

Bat Roost Assessment (BRA)

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Sovereign

Version 1

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1.0 Introduction

- 1.1 Site description, location, context and development proposals
- 1.2 The site is located within Huyton in an urban environment and enclosed by existing residential and commercial land uses. The habitat on site comprises of scattered trees, semi natural woodland, amenity grassland, scrub, introduced shrub and building including areas of hard standing access.
- 1.3 The site is located within SSSI Impact Zone for Mersey Estuary SSSI which is located 6675m from site.
- 1.4 The site contains one building and several trees. Some trees are affected and a separate BRA is commissioned for this aspect in line with MEAS advice dated 22nd December 2023. All affected buildings and structures are to be identified, described and categorised for roosting bat suitability in line with best practice in this report. A BRA potential plan has been appended which details those areas of the buildings that contain either no or low potential for roosting bats to demonstrate the buildings have been adequately assessed in accordance with MEAS comments dated above.
- 1.5 The client's proposal is the partial demolition, reconfiguration and refurbishment of existing floorspace.
- 1.6 The proposed development includes partial demolition to all the buildings and potential tree loss across the site and therefore a Bat Roost Assessment is required as such proposals could have a direct impact on protected bat species.
- 1.7 The purpose of this report is to establish the potential of the building to offer shelter and / or roost facilities to protected species, in particular bat species.
- 1.8 The objective of the report is to be able to assess a range of factors including a rated (low-high) potential of the buildings 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.
- 1.9 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) (2016) Bat Surveys for Professional Ecologists: Good practice Guideline (3rd Edn).

2.0 Methodology

2.1 Summary of survey methods

2.2 An external and internal building inspection was carried out on the buildings in relation to their potential use by bat and bird species in accordance with the 2016 BCT guidelines section 5.2 preliminary roost assessment - structures (and in particular 5.2.4.1 and 5.2.4.2). This was carried out on the 1st August 2023 by Simon Brain (Managing Director).

2.3 In summary this means an external and internal examination of the buildings 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 5.2.5 (complementary methods) and 5.2.6 Timing and 5.2.7 survey effort of the 2016 BCT guidelines.

2.2 Pre-existing data on local bat species

2.3 A 1km desktop search was carried out using the MAGIC website that is managed by Natural England. The closest granted European Protected Species (EPS) license application by Natural England was for bat species C-PIP;S-PIP;BLE;NATT approximately 750m from site.

2.4 Simon Brain (Managing Director) has attained a Post Graduate Certificate in Biological Recording and has attended FSC Field Courses for Land mammals, Songbird identification, Barn Owls (CIEEM) and Advanced Bird Survey Techniques (Level M). He has nine years experience in bat and avian work holding an NE Class 2 license (2015-17334-CLS-CLS). He has attended courses for trees and bats, bat survey techniques, bat handling, bat mitigation and attended several European workshops.

3.0 Results

3.1 Summary

3.2 The existing building mass has some external preliminary roost features that could be used by bats which are located on the brick masonry sections of the office building to the north east of building mass (shown on the BRA map to the rear of this report). The warehouses A,B and D are a tin roof construction and as such exhibits no thermal mass or general shelter for bat species. There are no features such as a loft space that could sustain a roost of conservation concern.

3.3 There are roosting opportunities within the office section of the building that are present which mainly consist of wall top gaps, gaps near soffits. In accordance with Table 4.1 this structure consists of potential roost sites that could be used opportunistically by individual bats but do provide enough shelter, protection or appropriate conditions to be used on a regular basis by larger numbers of bats. The remaining 3 warehouse buildings on the existing site plan are not suitable for roosting bats.

4.0 Assessment and Summary

4.1 The surveyor was able to inspect all parts of the buildings both interior and exterior from ground level. No evidence of bat activity was identified during the survey e.g., bat droppings or staining on internal or external walls where bats are accessing the building. However, in the absence of visual evidence of signs of roosting bats we should still proceed with caution as these signs can often be ephemeral and are frequently removed on external walls by the wind and rain. It is not possible to check every area of the building during the survey and the lack of evidence does not always equate to evidence that bats are absent from the building.

5.0 Recommendations and mitigation

5.1 Recommendations

The office section of the building mass has a low roost suitability and one survey visit will be required. No surveys are needed for the remaining 3 warehouse units.

5.2 The bat survey can be undertaken from May 1st onwards. The survey will be designed to watch those areas of bat potential identified in this report.

5.3 Mitigation measures and mitigation licenses

Mitigation measures and the need for Natural England licensing cannot be determined until all summer emergence surveys have been carried out. Should bats be found then a full mitigation statement will be needed for the planning application. In any buildings that are found to contain bats, Natural England licensing will be needed before any demolition works can continue to that property, even with approved planning permission.

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 the 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.

Appendix Two – Images

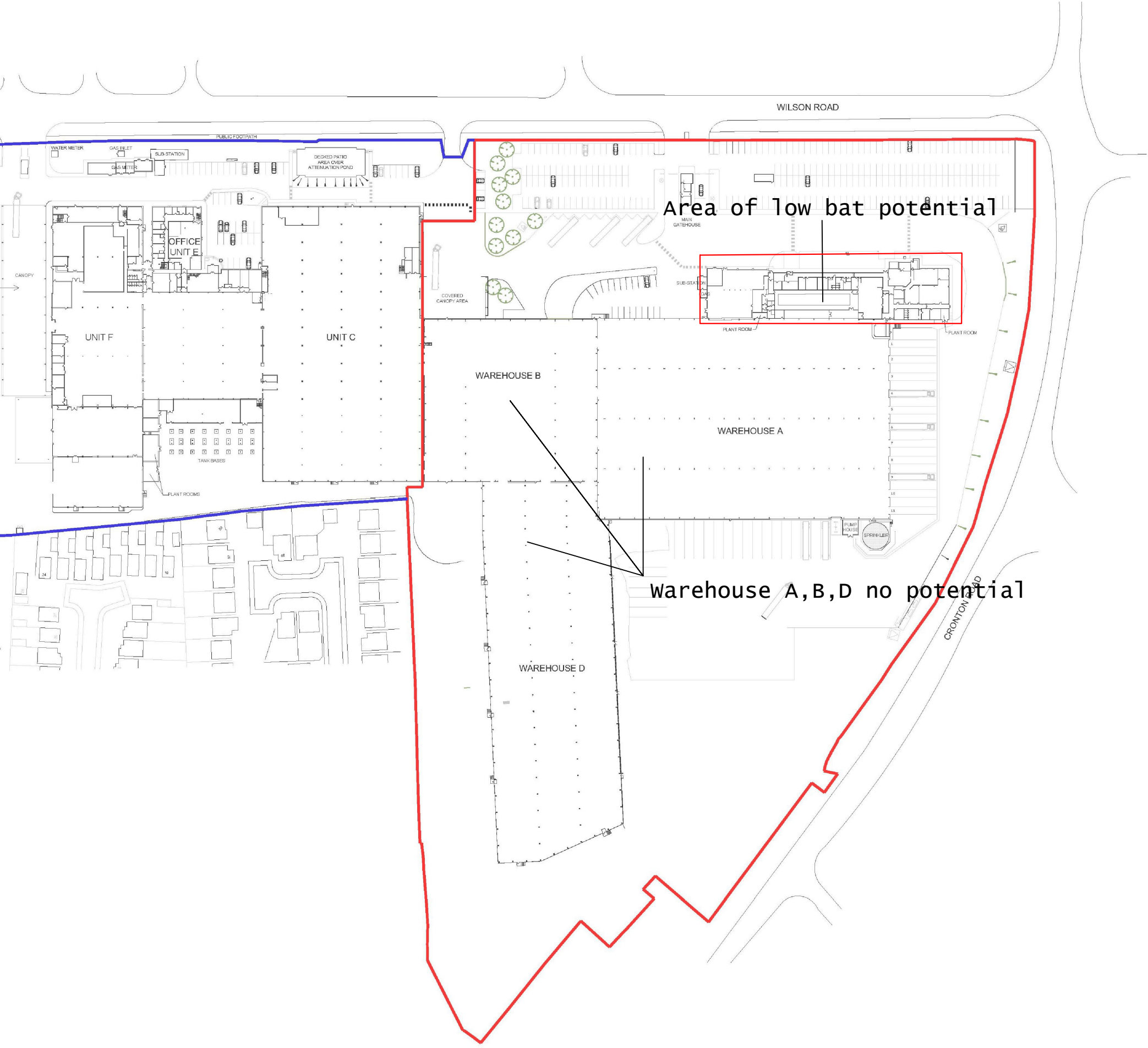
The warehouse buildings (A,B,C) are a tin construction and unsuitable for bats use. The area within the NE section of site does have low roosting potential due to the features below.







Bat Roost Assessment
MAP



Client:			
Davos			
Project:			
Wilson Rd			
Detail:			
BRA Building Map			
Drawn By:	Date:	Scale:	
SB		NTS	
Drg No:			Revision:
TR-01			V1