

Protected Species Survey: **Bats and Barn Owls**

Survey conducted by:

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Cragg House Farm
Buttermere
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CA13 9XA

Bat Survey Class Licence CL18 Registration no. 12316-CLS

Survey commissioned by:

Martin Cuthell Ltd
Architectural Services
Whitestones
Portinscale
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CA12 5RW

On behalf of:

Mr P Bailey
MBC Investments
Hall Bolton
Santon Bridge
Gosforth.

Property Surveyed:

Barn at Kelmores Hills Farm
Distington
Workington
CA14 4QY

Grid Reference:

NY016236

<p>This survey remains the property of Mr. John Temple and cannot be submitted as part of a planning application until all payments have been received.</p>

John Temple Licensed Bat surveyor
Bat Survey Class Licence CL18
Registration no. 12316-CLS

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A) Bat Survey

A1) Views of Site: **Front of site**



Rear of Site



Calf Halls



A2) Site Description:

The site is a sandstone built barn next to the farmhouse. There is a single storey porch between the two. The easterly aspect, which is in danger of collapsing into the yard has a rendered area and some cracks between the stonework. The wall on the northern aspect is well pointed with the eastern half rendered. The western aspect is fully rendered. There is a loft area which is being used for storage with a slate roof and daubing. There are 3 small windows which have tight fitting uPVC frames. There are some single storey calf hulls directly to the north east which are brick built with a slate roof which is in a state of disrepair.

A3) Habitat Description:

The site faces in an easterly direction into the yard. It is surrounded by buildings of similar construction and some more modern metal profile sheet sheds. The farmyard is surrounded by pastureland grazed by cattle and sheep. The pastureland has mature clipped hedgerows with occasional semi mature deciduous trees.

A4) Details of proposed works:

It is understood that the barn is to be demolished and replaced with a smaller building. The single storey calf hulls may also be demolished and replaced in the future.

A5) Survey:

A5.1) Timing and Weather conditions:

The initial survey was conducted on the 6th June 2022 by Mr. John Temple. An emergence survey was conducted on the 7th of June and a dawn survey was conducted on the 8th of June.

The weather for the emergence survey was sunny with and a slight easterly breeze. The weather for the dawn survey was dry with high cloud and a slight easterly breeze.

A5.2) Constraints:

None.

A5.3) Results:

No signs of bats were seen in or around the site and no bats were seen leaving the site during the emergence survey. No bats were seen entering the site during the dawn survey. There was no potential bat habitat in the walls of the northern, southern and western aspects. There was limited potential for bats in the cracks in the wall on the eastern aspect, these were inspected and no signs of bats were detected.

A6) Mitigation Strategy:

Although no signs of bats were found at the site, great care must be taken when work commences. If bats are seen or suspected then work must stop and further advice be sought from the acting Consultant.

A7) Summary:

Prior to an application for building works, a survey for bats was commissioned.

It is the surveyor's opinion that bats are not using this site. The calf hulls had no potential bat habitat.

B) Additional Information:

B1) Bats and their requirements

All British bats and their roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed under Annex IV of the Habitats Directive as in need of protection. PPS9 acts as a guide to local authorities in relation to wildlife issues where developments may affect protected species and how conservation and any appropriate mitigation measures should be implemented. Furthermore where the presence of a European protected species (all British bats) may be affected by development then a licence to derogate from the Habitats Directive, 1994 Regulations would be required from the Department of Environment, Food & Rural Affairs (DEFRA). Licences are processed by DEFRA and issued in consultation with English Nature, the statutory body for nature conservation.

A bat roost may be defined in several ways:

- a) Summer breeding roost.
- b) Hibernation roost.
- c) Transitional or temporary roost.

As bats have a variety of roost sites that fulfil different requirements at different times of the year, and these sites are returned to regularly, then the roost is protected even if the bats are not present. Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance. Climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

B2) Background to activity

Prior to an application for building works, a survey for bats was commissioned.

B3) Pre-existing information on species at site

The Multi Agency Geographic Information for the Countryside (MAGIC) website was accessed to identify any granted protected species mitigation licenses within 5 km of the site – No licenses have been granted in this area.

B4) Status of species in the local/regional area

Pipistrellus pygmaeus (soprano pipistrelle), *Pipistrellus pipistrellus* (common pipistrelle), *Plecotus auritus* (brown long-eared bat), *Myotis daubentonii* (Daubenton's bat), are common and widespread; *Myotis mystacinus* (whiskered bat), *Myotis brandtii* (Brant's bat), *Myotis nattereri* (Natterer's bat), are widespread and scarce; *Nyctalus noctula* (noctule) is widespread and frequent.

B5) Objective of survey

The objective of the survey was to ascertain whether there were any signs of use of the site by bats. Signs of bats include: droppings, insect remains, wear marks from egress points, or the presence of bats. Areas that have potential for bats to roost in but no actual signs of bats or are inaccessible to survey are also noted.

B6) Survey area

The survey area was the site as described above.

I

B7) Field Survey:

B7.1) Methods

The site was surveyed using a high-powered torch and ladders. Crevices were examined internally and externally for droppings, the presence of bats or potential for use by bats using an endoscope where needed. An emergence survey was conducted assisted by the use of bat detectors, recording equipment, night vision equipment and night-time camera trapping equipment where appropriate. A dawn survey was also conducted.

B8) Interpretations and evaluation

B8.1) Presence/ Absence

No signs of bats were found

B8.2) Population size class assessment

N/a

B8.3) Site status assessment

There is no potential for bat use in the northern, southern and western walls. There are some cracks in the eastern wall which have potential bat habitat but no signs were seen. This wall is in danger of collapsing into the yard.

B9) Impact Assessment

B9.1) Pre- and mid- activity impacts

N/a

B9.2) Post activity interference impacts

N/a

B9.3) Summary of impacts at the site level

No negative impacts are envisaged.

B9.4) Summary of impacts on a wider context

No negative impacts are envisaged.

B10) Mitigation

B10.1) Replacement roost site selection

N/a

B10.2) Existing species status

N/a

B11) Location, ownership and status

The Property is located at Kelmere Hills Farm, Distington, Workington, CA14 4QY, Grid Ref NY016236, and is owned by Mr P Bailey, MBC Investments, Hall Bolton, Santon Bridge, Gosforth.

B12) Capture and exclusion

B12.1) Timing, effort, methods, capture/exclusion methods

N/a

B13) Post development safeguard

B13.1) Habitat management and safeguard

N/a

B13.2) Population monitoring

N/a

B13.3) Mechanism for ensuring delivery

Condition of planning consent

C) Barn Owl Survey.

C1) Barn Owls and their Requirements

Barn owls and their roosts, nests and eggs are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed under Annex IV of the Habitats Directive as in need of protection. PPG9 acts as a guide to local authorities in relation to wildlife issues where developments may affect protected species and how conservation and any appropriate mitigation measures should be implemented. Furthermore where the presence of a European protected species (all barn owls) may be affected by development then a licence to derogate from the Habitats Directive, 1994 Regulations would be required from the Department of Environment, Food & Rural Affairs (DEFRA). Licences are processed by DEFRA and issued in consultation with English Nature, the statutory body for nature conservation.

C2) Background to activity

Prior to an application for building works, a survey for owls was commissioned.

C3) Survey and Site assessment

C3.1) Objective of survey

The objective of the survey was to ascertain whether there were any signs of use of the site by Barn Owls. Signs of owls would include: pellets, faeces remains (whitewash), feathers, dead chicks, prey remains or the presence of Barn Owls.

The survey area was the site described above.

C3.2) Habitat description

See bat survey

C3.3) Site description

See bat survey.

C4) Field Survey

C4.1) Method

The survey was conducted using ladders and a high powered torch.

C4.2) Timing

As bat survey.

C4.3) Weather conditions:

See bat survey.

C4.4) Personnel

The survey was conducted by John Temple.

C5) Results

No signs of owls were seen on the site.

C6) Interpretation and evaluation

No signs of barn owls were found.