

Cube Architecture

Hillcrest House, Broadgreen

Preliminary Roost Assessment and
Dusk Emergence Survey



EPS GENERAL NOTES

Title: Hillcrest House – PRA and Dusk Emergence Survey

Client: Cube Architecture

Date: 17/09/2025

Office: Blackett Street, Manchester, M12 6AE

Status: Version 1

Author	<u>Nick Carter</u>	Technical reviewer	<u>Dr Rob Lawrence</u>
Signature	<u></u>	Signature	<u></u>
Date:	<u>17/09/2025</u>	Date:	<u>17/09/2025</u>
Project manager	<u>Nick Carter</u>	Quality reviewer	<u>Lucy Brocklehurst</u>
Signature	<u></u>	Signature	<u></u>
Date:	<u>17/09/2025</u>	Date:	<u>17/09/2025</u>

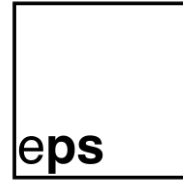
Eps Ltd (Eps) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and Eps. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by Eps for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of Eps and the party for whom it was prepared.

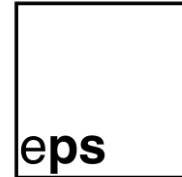
Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of Eps Ltd



Contents

EXECUTIVE SUMMARY	4
TABLE 1. SUMMARY OF FINDINGS FOR THE BUILDING	4
1. INTRODUCTION	5
1.1 BACKGROUND	5
METHODOLOGY	6
1.2 PRELIMINARY ROOST ASSESSMENT	6
1.3 DUSK EMERGENCE SURVEY	6
TABLE 2. SURVEY TIMINGS, SURVEYOR DETAILS AND WEATHER CONDITIONS.....	7
FIGURE 1. SURVEYOR LOCATIONS	8
1.4 LIMITATIONS	8
2. FINDINGS	9
2.1 GENERAL SITE DESCRIPTION	9
2.2 DATA CONSULTATION	9
TABLE 3. EPS LICENCE RESULTS	9
2.3 EXTERNAL VISUAL INSPECTION.....	9
2.4 DUSK EMERGENCE SURVEY	10
3. LEGISLATION & PLANNING POLICY	12
3.1 LEGISLATION	12
3.2 PLANNING POLICY	13
4. ASSESSMENT & MITIGATION	14
4.1 ASSESSMENT	14
5. REFERENCES	14
APPENDIX 1. SITE IMAGES.....	16
APPENDIX 2. SURVEYOR LOCATIONS	18



Executive Summary

Eps Ltd was commissioned by Cube Architecture in September 2025 to undertake a preliminary roost assessment and a dusk emergence survey at Hillcrest House, Broadgreen, Liverpool, L14 7NY. The survey was required to assess the potential to support roosting bats ahead of a planning application for the proposed demolition of the building.

A visual inspection of the exterior and interior of the buildings was undertaken on 4th September 2025 by licensed bat ecologist Nick Carter MCIEEM, 2018-33650-CLS-CLS, in accordance with the recommended building survey protocol (Collins, 2023).

Table 1 below provides a summary of the findings of the roost assessment for The Building at the site.

Table 1. Summary of findings for The Building

The building	
Was evidence of roosting bats found during the internal or external assessment of The Building?	No evidence of bats was recorded during the internal and external building inspections.
What level of suitability for roosting bats has been assigned to The Building	Based on the building inspection the property was assessed as displaying low Bat Roost Potential (BRP). All survey work was undertaken in accordance with best practice guidelines (Collins, 2023).
What (if any) further surveys have been recommended to inform the planning application for The Building?	As the building has low bat roost potential, it is recommended that one dusk emergence survey is undertaken during peak bat activity season.

A dusk emergence survey was undertaken on 4th September 2025 by a team led by licensed bat ecologist Nick Carter in accordance with the recommended building survey protocol (Collins, 2023).

The site offers low potential to support roosting bats. No evidence of bats was recorded during the survey and therefore it is recommended the proposed building works can proceed.

Recommendations for appropriate ecological enhancements are provided within this report.



1. Introduction

1.1 Background

- 1.1.1 Eps Ltd was commissioned by Cube Architecture to carry out a preliminary roost assessment and a dusk emergence survey at Hillcrest House, Broadgreen, Liverpool, L14 7NY (Ordnance Survey Grid Reference: SJ 41032 90928).
- 1.1.2 Survey work was undertaken to inform a planning application for the proposed demolition of the building.
- 1.1.3 This report details the findings of the September 2025 preliminary roost assessment and dusk emergence survey. Methodologies employed are described including site surveys and evaluation, and the need for further surveys and/or mitigation measures are included where appropriate.



Methodology

1.2 Preliminary Roost Assessment

- 1.2.1 A visual inspection of the interior and exterior of the buildings was undertaken by Nick Carter on 4th September 2025. Close focusing binoculars were used to examine the building's exterior for features, which may provide roosting opportunity for bats, such as gaps under fascia boards, gaps within external stonework and enclosed roof voids. If present, potential bat access points including cracks and slipped tiles would be noted, as well as any evidence of roosting bats, including live or dead bats, and staining due to fur oils or droppings.
- 1.2.2 An individual building may have several features of potential interest to roosting bats associated with it. It is not always possible to confirm usage of a feature by bats as often the animals may be present on one day and no evidence of occupation may be found on the next. Consequently, it is customary when undertaking such surveys to assign each feature to a defined category of roosting potential as follows: negligible, low, moderate, high, confirmed (Collins, 2023).
- 1.2.3 The survey area was also assessed for its suitability for foraging and commuting bats.

1.3 Dusk Emergence Survey

- 1.3.1 The dusk emergence survey was undertaken on 4th September 2025. Four surveyors monitored the building to ensure complete coverage of the features displaying potential to support roosting bats. Survey details including date of survey, surveyor name and weather conditions are shown in Table 2 below. Surveyor locations are illustrated in Figure 1 and further details can be found in Appendix 2.
- 1.3.2 The dusk emergence survey was undertaken following best practice guidance (Collins, 2023) with each surveyor equipped with an Elekon Bat Logger M bat detector or EMT 2 Pro bat detector and a night vision aid (NVA). During the dusk emergence surveys, surveyors were in position 15 minutes before sunset until 1.5 hours after sunset.

Bat activity, including passes, foraging, roosting locations and species type were recorded onto field maps, along with other incidental bat activity.

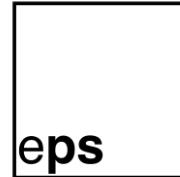


Table 2. Survey Timings, Surveyor Details and Weather Conditions

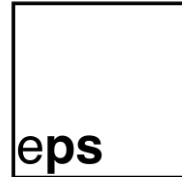
Date/ Time	Survey Type	Surveyors	Air Temp. (oC)	General Conditions
4 th September 2025 19:38 – 21:08 h	Dusk emergence	Nick Carter James Hurst Matthew Harrison Tom Donnai	15	Dry, 80 % cloud cover, gentle breeze (Beaufort scale: 2) Sunset: 19.53 h

Figure 1. Surveyor locations



1.4 Limitations

- 1.4.1 The dusk emergence survey was undertaken just outside the peak bat activity survey season and in accordance with best practice guidelines. The conditions were still optimal. As such, no limitations to the bat survey have been identified.



2. Findings

2.1 General Site Description

- 2.1.1 The site comprises a derelict building surrounded by hard and soft landscaping.
- 2.1.2 The site is located within a suburban residential area in Broadgreen, Liverpool, surrounded by institutional buildings, mature parkland, and mixed woodland. It forms part of the historic Thingwall Hall estate and is accessed via a private drive north of the A5080. The surrounding landscape includes amenity grassland, scattered trees, and residential dwellings, with nearby healthcare and care facilities contributing to a semi-urban character.

2.2 Data Consultation

- 2.2.1 There are no statutory or non-statutory sites designated for bats within 1km of the Site.
- 2.2.2 MAGIC returned two EPS licenses pertaining to bats within 1 km of the Site. These are summarised below in Table 2.

Table 3. EPS Licence results

Bat licence dates	Licensable Activity	Distance/Direction from Site
2017-28108-EPS-MIT	Destruction of a Common Pipistrelle bat roost	1 km northwest
EPSM2010-2694	Destruction of a Common Pipistrelle bat roost	1 km north

2.3 External Visual Inspection

- 2.3.1 The building is a single storey, brick-built property with a corrugated roof.
- 2.3.2 The results of the building inspection are presented below in Table 4, with further photographs provided in Appendix 1.

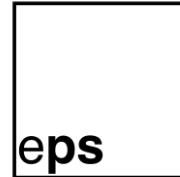


Table 4. Building Inspection results

Description/features	Present During Survey	Notes
External Inspection		
Lifted/warped/missing roof tiles	N/A	Major gaps in corrugated roofing sheets
Missing mortar	No	
Lifted lead flashing	No	
Gaps around lintels (doors and windows)	No	
Gaps in hanging tiles/cladding	No	
Gaps at soffits/eaves/bargeboards	No	
Internal Inspection		
Light ingress to roof void	Yes	
Roof lining	No	Suspended ceiling with missing tiles
Roof timbers	No	
Small/medium/large void	Medium	
Cobwebbing	No	
Temperature	Variable	
Flight space	Small	
Evidence of bats found		No
Suitability of the building		Low

2.4 Dusk Emergence survey

2.4.1 The findings from the dusk activity surveys are presented in Table 6 and summarised below.

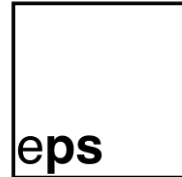


Table 5. Dusk activity

Time (h)	Surveyor initials	Species	Activity	Notes
20.17	MH	P.pip	F	Single P.pip foraging
20.23	MH	P.pip	F	Single P.pip foraging
20.23	JH/MH	P.pip	C	Single P.pip pass
20.24	NC	P.pip	C	Single P.pip pass
20.34	TD/NC	P.pip	F	P.pip foraging around the building
20.37	MH/JH	P.pip	F	P.pip foraging until survey end

2.4.2 No bats were recorded emerging from the building during the dusk emergence survey.



3. Legislation & Planning Policy

3.1 Legislation

3.1.1 Bats are European Protected Species (EPS) and are protected under both European and UK legislation comprising The Wildlife and Countryside Act 1981 (as amended) (HMSO, 1981) and the Conservation of Habitats and Species Regulation 2017 (as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (HMSO, 2017) (HMSO, 2019). Offences under the legislation which are potentially relevant to this development include:

- The deliberate capture, injury or killing of a bat;
- The deliberate disturbance of a bat, particularly disturbance which is likely to; impair their ability to survive, to breed or reproduce, or to rear or nurture their young, to hibernate or migrate, or to affect significantly the local distribution or abundance of the species; and
- The damage/destruction of, or obstruction of access to a breeding site or resting place (even if unoccupied) – referred to within this report as a ‘roost’.

3.1.2 Several species of bats are also listed as Species of Principal Importance under the Natural Environment and Rural Communities Act 2006 (HMSO, 2006). This legislation requires planning authorities to consider biodiversity when undertaking their duties.

3.1.3 Full legislative text should be referred to as above text is a summary only. Please refer to the online legislation for the most recent legislative updates..

3.1.4 The Conservation of Habitats and Species Regulations 2017 provides safeguards for European Protected Sites and Species (as listed in the Habitats Directive). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 which continue the same provision for European protected species, licensing requirements, and protected areas now that the UK has left the European Union.



3.2 Planning Policy

3.2.1 Planning policies which are relevant to the proposed development are;

- National Planning Policy Framework (NPPF 2021) section 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure
- Section 179 of the NPPF states that to protect and enhance biodiversity, plans should identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- Plans should also promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Section 180a and 180c (respectively) of the NPPF state:

- “if significant harm to biodiversity 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”.
- “Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.”



4. Assessment & Mitigation

4.1 Assessment

- 4.1.1 No evidence of the current use of the building by roosting bats was recorded during the nocturnal survey undertaken in September 2025. Based on this survey information no further bat surveys are currently considered to be required to determine the planning application.
- 4.1.2 Whilst no roosts were recorded within the building, it should be appreciated that almost any structure may be used by an individual or transient bat from time to time. Bats require very limited space and very small roost entry gaps can be found not only in roof voids but also under roof tiles, within wall cavities or within any structure that provides close shelter. Should bats be discovered on site at any time, works should be halted in the immediate area and an appropriately trained, qualified and licensed bat ecologist consulted immediately.
- 4.1.3 Bats are known to frequently become entangled and die in Breathable Roof Membranes (BRMs) due to pilling of the material when subject to frequent passage by bats. As a potential benefit to bats in line with the National Planning Policy Framework (NPPF) aim that “opportunities to incorporate biodiversity in and around developments should be encouraged” (NPPF, 2012) it is recommended that Type 1F bitumastic roofing felt should be used during construction of the proposed buildings.

5. References

Collins, J. (eds.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London.



Department for Communities and Local Government, 2021. National Planning Policy Framework, London: Department for Communities and Local Government.

National Planning Policy Framework. (2012).

<https://www.gov.uk/government/uploads/system/uploads/attachment.../2116950.pdf>

HMSO, 1981. The Wildlife and Countryside Act 1981 (as amended). London: Her Majesty's Stationary Office.

HMSO, 2006. The Natural Environment and Rural Communities Act. London: Her Majesty's Stationary Office.

HMSO, 2017. The Conservation of Habitats and Species Regulations 2017 (as amended). London: Her Majesty's Stationary Office.

HMSO, 2019. The Conservation of Habitats and Species (amendment) (EU Exit) Regulations 2019. London: Her Majesty's Stationary Office.

Appendix 1. Site Images



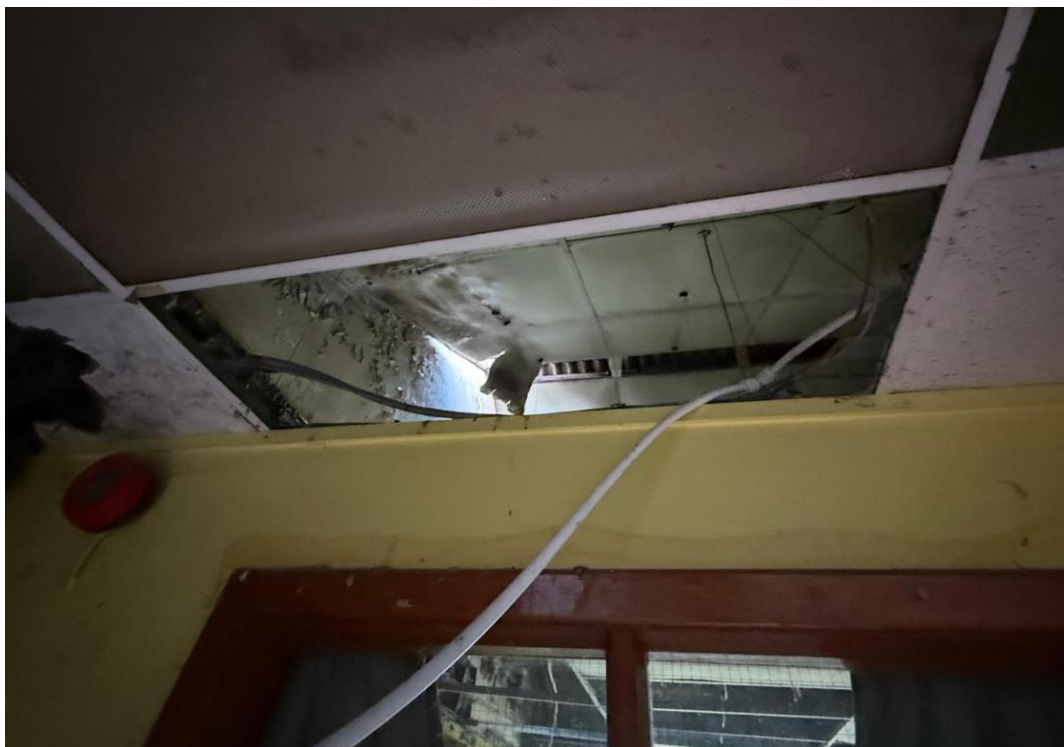
1. Front of building



2. Side of building.



3. Major gaps in corrugated roofing sheets



4. Missing tiles in suspended roof.

Appendix 2. Surveyor Locations



