch Woods to the east.

5.0 Recommendations and mitigation

The trees that have been assessed as negligible as they do not contain any potential roost features which will require further assessment in accordance with Table 6.3 of the Bat Survey Guidelines.

5.1 Mitigation measures and mitigation licenses

Mitigation measures and the need for Natural England licensing are not required for trees which may need to be removed. It is recommended that any site proposals consider the need for tree and hedgerow planting as part of the overall design to enhance wider habitat connectivity, especially along the eastern and southern boundaries.

Tree Images,

Detailing typical age and species, no PRF identified due to age and lack of features.



Appendix One – Legislation

All bat species in the UK are fully protected under The Conservation (Natural Habitats, &c.) Regulations 2010 (as amended) through their inclusion on Schedule 2 of the Act. Regulation 41 prohibits:

Deliberate killing, injuring or taking (capture) of bats.

Deliberate disturbance of bats in such a way as to:

impair their ability to survive, breed, or rear or nurture their young; or

affect significantly the local distribution or abundance of bat species; or impair their ability to hibernate or migrate

Damage or destruction of a bat breeding site or resting place i.e. roost

- Keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

All bat species in the UK are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, it is an offence to:

- Intentionally or recklessly disturb any bat while it is occupying a structure or place which it uses for shelter or protection
- Intentionally or recklessly obstruct the access to any place of shelter or protection used by bat(s)
- Sell, offer or expose for sale, possess or transport a bat(s) for the purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by the relevant countryside agency (e.g. Natural England) will need to be applied for to allow derogation from the relevant legislation i.e. for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young, hibernate, migrate). In certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost.

Conservation (Natural Habitats) Regulations 2010

The species protection provision of the EC Habitats Directive 1992, as implemented by the Conservation of Habitats and Species Regulations 2010, comprises three “derogation tests” which must be applied by the Local Planning Authority when deciding whether to grant planning permission for a development that could harm a European Protective Species. The three tests are that:

- The activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative; and,
- Favourable Conservation Status (FCS) of the species must be maintained.

It is the responsibility of the applicant to submit sufficient information to address these tests when applying for planning permission. For development activities, an EPSM Licence application can only be obtained after planning permission has been granted. However, the granting of planning permission does not guarantee that a licence will be issued by the relevant countryside agency.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) (2021) sets out the Government's national policies on different aspects of planning in England. Section 10 paragraphs 109 to 125 details planning policies on the conservation and enhancement of the natural environment. Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

In summary:

The planning system should contribute to and enhance the natural and local environment by: *'minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'* (NPPF Section 10, para 109)

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused (Section 10, para 118).
- Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted (Section 10, para 118).
- Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted (Section 10, para 118).
- Opportunities to incorporate biodiversity in and around developments should be encouraged (Section 10, para 118).

7 Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss (Section 10, para 118)

- Potential Special Protection Areas and possible Special Areas of Conservation, listed or proposed Ramsar sites and sites identified or required as compensatory measures for adverse effects on European sites, should be given the same protection as European sites (Section 10, para 118).
- The presumption in favour of sustainable development (para 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined (Section 10, para 119)
- Planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (Section 10, para 125).

Local planning authorities must take account of the conservation of protected species when determining planning applications. The presence of protected species is a material consideration when assessing a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. This requirement has important implications for bat surveys as it means that, where there is reasonable likelihood of bats being present and being affected by the development, surveys must be carried out before planning permission is considered' (BCR 2012). In order for the Local Planning Authority to adequately assess a development proposal against National and Local Planning Policy, full comprehensive ecological surveys need to be carried out and suitable mitigation strategies compiled prior to the submission of any planning application. This information

will be reviewed by the Local Planning Authority in consultation with the relevant countryside agency and other conservation bodies.

Any developer should, in the first instance, consult the relevant Local Plans to assess the suitability of their proposal (refer to NPPF Section 10 paras 113 to 117).

Natural Environment and Rural Communities Act 2006 (NERC)

Part 3, Section 40 of the NERC Act 2006 states that 'every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity', otherwise known as the Biodiversity Duty. Under Section 41 of the Act, the Secretary of State must publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of principal importance for the purpose of conserving biodiversity. This list is based on those species listed in the UK Biodiversity Action Plan (BAP) as priority species. The S41 list replaces the list published under Section 74 of the Countryside and Rights of Way (CROW) Act 2000.

Biodiversity Action Plan

Biodiversity Action Plans (BAPs) set out actions for the conservation and enhancement of biological diversity at national, regional and local level. They consist of both Habitat Action Plans (HAPs) and Species Action Plans (SAPs) and species and habitats listed within these are defined as being of Principal Importance for the Conservation of Biodiversity under Section 41 of the NERC Act 2006. Local authorities must consider these species and habitats when determining planning applications.