

TARBOCK COUNTRY MANOR,

Preliminary Bat Roost Assessment Report

September 2023



Report Control Sheet

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1. INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Pets Country Manor to undertake a Preliminary Roost Assessment (PRA) at Tarbock Country Manor, Netherley Road, Tarbock Green, L35 1QE. This report has been produced to inform planning permission for the addition of a balcony onto the southern aspect of the current development. Two planning applications have already been submitted at the site and granted therefore there are on going works at the site, these include the following applications:

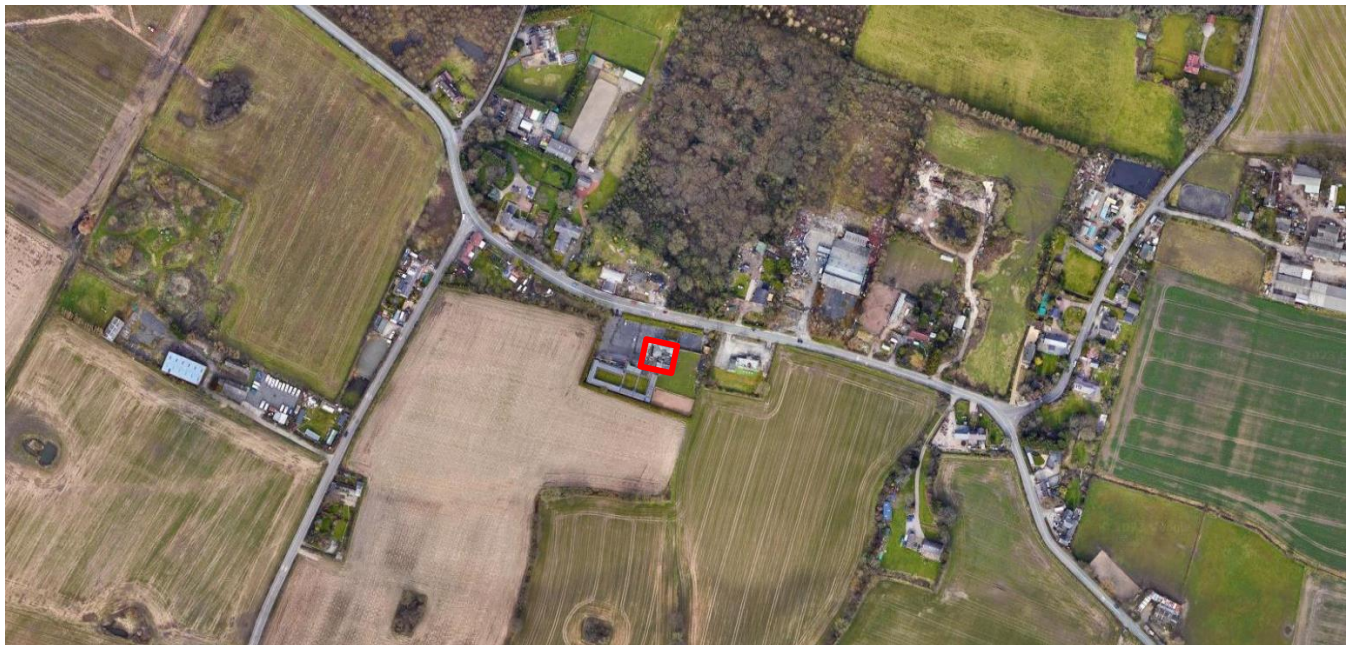
- 19/00168/FUL | erection of single storey rear extension with external works to front, rear and side elevations including installation of rear and side balcony | The Pets Country Manor Netherley Road Tarbock Green Knowsley L35 1QE.
- 21/00468/COU | change of use of mixed use development of cattery and residential dwelling (sui generis use) to form separate units of a dwellinghouse (use class c3) and a separate cattery (sui generis use) | The Pets Country Manor Netherley Road Tarbock Green Knowsley L35 1QE

1.1.2. The author of this report is Katie Brewer BSc (Hons), Assistant Ecologist at Collington Winter and this report has been supervised by Katie Bird MEnvSci, ACIEEM Principal Ecologist at Collington Winter Environmental Ltd. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located in Prescott and is located within Tarbock Green centre.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The objectives of the PRA are as follows:

- Identify any areas of bat roosting potential within the building
- Assess the value of the building for roosting bats
- Search for signs of bats
- Provide recommendations on any further surveys or mitigation required for bats

2. METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- Locations of granted European Protected Species Licences (EPSL) within 5 km of the site based on consultation with magic.gov.uk.

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. A Preliminary Roost Assessment (PRA) of the site was undertaken on 31st August 2023 by Katie Brewer, and was supervised by Katie Bird MEnvSci, ACIEEM Principal Ecologist who holds a Class II Bat Licence (Reference: 2020-48950-CLS-CLS).

2.2.2. The survey was undertaken following guidance set out in Collins (2016). This includes undertaking a detailed internal and external inspection of any features to compile information on potential roosting features (PRFs) and potential access points. A search for field signs of bats (i.e. droppings, urine stains and feeding remains) was also completed. The use of binoculars and torches assisted with the survey.

2.2.3. The building was assessed as per categories listed in Table 4.1 Collins (2016) and reproduced in Table 2.1.

Table 2.1 Assessment Criteria for Bat Roosting Potential

Bat Roosting Potential	Description
Negligible	Negligible features on site likely to be used by roosting bats.
Low	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 habitats to be used on a regular basis by larger numbers of bats.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.
High	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 for longer periods of time.

2.3. SURVEY LIMITATIONS

2.3.1. There were no limitations throughout the survey.

3. SURVEY RESULTS

3.1. DESK STUDY

- 3.1.1. The site is located within a Tarbock Green village centre. The site is located adjacent to arable fields along the southern aspect, these are connected to surrounding habitats which include grassland fields and patches of woodland which are connected by hedgerows and treelines. An area of woodland is located 0.3km north from the site which connects to greater areas of woodland and ponds, it is anticipated at these nearby features will provide commuting, foraging and roosting features for local bat populations.
- 3.1.2. The following EPSLs were located within 5 km of the site based on consultation with Magic.gov.uk:
- EPSM2013-5867 - located approximately 1.5km northeast from the site boundary which allowed for the destruction of a resting place for common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared bat (*Plecotus auritus*), natterers bats (*Myotis nattereri*) between 2013 – 2014.
 - 2018-38385-EPS-MIT - located approximately 4.1km northeast from the site boundary which allowed for the destruction of a resting place for common pipistrelle between 2018 – 2019.
 - 2016-25344-EPS-MIT - located approximately 4.4km southwest from the site boundary which allowed for the destruction of a resting place for common pipistrelle between 2016 – 2021.
 - 2020-49681-EPS-MIT - located approximately 4.5km west from the site boundary which allowed for the destruction of a resting place for common pipistrelle between 2020 – 2025.
 - 2014-3773-EPS-MIT – located approximately 5km southeast from the site boundary which did not allow for the destruction of a resting place or breeding site for common pipistrelles between 2014 – 2016.

3.2. PRELIMINARY ROOST ASSESSMENT

- 3.2.1. The site consisted of a historic pub which is undergoing current renovations to be converted to a residential dwelling. The works that are currently taking place on the building began in November 2022 and it is also noted that a new roof was fitted onto the dwelling in February 2023 and are being completed under the approved planning applications. No ecological surveys were conducted to inform these planning applications.
- 3.2.2. The site consisted of red brick walls with areas of breeze block walls throughout the building, all windows and doors surrounding the building were newly fitted and were well sealed (some were yet to be fitted throughout the visit). The roof was in good condition throughout the building and consisted of slate tiles, all led flashing was sealed throughout the roof and there were no gaps identified. The new roof consisted of new chimneys throughout which were all well sealed and did not provide any potential roosting features.
- 3.2.3. The balcony is to be placed on the southern aspect of the building located underneath a newly fitted sliding door. This is to be placed along the brickwork which all sealed throughout the area and awaiting to be rendered. A small vent is located adjacent to this area which consisted of a small hole, it was considered that this may provide an access point however, upon internal inspection this led to the floorboards which did not provide a PRF. Areas along the southern aspect were not completed during the inspection and large gaps within the brickwork were located on this aspect although these were a part of the current works, this could provide access into the building.
- 3.2.4. The western aspect of the building consisted of one area which was open as all works had not been completed on this side during the inspection however this was identified as an extension onto the current building and did not provide access into the building. There were no potential roosting features identified along this aspect.
- 3.2.5. The northern aspect of the building included two dormer windows which were a new addition to the new roof of the building. These were well sealed and did not create any roosting features for bats. The overhanging eaves along this aspect were still apart of the current works and currently consisted of wooden boards. There were small gaps identified along these boards. However, these are a part of the current works and of a temporary creation. Whilst it is considered with extensive construction disturbance, will deter bats from this area. The doorway is also located on this aspect of the building which consisted of breeze block walls and a door which was not fitted this feature could provide internal access. However, there were no PRFs internally. A gap was identified within the red brick work, this allowed for access into the building, this led into the floorboards of the building and did not provide a PRF.

- 3.2.6. The eastern aspect of the building also consisted of a new chimney which was well sealed and did not provide any gaps. There were dormer windows also located on this aspect which were apart of the new development, they were well sealed with no gaps or crevices. Wooden boards were located along the overhanging eaves and was in similar condition to the northern aspect of the building. A gap within the red brick work was also located along the eastern aspect however this also led into the floorboards of the building and did not provide a PRF.
- 3.2.7. The internal aspect was mainly sealed other than areas of brickwork and floorboards which were apart of the current works and were not completed during the site visit. The first floor of the building was well sealed throughout and the renovation works on this aspect were completed. There were no gaps or crevices identified on the first floor. There was no loft space within the building as this had been removed throughout the ongoing works. One small room was located within at the top of a wall in the first-floor bedroom which is to be used as a storage room, this was also well sealed throughout with no gaps identified. No PRFs were identified across the internal aspect of the building.
- 3.2.8. Please refer to Table 3.1 for photographs.

Table 3.1 Building Photographs

Feature	Photograph
Northern aspect of the building	
Eastern Aspect	

<i>Southern aspect of the building.</i>	
<i>Proposed balcony area along the southern aspect of the building.</i>	
<i>Western aspect of the building.</i>	

<i>First floor internal aspect</i>	
<i>Open area under floor boards with ventilation.</i>	
<i>First Floor</i>	

<i>Small third story storage area.</i>	
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3.3. SUMMARY

3.3.1. Overall, there were some notable gaps throughout the building that have been temporarily created as part of the approved construction works and will provide internal access points for bats. However, internally there were no PRFs which could support roosting bats. It is also noted that the current works will cause disturbance through noise and vibration which may deter bats. The original has been fully stripped back and redesigned since November 2022 and therefore as this is a newly designed building it was assessed as providing **negligible bat roosting opportunities**.

4. RECOMMENDATIONS

4.1. FURTHER SURVEYS

- 4.1.1. The building was found to provide negligible bat roosting potential and therefore, in accordance with Best Practice guidance (Collins, 2016) therefore no further nocturnal surveys at the site are required at the site.
- 4.1.2. If in the unlikely event a bat is discovered during the development, all works should cease and Natural England contacted immediately.

4.2. LIGHTING MITIGATION

- 4.2.1. Construction lighting should not be directed towards retained and surrounding habitats. The construction lighting will impact bats which are sensitive to light. Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

5. SUMMARY

5.1.1. Negligible bat roost suitability was assigned to this building due to the lack of evidence of PRFs during the PRA. No further emergence or re-entry survey is to be completed in order to confirm if a bat roost is present and whether further mitigation is necessary.

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