



SAP Ecology & Environmental Ltd.

'Providing honest, sound ecological advice and excellent service'

Our ref: CCL102 – BQ&H

30TH September 2020

Miss Tiffanie Blair,
Assistant Project Manager
CCL Solutions

Dear Tiffanie

Re: Initial Inspection of Buildings Q & H, West Cumberland Infirmary

Further to your request, S.A.P Ecology & Environmental completed a brief assessment of buildings 'Q & H' at West Cumberland Hospital (Grid reference: NX 98890 16057). Our understanding is that these two buildings may form part of the hospital's redevelopment, however exact plans are not yet known. Works, if they are going to proceed, will be in approximately 3 – 5 years' time.

The two buildings in question are currently in use by the hospital and are both of very different construction. From initial views, building H is of brick and render construction, with a flat roof, accessible roof top plant room and lower level extension. For full assessment to be carried out internal access will be required along with access to the roof.



Plate 1: Building H

Building Q is a structure of two levels with what appears to be two separate roof spaces. This building recorded a tiled roof with a concrete ridge. Full internal access, including access to both attic spaces will be required to provide a full assessment.



Plate 2: Building Q

S.A.P Ecology and Environmental Ltd

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Ecology Background

S.A.P Ecology & Environmental Ltd have completed surveys during the 2019 and 2020 bat activity seasons on the same site as buildings Q & H. A summary of those surveys is provided below:

Bat Surveys building 1 & 2 2019 (S.A.P Ecology & Environmental Ltd)

S.A.P Ecology and Environmental Ltd were commissioned to undertake a preliminary building assessment of buildings 1 and 2, to assess their suitability to support roosting bats. The assessment was carried out on Thursday 1st August 2019 (SAP report ref: CCL102/004/001). The assessment recorded multiple features on the external of both buildings 1 and 2 which could provide bats with roosting opportunities. Building 1 was assigned a low level of suitability to support roosting bats and building 2 was assigned a moderate level of suitability to support roosting bats.

Subsequent activity surveys were commissioned and took the form of one dawn return to roost survey on 8th August 2019, one dusk emergence survey on 8th August 2019 and one dawn return to roost survey on 10th September 2019. After the first survey was completed on building 2, the building was downgraded from 'moderate' suitability to 'low' suitability due to the low activity experienced during the surveys, and therefore a second survey was not considered necessary.

The results of the 2019 activity surveys concluded that no bat roosts are currently present within the buildings. A low level of bat activity was recorded during the surveys and comprised of bats feeding mainly in front of the western aspect of building 2 and in the field south of the buildings. Bats were recorded commuting past the buildings. Sound analysis of recordings taken confirm the bat species active in the area to be both common and soprano pipistrelles.

Bat Surveys building 6 & 7 2019 (S.A.P Ecology & Environmental Ltd)

S.A.P Ecology and Environmental Ltd were commissioned to undertake a preliminary building assessment of buildings 6 and 7, to assess their suitability to support roosting bats. The assessment was carried out on Thursday 1st August 2019 (SAP report ref: CCL102/006/001). The assessment recorded multiple features on the external of both buildings 6 and 7 which could provide bats with roosting opportunities. Both buildings 6 and 7 were assigned a low level of suitability to support roosting bats with the exception of the plant room above building 7 which was assigned a minimum of moderate level of suitability to support roosting bats.

Subsequent activity surveys were commissioned, and surveys took the form of one dusk emergence survey on 15th August 2019, one dusk emergence survey on 9th September 2019 and one dawn return to roost survey on 10th September 2019.

The dusk survey on 15th August recorded sixteen bats emerging from at least two locations on the plant room above building 7. No bats were recorded emerging or returning to roost during the surveys of building 6 on the 9th and 10th September. A low level of bat activity was recorded during the surveys and comprised of bats foraging in front of building 7 and commuting to feeding areas further afield. Sound analysis of recordings taken confirm the bat species emerging from the plant room to be Common pipistrelle (*Pipistrellus pipistrellus*). When works are confirmed on building 7, further survey will be required to confirm all access egress locations and establish a peak count of the colony. This information will aid in the production of an appropriate species protection plan and an application for a European Protected Species Licence (EPSL) from Natural England.

Bat Surveys buildings 3 & 5, Waste Compound (S.A.P Ecology & Environmental Ltd)

S.A.P. Ecology and Environmental Ltd were commissioned to undertake a preliminary building assessment of buildings 3 and 5, to assess their suitability to support roosting bats. The assessment was carried out on Thursday 1st August 2019 (SAP report ref: CCL102/002/001). The assessment recorded multiple features on the external of both buildings 3 and 5 which could provide bats with roosting opportunities. Both buildings were assigned a low level of suitability to support roosting bats.

Subsequent activity surveys were commissioned and took the form of one dusk emergence survey on 7th August 2019 and a dawn return to roost survey on 8th August 2019.

The results of the 2019 activity surveys concluded that no bat roosts are currently roosting within the buildings. A low level of bat activity was recorded during the survey and comprised of individual bats feeding around building 5 and commuting overhead past buildings 3 and 5. Sound analysis of recordings taken confirm the bat species active in the area to be both Common and Soprano pipistrelles, with the occasional *Nyctalus* sp in commute.

Bat Surveys WCH Residential Buildings, Homewood Drive & Homewood Hill (S.A.P Ecology & Environmental Ltd)

S.A.P. Ecology and Environmental Ltd were commissioned to undertake a preliminary building assessment of the residential properties and associated garages, located on Homewood Drive and Homewood Hill to assess their suitability to support roosting bats. The preliminary building assessments were completed on Tuesday 19th and Friday 22nd May 2020. Suitable roosting features were recorded on each building and garage, with the exception of garage 5. Evidence of bats was recorded in buildings 3, 7 and 9 on Homewood Drive, and in building 2 of Homewood Hill. Each building and garage were assigned an appropriate level of suitability to support roosting bats and further surveys recommended to confirm roost access locations, numbers, and species.

Subsequent surveys were commissioned and completed between August and September 2020. Full assessment of the results has yet to be done, however we can confirm that of the 15 buildings surveyed, bats were recorded either emerging or returning to roost in 9 of them. All roosts recorded low numbers of bats of the *pipistrellus* genus.

Discussion and Recommendations

Prior to planned works commencing a full internal and external inspection should be carried out on buildings Q and H. Details of all potential roosting space should be recorded, and suitable survey locations marked. It is likely that following the results of the building assessments, activity surveys will be required to confirm if bats are roosting within either building.

Based on the evidence collected of bat activity over the past two survey seasons, it is likely that buildings Q and H may provide opportunistic or summer roosting to bats of the *pipistrellus* genus, if suitable roosting space is available. This loss of roost for this number of bats would not have a significant effect on local or national populations, however it is expected that provision would be made in any new structure built on the site, or in the form of a purpose built structure for bats to roost. Bat roosts have been recorded on site within 200m of buildings Q & H.

Once details and designs have been confirmed, along with the dates/years of work please allow one year previous for surveys to be completed. If following surveys bats are confirmed to be roosting with buildings Q & H all works will be subject to ecological supervision and completed during the time of year when bats are either unlikely to be present, or less likely to be impacted by disturbance and movement.

Bat surveys are only valid for an 18-month period; therefore I would suggest waiting until the trusts plans are confirmed before commissioning full surveys.

Please note that the building assessments can be carried out at any time of year, however the activity surveys can only be completed during the months of May – September.

Should you require any further information please do not hesitate to contact me.

Kind regards,

Sarah Parkin BSc (Hons), ACIEEM

Ecological Consultant