



BAT SURVEY AND ECOLOGICAL STATEMENT

PROJECT DETAILS

Project: Partial demolition, alterations and re-modelling of 2No. industrial/warehouse units at Units 1+6 Huyton Business Park, Stretton Way, Huyton, L36 6JF

Applicant: Strang Investments (2007) Ltd

Agent: Woodfellows LLP

Planning Application: Full Planning Application

PRELIMINARY ROOST ASSESSMENT

1.0 Executive Summary

Woodfellows LLP undertook a Preliminary Roost Assessment (PRA) on Units 1 & Unit 6, Huyton Business Park, Stretton Way, Huyton, L36 6JF on 9 June 2021.

The aim of the assessment was to consider the value and suitability of the structures for roosting bats. The development proposals briefly comprise partial demolition and stripping out and general refurbishment of existing buildings.

Building reference	Value of building for roosting bats	Recommendations for further survey and assessment
Unit 1	Negligible	No further surveys recommended.
Unit 6	Negligible	No further surveys recommended.

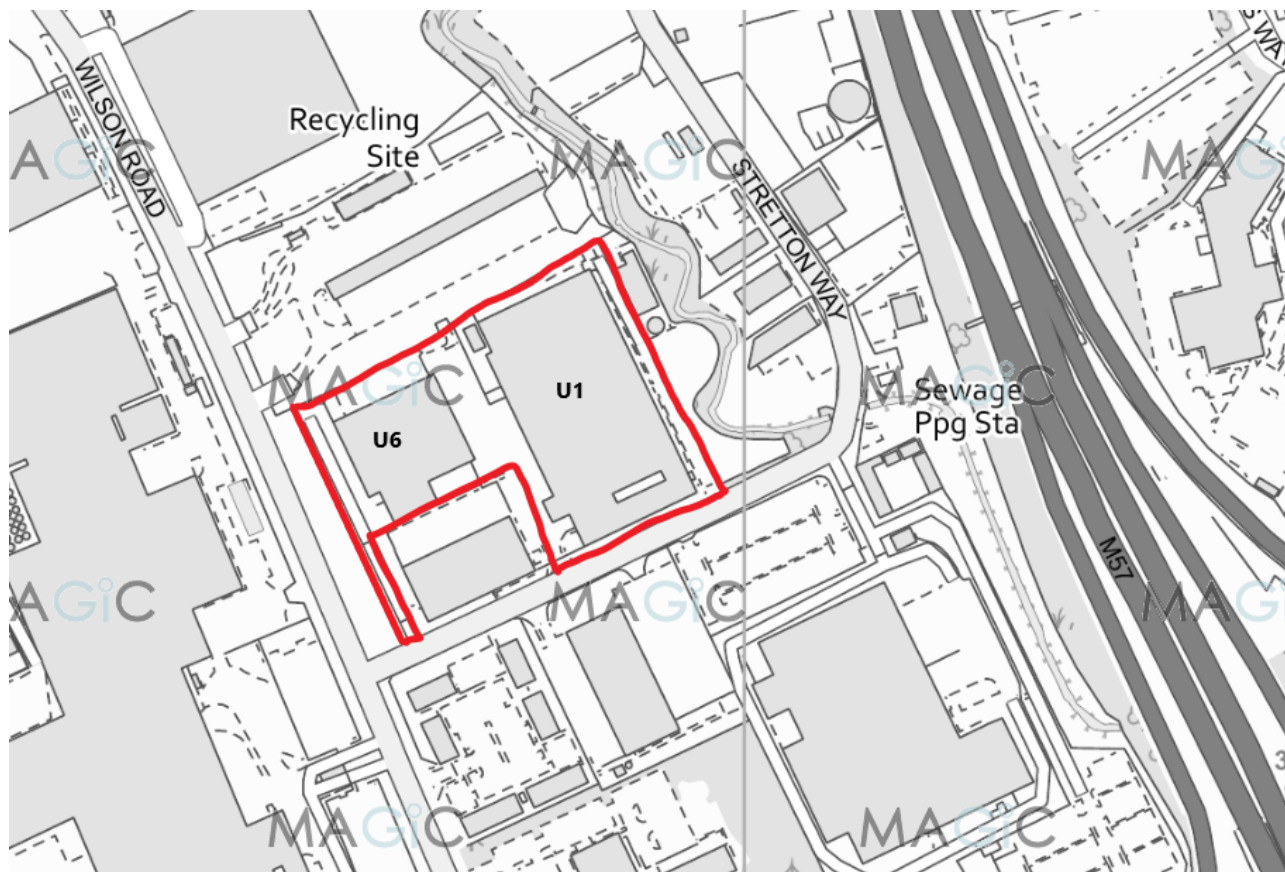
The assessment concluded that both units have negligible potential for roosting bats - very few suitable habitat features were found and further survey effort is unlikely to yield any more information as to the suitability of these buildings for roosting bats.

2.0 Application Site

Huyton Business Park is located adjacent to Junction 6 of the M62, and so the site is well connected to The wider motorway network. The site is located off Wilson Road, south-east of Huyton Town Centre. The site forms part of the larger industrial site which consists of office and warehouse buildings.

The application site consists of 2No. detached industrial/warehouse units likely to have been constructed in the 1970s. Over the years the units have been altered and extended to their current form.

The units have been in use since 1970's. Unit 6 warehouse and storage used ceased trading in May 2021. Unit 1 ceased full time use in or around 2018 but has been used for intermittent storage since 2018.



The site is virtually all hardscaped with concrete and asphalt surfacing with minimal grass and vegetation on or near the site.

3.0 Visual Assessment of the Site and Buildings

All buildings that will be impacted by the project proposals (the survey area) were assessed for their potential to support roosting bats. The surveyor systematically searched for features suitable for roosting bats and signs of bat activity, by conducting a non-intrusive visual appraisal from the ground, inspecting the external features of the buildings for potential access/egress points, and for signs of bat use.

An internal inspection of the buildings were also made, including the living areas of derelict or abandoned buildings and the roof spaces of all buildings using a torch. The surveyor paid particular



attention to the floor and flat surfaces, window shutters and frames, lintels above doors and windows, and carried out a detailed search of numerous features on the roof.

The surveyor also made note of any other ecological constraints observed during the survey, notably the likelihood of presence or signs of breeding birds, and the suitability of the site for breeding barn owls *Tyto alba*.

The building was categorised according to the likelihood of bats being present, in line with best practice guidelines; the features of the building that dictate the likelihood of roosting bats are summarised in Table 1.

Roost suitability is classified as high, moderate, low and negligible and dictates any further surveys required before works can proceed.

Likelihood of bats being present	Feature of building and its context
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Higher	Buildings/structures with features of particular significance for roosting bats e.g. mines, caves, tunnels, icehouses and cellars. Habitat on site and surrounding landscape of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. Site is proximate to known or likely roosts (based on historical data).
Lower	A small number of possible roost sites/features, used sporadically by more widespread species. Habitat suitable for foraging in close proximity, but isolated in the landscape. Or an isolated site not connected by prominent linear features. Few features suitable for roosting, minor foraging or commuting.



3.0 Results

Bats

No evidence of bats or droppings were located.

Nesting Birds

No evidence of nesting birds were located.

WOODFELLOWS LLP

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Date: June 2021