



WE KNOW SERVICES

Preliminary Bat Roost Assessment (PRA) Report

Address

The Yorkon Building, Huyton.

Client

Knowsley MBC

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We Know Services
Court Hey Park, Roby Road, Huyton, Merseyside, L16 3NA
E: info@weknowservices.co.uk
www.weknowservices.co.uk



The Yorkon Building, Huyton.

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CONTENTS

Summary	1
1. INTRODUCTION.....	2
1.1. Site Description	2
1.2. Proposed Works	2
1.3. Personnel & Quality Assurance	3
2. LEGAL STATUS.....	4
3. METHODOLOGY.....	5
3.1. Desk Study	5
3.2. Pre-development Bat Survey.....	5
Habitat Survey	5
Bat Scoping Survey	5
Nesting Birds.	6
3.3. Evaluation Methods	6
4. CONSTRAINTS	7
5. RESULTS	8
5.1. Desk Study	8
5.2. Field Survey	8
Broad Habitat Survey	8
Roost Survey	8
5.3. Roosts and Habitat	10
5.4. The Value of the Site for Bats	11
5.5. Nesting Birds	11
6. IMPACTS	12
7. ADVICE AND RECOMMENDATIONS	13
7.1. Mitigation, Compensation and European Protected Species Licencing	13
8. CONCLUSIONS.....	14
9. REFERENCES	15
10. APPENDICIES.....	I
APPENDIX 1 – EXISTING SITE LAYOUT	i
APPENDIX 2 – PROPOSED DEMOLITION PLAN	ii

SUMMARY

A Preliminary Roost Assessment (PRA) for bats was commissioned in July 2021 for the proposed demolition of the Yorkon Building (a council asset) in Huyton, Liverpool.

Following the survey, the building proposed for demolition was assessed as being of 'Negligible Potential' for supporting bat roosts (Collin, J. (Ed), 2016) due to an absence of any evidence of bats and paucity of potential roost features (PRFs) for supporting bat roosts overall.

There was no evidence at the time of survey that the building supports nesting birds during the breeding season (March – August inclusive).

In view of the absence of any evidence of a roost associated with the building and the assessment of “negligible potential” to support bat roosts, the scale of impact upon the conservation status of the species in relation to this building as a result of the proposed development is considered likely to be 'negligible' (Mitchell-Jones, 2004).

Due to the absence of any evidence of nesting birds in association with the building, there not considered for there to be any significant potential for disturbance of nesting birds.

In view of the results of the assessment for bats, there is not anticipated to be any impact upon bats and their roosts as a result of the demolition of the building. As such, no further survey, mitigation or compensation or licencing is required with respect to this building.

It should be noted however, that any proposed lighting scheme should ensure that it is sensitive to the presence of wildlife, including bats foraging and commuting through the site. This would include low-level lighting or similar solutions to prevent artificial light levels from deterring bats from the site (please see *¹Bats and artificial lighting guidance note (2018)* for further information).

In view of the above, it is considered the appropriate level of assessment has been completed (as per Collin, J (Ed) 2016), and the conservation status of the bats will not be adversely affected by the proposed development.

1. INTRODUCTION

A Preliminary Roost Assessment (PRA) for bats was commissioned in July 2021 for the proposed demolition of the Yorkon Building (a council asset) in Huyton, Liverpool.

1.1. Site Description

The site is located in Huyton village, Liverpool (Grid Reference: SJ 44173 90875) and consists of a large council office building (detached). The site is located in a highly urban area on the outskirts of Liverpool.



Figure 1. Site (redline) and surrounding landscape character

1.2. Proposed Works

It is understood that the proposals are for the complete demolition of the building, and construction of a new building as part of a wider redevelopment of the village centre.

1.3. Personnel & Quality Assurance

Rob Nicholson BSc (Hons) MCIEEM is a Class 2 Bat licence holder (Natural England), has over 10 years' relevant experience as an ecologist and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). Rob has been 'named ecologist' on numerous European Protected Species Licences (EPSL) for bats for a range of species and roost types in both England and Wales.

All field work and assessment was undertaken in accordance with current best practice guidelines (Collins, J. (Ed) 2016).

2. LEGAL STATUS

Bats

In England, all British bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended).

These pieces of legislation combine to give substantial protection to bats and their roost sites, making it an offence to:

- Deliberately or intentionally kill, injure or take a bat;
- Damage, destroy or intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not);
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection.

3. METHODOLOGY

The bat scoping survey and desk-based assessment were conducted on the 13th July 2021.

3.1. Desk Study

To inform the survey, a desk study was conducted using available ecological information relating to bats for the area surrounding the site.

Online resources, including Multi-Agency Geographic Information Centre (MAGIC), were consulted in relation to the presence of sites and habitats of importance for bats in the wider context.

A data request to Local Records Centre or the local Bat groups was not made due to the small scale of the development.

3.2. Pre-development Bat Survey

HABITAT SURVEY

A broad habitat survey was conducted of the site to inform the assessment of the suitability of the site for bats. Broad habitat descriptions were assigned and their values with respect to bats at site level and in the wider context assessed.

BAT SCOPING SURVEY

The bat scoping survey comprises of a building inspection which was limited to the building subject of the planning application. The building was inspected using close-focusing binoculars (Pentax Papilio 8.5 x 21) to determine possible access points such as cavities in walls and the roof structure. An internal inspection of all relevant rooms within the building was conducted where accessible. Using ladders, all accessible features were closely inspected using *Lenser H14* and X21 cool light torches. Where possible, any

cracks, crevices and likely access points or potential roost features were checked for signs of use by bats e.g. droppings, scratch marks and staining. An endoscope was used to inspect cavities that could be accessed safely via ladders.

NESTING BIRDS

A general assessment was made in relation to the potential presence of nesting birds that may be affected by the proposed development.

3.3. Evaluation Methods

The 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (3rd edition) (Collins, J. (Ed) 2016) are used as a basis to evaluate the value of features for their potential to support bats. In addition, the Bat Mitigation Guidelines (Mitchell-Jones, 2004) was referred to specifically in terms of evaluating the need for an EPS Licence.

The potential impacts on bats, bat habitat or their roosts as a result of the proposals are assessed within this report using the above criteria, together with an ecological judgement by an experienced bat surveyor.

4. CONSTRAINTS

Some features with potential for supporting bat roosts could not be accessed for physical inspection due to the position at which they are located. As such, these features were limited to visual inspection from ground level using close-focussing binoculars to inspect for field signs of bats around the exterior of the cavities.

External field signs of bats can be lost over time due to weathering and damp conditions. Droppings and other field signs are not always visible through routine, non-invasive inspection surveys as bat species associated with buildings roost in crevices that may not be fully accessible to survey.

This survey does not cover every month of the active and hibernation seasons.

5. RESULTS

5.1. Desk Study

Online Resources

According to the Natural England online mapping resource MAGIC there are no statutory designated sites for which bats are a qualifying feature within 2 km of the site.

There is one granted European Protected Species Licences relating to bats within 2 km of the site according to MAGIC as follows:

- 2017-28690-EPS-MIT-1 for Brown Long-eared and Common Pipistrelle dated 2017-2018. Located 1.9km north of the site.

5.2. Field Survey

BROAD HABITAT SURVEY

The site is situated in central Huyton, which is in the borough of Knowsley, an area which is comprised of primarily residential properties, with commercial and industrial areas.

Foraging habitat in the immediate vicinity of the site is poor with the site located in a highly developed urban area, with extensive artificial lighting present. There is very limited foraging habitat with scattered trees and ornamental shrubs present in the vicinity of the site.

In the wider context, there is a railway line and associated embankments which may provide a link to foraging habitat and commuting routes in the wider landscape.

ROOST SURVEY

The objective of the roost survey was to identify and assess for the presence of bat roosts at any potential roost locations which may be anticipated to be affected by the proposed demolition of the building.

Building Inspection

Table.1 Building Inspection Results

Photo	Description
	The Yorkon Building is of block construction with metal cladding overlain with no obvious access into the walls. There are grilled vents present to the exterior of the roof and walls. There is an enclosed roof void. Exposed metal beams are visible and the exterior of the roof is comprised of corrugate metal with no under layer. Floors are concrete block. There is no cellar or basement present.
	The building lacks features accessible by bat or any features suitable for supporting bat roosts. The materials used for construction are typically not well suited to supporting bat roosts.
	Potential Roost Features: No notable Potential Roost Features (PRFs) present. Construction materials present are typically not conducive to supporting bat roosts.

 	Evidence: None (external or internal). Bat Roost Assessment: <u>Negligible potential</u> for supporting bat roosts. Note: No evidence of nesting birds was observed in association with the building.
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The building proposed for demolition was assessed as being of ‘Negligible Potential’ for supporting bat roosts (Collin, J. (Ed), 2016) due to an absence of any evidence of bats and paucity of potential roost features (PRFs) for supporting bat roosts overall.

There was no evidence at the time of survey that the building supports nesting birds during the breeding season (March – August inclusive).

5.3. Roosts and Habitat

Following the scoping survey, no evidence to suggest the presence of bat roosts was identified in association with the building proposed for demolition. The wider site is of relatively low interest for bats but habitats in the wider context are likely to support a variety of bat species, with roosts associated with buildings and trees in the wider area.

5.4. The Value of the Site for Bats

In view of the results of the bat survey the building is not considered to currently support bat roosts due to a paucity of suitable features and low suitability of construction materials and as such the site is considered to be of 'low value' for roosting bats in the local context (Mitchell-Jones, 2004).

Overall, artificial light levels are high in the vicinity of the site and a paucity of suitable foraging habitat for bats indicates the site is unlikely to be of importance to bats.

5.5. Nesting Birds

There was no evidence of the building supporting nesting birds at the time of survey. It is considered unlikely that the building would support nesting birds in its current condition.

6. IMPACTS

The proposed development consists of the demolition of the Yorkon Building and construction of a new building, broadly within the exiting site footprint (building and associated hardstanding).

Bats

In view of the absence of any evidence of a roost associated with the building and the assessment of “negligible potential” to support bat roosts, the scale of impact upon the conservation status of the species in relation to this building as a result of the proposed development is considered likely to be ‘negligible’ (Mitchell-Jones, 2004).

Birds

Due to the absence of any evidence of nesting birds in association with the building, there not considered for there to be any significant potential for disturbance of nesting birds.

7. ADVICE AND RECOMMENDATIONS

7.1. Mitigation, Compensation and European Protected Species Licencing

Bats

In view of the results of the assessment for bats, there is not anticipated to be any impact upon bats and their roosts as a result of the demolition of the building. As such, no further survey, mitigation or compensation or licencing is required with respect to this building.

It should be noted however, that any proposed lighting scheme should ensure that it is sensitive to the presence of wildlife, including bats foraging and commuting through the site. This would include low-level lighting or similar solutions to prevent artificial light levels from deterring bats from the site (please see *¹Bats and artificial lighting guidance note (2018)* for further information).

Further Survey

Following the results of assessment, no further survey in relation to bats or birds is recommended.

8. CONCLUSIONS

In view of the above, it is considered the appropriate level of assessment has been completed (as per Collin, J (Ed) 2016), and the conservation status of the bats will not be adversely affected by the proposed development.

9. REFERENCES

Bat Conservation Trust (2000). *Distribution atlas of bats in Britain and Ireland 1980-1999*. Bat Conservation Trust, London.

Bat Conservation Trust website: <http://www.bats.org.uk/>

Collins, J (Ed). (2016). *Bat Surveys for Professional Ecologists - Good Practice Guidelines*, 3rd edition. Bat Conservation Trust.

ILP (2018) Bats and artificial lighting guidance note.

Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature

Multi-Agency Geographic Information Centre: <http://magic.defra.gov.uk/>

10. APPENDICIES

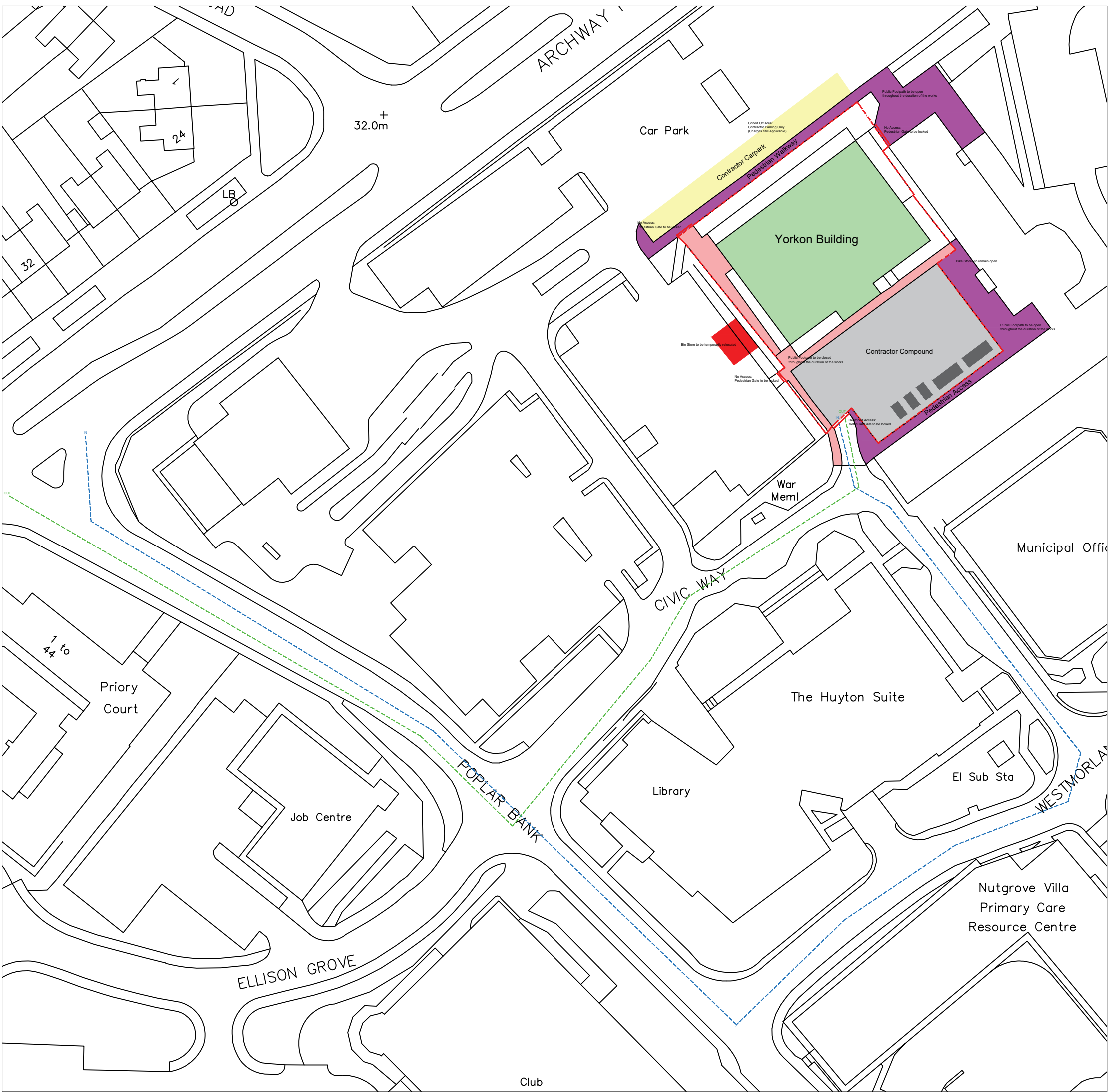
APPENDIX 1 – EXISTING SITE LAYOUT



REDLINE = YORKON BUILDING

APPENDIX 2 – PROPOSED DEMOLITION PLAN

See Next Page



NOTE
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☒ PRELIMINARY ☐ CLIENT APPROVAL ☐ PLANNING ☐
☐ BUILDING REGS ☐ TENDER ☐ CONSTRUCTION ☐ AS-BUILT ☐

-  YORKON BUILDING - FULL DEMOLITION OF PROPERTY
-  CONTRACTORS COMPOUND INC. SITE CABINS, WELFARE, WASTE MANAGEMENT & MACHINERY
-  PEDESTRIAN ACCESS TO REMAIN OPEN DURING CONTRACT WORKS
-  PEDESTRIAN ACCESS BE TEMPORARILY CLOSED DURING CONTRACT WORKS
-  CONTRACTOR PARKING ONLY - AREA TO BE CONED OFF TO LIMIT ANY VISITOR PARKING ISSUES DURING CONTRACT WORKS
-  BIN STORES TO BE TEMPORARILY LOCATED, LOCATION TO BE CONFIRMED
-  8FT HIGH SOLID TIMBER HOARDINGS TO BE ERECTED AND REMAIN THROUGHOUT CONTRACT WORKS
-  PEDESTRIAN GATES TO BE LOCKED THROUGHOUT THE CONTRACT WORKS
-  FLOW OF CONTRACTOR VEHICLES ENTERING THE CONTRACTOR COMPOUND
-  FLOW OF CONTRACTOR VEHICLES LEAVING THE CONTRACTOR COMPOUND

REV		DATE	DESCRIPTION	
 Directorate of Corporate Resources Asset Management 2nd Floor, Municipal Buildings Archway Road Merseyside, L36 9UX TEL:0151 443 2607 FAX: 0151-443-3550				
PROJECT			CLIENT	
Yorkon Building Demolition			-	
SUBJECT			SHEET SIZE	DATE
Site Management Plan			A3	18.03.21
			SCALE	NTS
PROJECT NR		DRAWING NR	REV	DRAWN
-		YB-01	-	DW
			CHECKED	BE