

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Premier Inn Liverpool (Tarbock), Wilson Rd, Tarbock Green, Liverpool, L36 6AD

Client:

Whitbread Group PLC

Survey date:

1st May 2024

Project:

The proposal is described as the two-storey extension of the hotel to include 25 new bedrooms, and an existing three ground floor bedrooms to be converted into a breakfast room.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Sally Hall BSc (Hons), Consultant Ecologist, (accredited on Natural England Class 2 Bat Licence 2022-10404-CL18-BAT, Great Crested Newt Natural England Class 1 license holder: Number: 2024-12025-CL08-GCN					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
01/05/2024	19	52	60	11	None

Executive summary

B1 has moderate suitability for roosting bats and will require further surveys to determine presence or absence of bats on site, prior to commencement of works.

Protective measures are recommended for retained and nearby habitats, and precautionary methods for vegetation clearance and tree felling should be followed, including tree protection for the retained trees in close proximity. Additionally, precautionary working methods described to mitigate risk to protected species during construction are below specifically for birds and terrestrial mammals.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The survey site is centred on National Grid Reference SJ 45946 89500 and has an area of approximately 1.28ha. The site consists of a Premier Inn hotel adjoined to a Brewers Fayre restaurant, with associated car parking, children's playground, grassland, plantation woodland, scattered trees and shrubs. The site is located with an industrial estate, with the M62 motorway to the south, and the M57 to the east. The surrounding habitats predominantly include industrial and residential areas, with arable fields and pockets of woodland to the north and south of the site. Local notable habitats There is a small pocket of lowland meadow located 1,300m north, a pocket of lowland fen located 775m north, two pockets of replanted ancient woodland located 800m east, and there are numerous pockets of priority deciduous woodland located predominantly to the north and east, with the closest pockets being located 250m southeast, located in the centre of the M57 and M62 junction 6 roundabout, and Roscoe's

	Wood located 300m southwest. There are two pockets of previously open mosaic habitat located 660m northwest and 1,130m southeast. Habitats present on site <u>Developed land, sealed surface with a children's play space and introduced shrubs– u1b, 823, 847 (see figures 1 & 2)</u> The site has by tarmac car parking and access roads, all of which are kerbed and surround mainly the north and west of the site. There is a children's play area located south of the site. There are introduced shrubs located around most of the buildings elevations, which are all restricted in growth as they are surrounded by tarmac. The shrub species present on site include willow leaved cotoneaster (F), hebe sp. (O) and dogwood (A). <u>Buildings – u1b5 (see figure 11)</u> There is the hotel and restaurant building in the centre of the site which is further described in the “Bats” table. <u>Other neutral grassland with scattered trees – g3c, 32 (see figure 3)</u> There are several small areas of grassland on site, with a large area to the east and south, all of which are regularly managed and maintained at a sward height of around 5cm. No bramble, bracken or invasive
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	species was found within the grassland. The bare ground coverage is around 1% as there are a few sections near to the car park where visitors have walked on the grassland. There is no sign of physical damage from machinery or excess poaching, however the grassland is clearly regularly managed and therefore the grassland is regularly exposed to machinery. There is an orchid species that is rarely present within the grassland that is heavily damaged due to regular mowing, (see figure 4). The species richness is moderate but the distribution is low with red fescue and common bent dominating the grassland. The forb species coverage is around 10% of the grassland. Species present within the grassland include red fescue (A), common bent (A), field wood rush (O), common daisy (F), dandelion agg. (F), creeping buttercup (F), common speedwell (F), chickweed sp. (F), creeping thistle (O), thyme leaved speedwell (O), oxeye daisy (O), lesser trefoil (O), common ragwort (O), yarrow (O) and feathermoss sp. (O). There are more than 20 scattered trees within the grassland (see figures 5 & 6), most of which are native species including poplar sp. (F), cherry sp. (F), ash (F), rowan (O), and elm (O). Sorbus sp. are also present. Eleven of these trees are proposed to be impacted (described further in “Bats” table). There is no evidence of damage or vandalism to the trees, and there doesn’t appear to be damage from machinery or pesticides. None of the trees appear to have niches for invertebrates or bats as all the trees are quite young, and the bark of the scattered trees appears in tact with no knot holes or cracks present. The foliage on the trees is dense enough for birds to nest within the branches.
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	<u>Other broadleaved woodland, plantation - w1g, 29 (see figure 7)</u> There is a small, poplar plantation woodland to the east of the site. All of the trees have been planted in a uniform manner and are all approximately the same height of around 12m in height. There are some native species near to the south of the woodland, including oak sp. (F) and hawthorn (F), field maple (O), blackthorn (O), and grey willow (O). The grassland along the woodland floor is longer compared to the other grassland on site, and is around 30cm in height. The woodland floor consists of similar species to the managed grassland, with additional species present including cuckoo flower (F), great birds'-foot trefoil (F), meadow buttercup (F), vetch sp. (F) and cocksfoot (F). Oak sp. saplings and field maple saplings are also present within the grassland. <u>Line of trees – 33 (see figures 8 & 9)</u> There are two tree lines present on site, one is located along the northern boundary and consists of silver birch (A), eucalyptus (F) and common gorse combined with introduced shrubs. The tree line is around 105m long. The second is along the western boundary and consists of eucalyptus and turkey oak. The trees appear in healthy condition with no visible disease or physical damage from humans or wildlife, and the canopies are continuous along the whole of the two tree lines. Both tree lines are located between hardstanding on either side of the line of trees. Less than 10% of the trees have loose bark, cracked bark or knot holes that could be suitable for ecological niches for invertebrates.
<i>Foreseen Impacts</i>	The habitats on site are widespread and not notable. The boundary northern tree line, western hedgerow, woodland, most of the scattered trees and most of the grassland are expected to be retained based on

	the proposed plan. Approximately 0.05ha of grassland, eleven trees and introduced shrubs are proposed to be impacted. Hardstanding will also be impacted as part of the development. There may be a risk of pollution to the retained scattered trees and woodland to the east of the site as the extension is proposed to be in close proximity.
<i>Recommendations</i>	Best practice measures to minimise the possibility of pollution affecting the nearby woodland to the east must be implemented during construction. A biodiversity net gain (BNG) report is likely to be required as grassland, trees and introduced shrubs are proposed to be removed.

Locality and Designated Sites	
<i>Summary of Survey Findings</i>	The site is not subject to any designation, and there are no known statutory sites within a 2km radius of the site. To date, Arbtech has not been commissioned to obtain the data about non-designated sites. These records can be acquired at a later date and will be necessary for any subsequent license application to Natural England.
<i>Foreseen Impacts</i>	No direct or indirect impacts are anticipated on designated sites. The impacts on non-designated sites currently cannot be determined, however due to the small-scale of the development, this is unlikely to cause significant impacts to non-designated sites in the area.
<i>Recommendations</i>	None.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	Willow leaved cotoneaster (<i>Cotoneaster salicifolius</i>), a non-native invasive plant species was identified on site, (see figure 10). This species of cotoneaster is not listed under Schedule 9 of the Wildlife and Countryside Act 1981, but can still spread if not disposed of correctly. The cotoneaster was located in shrubby areas across the car park to the north of the site, in particular along the shrub line where the development is proposed.
<i>Foreseen Impacts</i>	Construction could result in the spread of cotoneaster, as it is proposed to be removed to allow space for the extension.
<i>Recommendations</i>	Willow-leaved cotoneaster should be dug up, including roots, and disposed of in line with appropriate controlled waste measures.

Invertebrates	
<i>Summary of Survey Findings</i>	The grassland, shrubs and trees would provide habitat for invertebrate species. Several bumblebee species were observed on the grassland to the east of the site. The woodland, scattered trees and undisturbed grassland to the east of the site, which would continue to be beneficial to local invertebrate populations as this is not being impacted.
<i>Foreseen Impacts</i>	Regularly managed grassland, introduced shrubs, and several scattered trees are proposed to be removed. This is unlikely to significantly impact local invertebrate populations.
<i>Recommendations</i>	No further surveys. Enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for invertebrates: • Management of the grassland post development to support invertebrate species, such as leaving wildflower buffers around the boundaries of the site where possible • Planting of a seed mix conforming to a locally appropriate NVC community where possible, this could be within the woodland area to create a biodiverse woodland • Installing a bug hotel close to these wildflowers to increase habitat availability

Bats	
Summary of Survey Findings	European Protected Species License (EPSL) Data There is one EPSL for the destruction of a resting place for common pipistrelles, soprano pipistrelles natterer's bats and brown long-eared bats, located 620m southeast from the site. Foraging and commuting bats The trees to the east is connected to a hedgerow network that leads to the east and is partially connected to the pockets of woodland in the centre of the junction 6 roundabout, which could provide foraging and commuting habitat for bats. There are treelines along the northern and western boundaries which could also support foraging and commuting bats. Due to the urban location and surroundings of the site, light pollution is likely to impact the numbers of bats foraging and commuting within the area. Roosting bats (buildings) B1 is a two-storey detached hotel and restaurant, currently operating under Premier Inn and Brewers Fayre, which has a multi-hipped roof, with several dormer windows or pitched roof sections on all elevations. The roof is clad in concrete roof tiles and curved clay ridge tiles. The soffits, soffit boxes and bargeboards are constructed of wood. The walls are constructed of a combination of brick and rendering. There is wooden panel cladding on some of the dormer windows on the building, where the restaurant is located. The windows and doors are constructed of uPVC. <i>Exterior (see figures 11 – 21)</i>

	The roof and ridge tiles appear in good condition across the whole building, as there is a uPVC mesh underneath the ridge tiles and under the eaves of the roof to prevent any gaps for bats or birds to use. The roof tiles appear, for the most part, in good condition as most of the tiles appear flush and well-sealed. However, there is a lifted tile on the northern elevation where daylight could be seen entering the loft void, which could be used by bats to enter the loft void, (see figure 13), and there is a gap underneath one of the ridge tiles along the southeastern dormer, on the southern elevation, (see figure 16). The soffits appear in poor condition as there are two small gaps underneath the soffits, and one large gap where the end of a soffit box has come away, all of which can be suitable for roosting bats, (see figures 12, 17 & 19). The wooden cladding on the eastern, northern and western elevations appear for the most part, in good condition, however there is one wooden panel that is lifted where crevice dwelling bats could roost, (see figure 21). There are three small decorative follies on the roof of B1, all of which appear to be constructed of wood and uPVC and are adjoined to the roof with lead flashing, which all appears in good condition with no features for bats to roost. There are three Velux windows on the southern elevation that all appear well sealed with no gaps around the frames for bats to roost in. The walls appear in good condition with no missing mortar or gaps for bats to roost in.
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	The doors and windows appear in good condition with no gaps or cracks for bats to use. <i>Interior (see figures 22 - 25)</i> There are three loft spaces within the interior of B1. Only the eastern loft space was inspected as the other lofts will not be impacted by the development. The loft void has one internal fire prevention wall and access an fire door, separating the loft void into two rooms. The approximate internal dimensions of the loft area are: 44m (L) x 16m (W) x 4m (H) [Height is measured to the highest point of the loft space]. At the time of the survey the internal conditions of the loft void were recorded as: temperature = 19.6°C and humidity = 70%. It is constructed from modern timber beams, including the ridge beam, rafters and struts. The boiler is places on a wooden beam structure that is raised from the loft floor. There are a few hanging cobwebs along the ridge line which may suggest a lack of recent roosting activity by bats here. The roof is clad in bitumen roof lining which for the most part appears in good condition, as no tears in the lining were noted, and the lining does not appear to sag in any places. However, a small spot of daylight enters the loft void on the northern elevation, and it is likely that the daylight is entering through the lifted roof tile, (see figure 24). No evidence was seen to indicate that bats were using this gap as an access point (e.g. droppings, oil staining, etc.) No other daylight was seen entering the loft void.
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	The fire prevention walls are lined with a wool insulation and wire mesh and the walls separate the loft sections, which would prevent bats from flying along the entire of the loft void and would only be able to fly internally in one section. The floor is boarded with timber boards, and is covered with mineral wool insulation. The floor was searched for bat droppings, however none were identified. No evidence of bats was identified within the interior of B1. Suitability assessment (buildings) B1 is deemed moderate habitat suitability for roosting bats in line with the Good Practice Guidelines, (Collins, J. (ed) 2023). There are a few features that are suitable for small numbers of crevice dwelling bats such as the gaps in the soffits and the gaps under the roof tiles. The gap under the roof tile on the northern elevation appears to lead to the loft void which could support larger numbers of roosting bats. Although the open soffit box on the western elevation will not be impacted, this could also support larger numbers of bats. As the surrounding habitat is limited to urban and brightly lit surroundings, this could limit the available commuting and foraging routes for larger numbers of bats. Roosting bats (trees) The eleven trees proposed to be felled are all young and semi mature trees, with a mixture of cherry, sorbus sp., ash and poplar. In addition to this, 12 trees from the woodland area will be removed, which comprise early and semi-mature poplar trees. None of the trees have suitable roosting features present as the trees
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	all appear in good condition, with no knot holes, no cracks in the bark and no other features suitable for bats. All of the individual trees are around 4m tall and have a trunk diameter of around 20-30cm, with the trees located in the woodland to be removed being 16m tall. Two of the trees are covered in ivy (see figure 6), however the trunk of the tree could be seen beneath the ivy and no features were being obscured. The ivy itself is not suitable as a feature as the vines are not thick enough to provide shelter and protection for crevice dwelling bats. Due to the lack of suitable roosting features present, all eleven trees to be felled are therefore negligible for roosting bats.
<i>Foreseen Impacts</i>	Foraging and commuting bats The proposed development may lead to an increase in the amount of current lighting of surrounding habitats as the extension will be in closer proximity to the woodland area to the east. This may disturb commuting bats. Roosting bats (buildings) As the proposal includes a two-storey extension of the eastern elevation of B1, this will destroy the features that could be used by bats (if present), such as the gap in the soffits and the gaps under the roof tile on the northern and southern elevations. This could also result in death or injury of bats if bats are using this feature as a roost.

	Roosting bats (trees) Eleven trees are to be felled and all other trees are not to be impacted by the development. There are no impacts on roosting bats as a result of the felling of these eleven trees, as the trees are all younger and have no suitable features present for roosting bats.
<i>Recommendations</i>	Foraging and commuting bats A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting Roosting bats (buildings) Two bat emergence surveys are required on the area of B1 that is being extended during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. The lofts are separated internally and as only one area of B1 is being impacted, two surveyors should provide sufficient coverage of the area of the building that is to be extended. An infrared camera should also be employed as part of the surveys to see where any specific roost locations are located. These surveys should be completed during the optimal survey period mid-May to August inclusive. If a bat roost is confirmed within the building at any point, one further surveys will be required in addition to a European Protected Species License (EPSL) to carry out the works. Lighting mitigation may be required based on the outcome of the night bat surveys.

	If any bat roosts are confirmed from this survey schedule, a bat license would be required to extend the building as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Roosting bats (trees) In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	No birds' nests were found on site, either in the building or within the trees and shrubs on site. The hedgerows and scattered trees would provide nesting habitat for birds, and the shrubs could provide some nesting habitat. The site is predominantly urban and therefore is not suitable for wading or overwintering birds. There is no habitat on site that could support ground nesting birds. The building would not support owls as there are no spaces for an owl to perch or roost. The trees may provide some foraging habitat for owls, however this is unlikely due to the urban nature of the area.
<i>Foreseen Impacts</i>	The proposed development involves the extension of the hotel to the northeast of the building. This could result in the destruction or the disturbance and subsequent abandonment of active bird nests, as suitable habitats for birds including several trees are proposed to be felled, and shrubs and grassland are proposed to be removed to allow space for the development.

<i>Recommendations</i>	The felling of trees and the removal of any vegetation should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.
Reptiles	
<i>Summary of Survey Findings</i>	The grassland on site has a consistent sward of 5cm, which is unsuitable for reptiles as the grassland does not provide coverage and increases the risk of exposure to predation. The tree lines may provide some shelter and the woodland to the east could support local reptiles for basking, foraging and commuting, although this will be limited as this vegetation is not well connected to other suitable habitat for reptiles. There is no habitat on site for hibernating reptiles. Although the tree lines on site could be suitable for reptiles, the site is quite isolated from other suitable habitat as the site is located within an industrial estate with vegetated habitats being isolated by heavily trafficked tarmac roads that are kerbed.
<i>Foreseen Impacts</i>	The grassland, some trees and introduced shrubs are proposed to be removed as part of the development. Due to the isolated nature of the site, it is unlikely that reptiles would be present as the only commuting routes would be across heavily trafficked roads, which are unsuitable for reptiles.

<i>Recommendations</i>	None. In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Amphibians	
<i>Summary of Survey Findings</i>	There are no EPSLs, class license returns or pond survey data recorded within a 2km radius. There are two ponds within a 500m radius of the site, and a rectangular waterbody to the north of the site. One pond is located 345m southwest, and another is located 430m south, both of which are isolated from the site as there are several heavily trafficked main roads that are kerbed, separating the site and the ponds. The rectangular waterbody located 200m north is also isolated from the site by being on the opposite side of a main road that is kerbed. The tree lines on-site and longer grassland along the woodland floor to the east could provide foraging, commuting and shelter habitat for amphibians, however amphibians are unlikely to commute through the site as the site consists of predominantly hardstanding, buildings and managed grassland which increases exposure to predation. The habitats surrounding the site are also heavily urbanised and has no connectivity to the wider landscape, as amphibians would have to commute across heavily trafficked roads and motorways in all directions to reach the site.
<i>Foreseen Impacts</i>	As there are no ponds that are connected to the site and the site is isolated by heavily trafficked tarmac, kerbed roads, the risk of amphibians being present on site is greatly reduced, and therefore no impacts are foreseen to amphibians as a result of the development.

<i>Recommendations</i>	None. In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Badger	
<i>Summary of Survey Findings</i>	The topography of the site is flat and is located within an industrial site, adjacent to the M62 and M57 in a heavily urbanised area. There are arable fields and woodland to the south but these are isolated from the site by heavily trafficked main roads. This would not prevent badgers commuting to the site, but is likely to reduce the likelihood of badgers using the site as a commuting route. Badgers could access the site to forage on the trees and shrubs, or snuffle into the grassland and amongst the trees for food. However, there is no suitability for badgers to excavate setts on site, and no evidence of badgers was observed on site or within 30m of the site where possible.
<i>Foreseen Impacts</i>	No evidence of badgers was found within 30m of the site, however the construction, in addition to the removal of the shrubs, grassland and felling of trees could cause harm or death to badgers if commuting through the site or commuting to the site to forage.
<i>Recommendations</i>	Precautionary mitigation during works is recommended: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to habitats which badgers could use. South and west boundaries. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

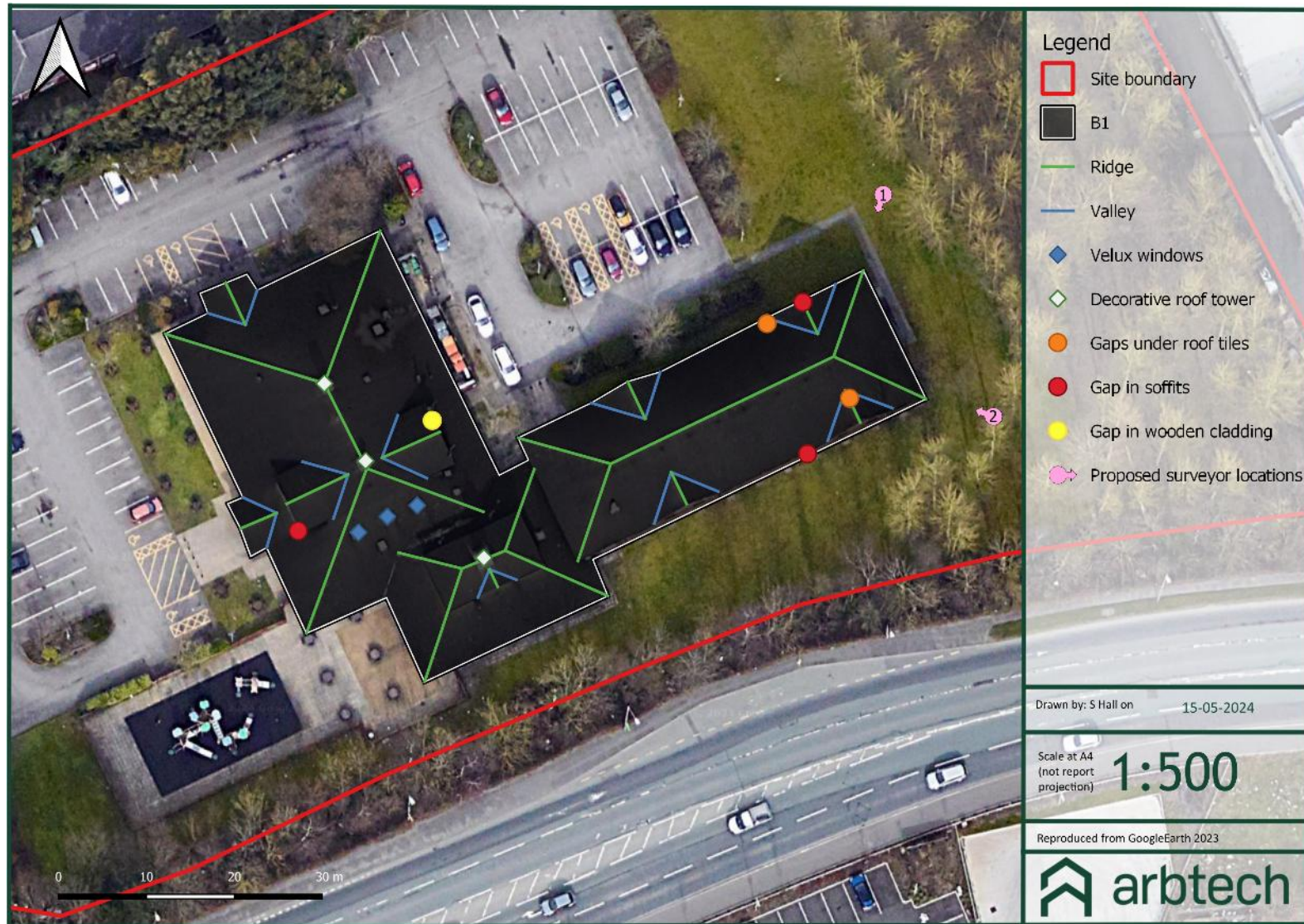
	In the unlikely event that a badger sett is identified within 30m, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	There are no watercourses on or connected to the site, and the site is surrounded by a heavily urbanised industrial estate that would be unsuitable for otter or water vole. Therefore, the risk of otter or water vole being present on site is greatly reduced.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None. In the unlikely event that otter or water vole is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Hazel dormouse	
<i>Summary of Survey Findings</i>	Merseyside is outside of the natural range for hazel dormice, and therefore the risk of this species being on site is greatly reduced. The site is isolated from any extensive hedgerow network or from large deciduous woodland that could support hazel dormice, as the site is located within an industrial estate.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None. In the unlikely event that a hazel dormouse is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	Hedgehogs are known to forage and commute within urban areas. Although the grassland to the east has a consistent short sward, there is some longer grassland to the east within the woodland, and the tree

	lines along the northern and eastern boundaries could be suitable for foraging and shelter. As the site is surrounded by main roads and an industrial site, it is unlikely that hedgehogs would commute through the site, but could still be present to forage in the area.
<i>Foreseen Impacts</i>	The removal of introduced shrubs, the felling of several trees and regularly managed grassland is proposed as part of the development. The remaining grassland, woodland, lines of trees and shrubs on site are proposed to be retained. This is unlikely to significantly impact hedgehog populations, however, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: • The grassland must be maintained at a sward height of 5cm to deter hedgehogs from the working area. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided where possible, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

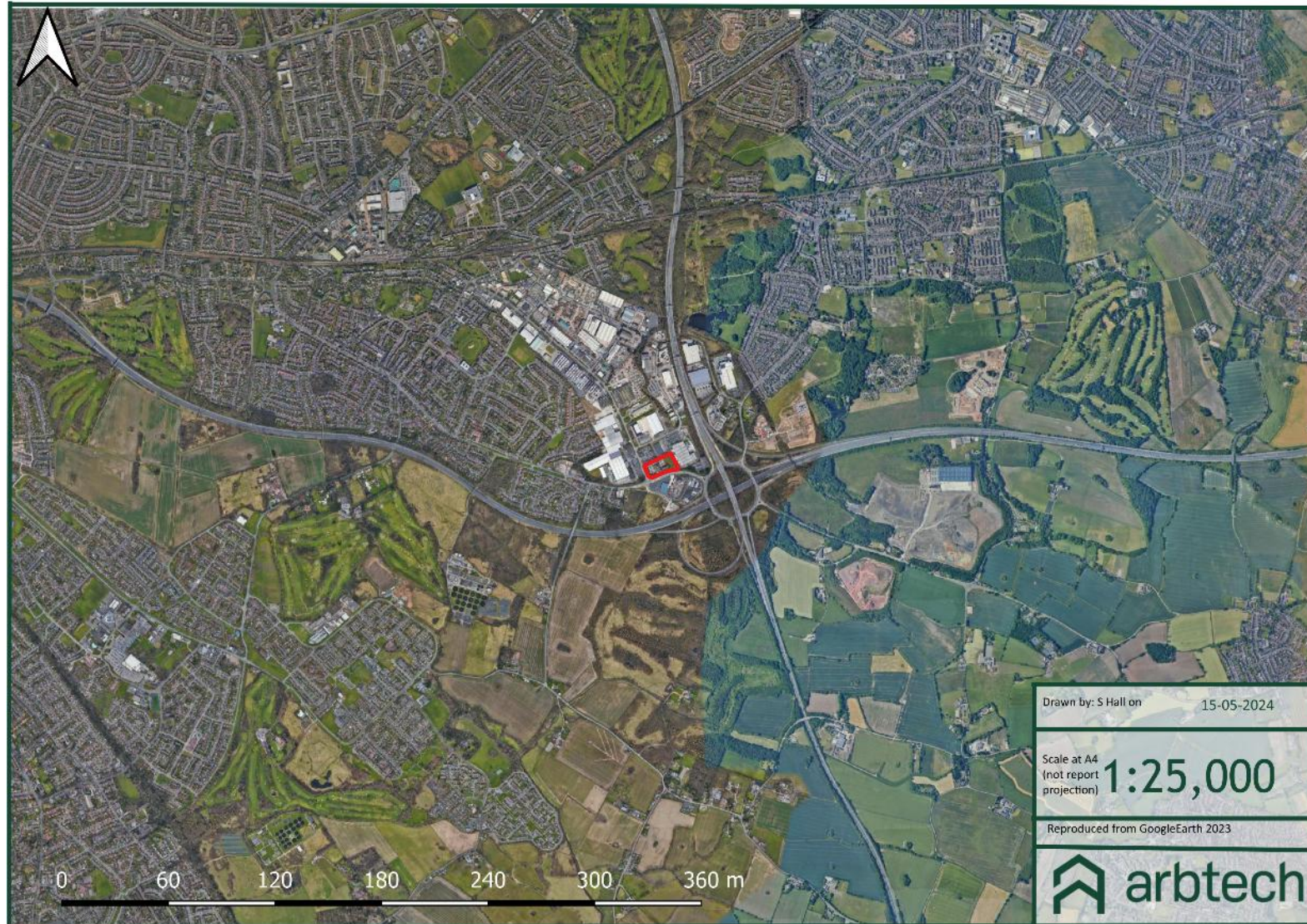
Appendix 1a: Survey/Habitat map



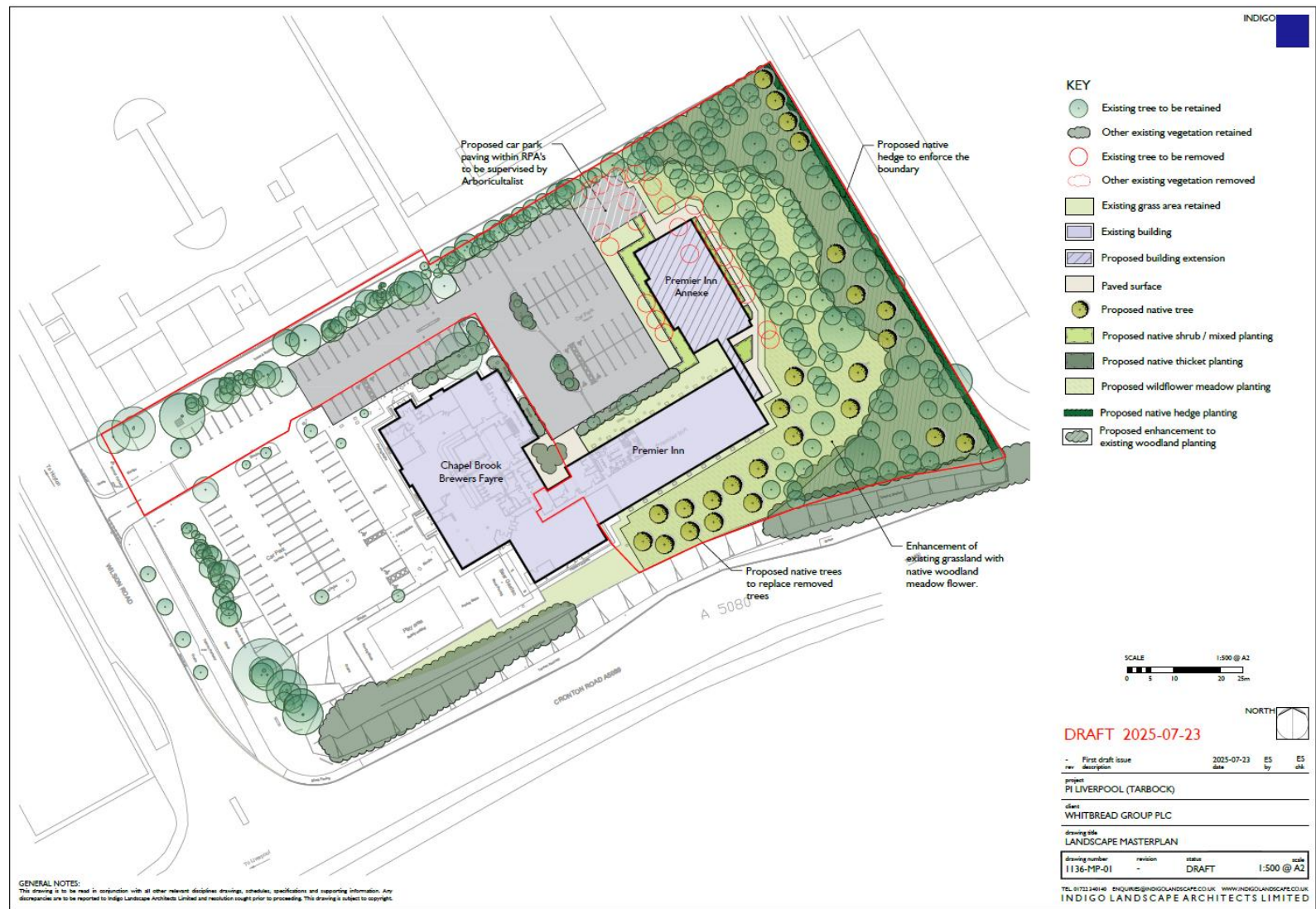
Appendix 1b: PRA and BERS map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos



Figure 1 – image of the car park and shrubs to the north of the site.



Figure 2 – image of the children's play area.



Figure 3 – image of the grassland that is located next to the woodland.



Figure 4 – image of an orchid species that has been damaged through regular mowing.



Figure 5 – image of some of the scattered trees that are proposed to be felled.



Figure 6 – another image of the scattered trees to be removed, with two trees covered in ivy.



Figure 7 – woodland with longer grassland to the east of the site.



Figure 8 – line of trees along the northern boundary.



Figure 9 – another tree line along the western boundary.



Figure 10 – willow leaved cotoneaster in the location of the new extension, with two sorbus sp. trees that will be felled as part of the development.



Figure 11 – northern elevation of B1.



Figure 12 – gap in the soffit on the northern elevation.



Figure 13 – small gap underneath the roof tile on the northern elevation.



Figure 14 – eastern elevation of B1.



Figure 15 – southern elevation of B1.



Figure 16 – gap underneath the ridge tile on the southern elevation.



Figure 17 – small gap in the soffit box on the southern elevation.



Figure 18 – western elevation of B1.



Figure 19 – open soffit box on the western elevation.



Figure 20 – eastern elevation of the restaurant of B1.



Figure 21 – small gap on the eastern elevation where the wooden panelling has come away.



Figure 22 – interior of B1.



Figure 23 – interior of B1.



Figure 24 – interior of B1, with the fire prevention wall and access door.



Figure 25 – interior of B1 with a small spot of daylight entering the loft void.

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Version control			
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Draft	0.1	Sally Hall BSc (Hons), Consultant Ecologist	15/05/2024
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Updated with new plans/reduced red line boundary	2.0	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	01/08/2025
Updated	2.1	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	15/10/2025