

Natalie Barratt
Moorleys,
St Bees,
Cumbria,
CA22 2TZ

Site Inspection (Bats) - Moorleys, St Bees, Cumbria, CA22 2TZ

This brief report outlines the findings of a site inspection for bats at Moorleys, St Bees, Cumbria, CA22 2TZ (Nat Grid Ref. NX 98515 10546).

Our Ref. No.: NB20BAT041
Date: 23 March 2021
Your Ref. No.: N/A

Plans 'as existing' and 'as proposed' have been provided (See Figures 1 & 2) and it is thereby understood that a proposal exists to renovate the existing dwelling and to convert the adjoining barn into additional living space. It is further understood (pers. comms Natalie Barratt) that full planning consent, and listed building consent, has been previously granted for the works (which have commenced), but as a minor alteration to the site access is now proposed, the applicant has been asked to re-submit the application. The Copeland Borough Council planning application search facility (<https://www.copeland.gov.uk/planning/application-search>) does not allow planning applications to be searched using 'location', 'site name' nor 'post-code' and is therefore unfit for purpose and could not be used to verify the planning history of the site.

The applicant has provided a previous bat survey report, '*Survey for Bats and Barn Owls at Moorleys, St. Bees*', Ref. No. 081223, by Sally Phillips, which was completed in July and August 2012. At this time '*There were no signs of bats*' (Pg. 8) and '*There were no signs of barn owls*' (Pg. 9).

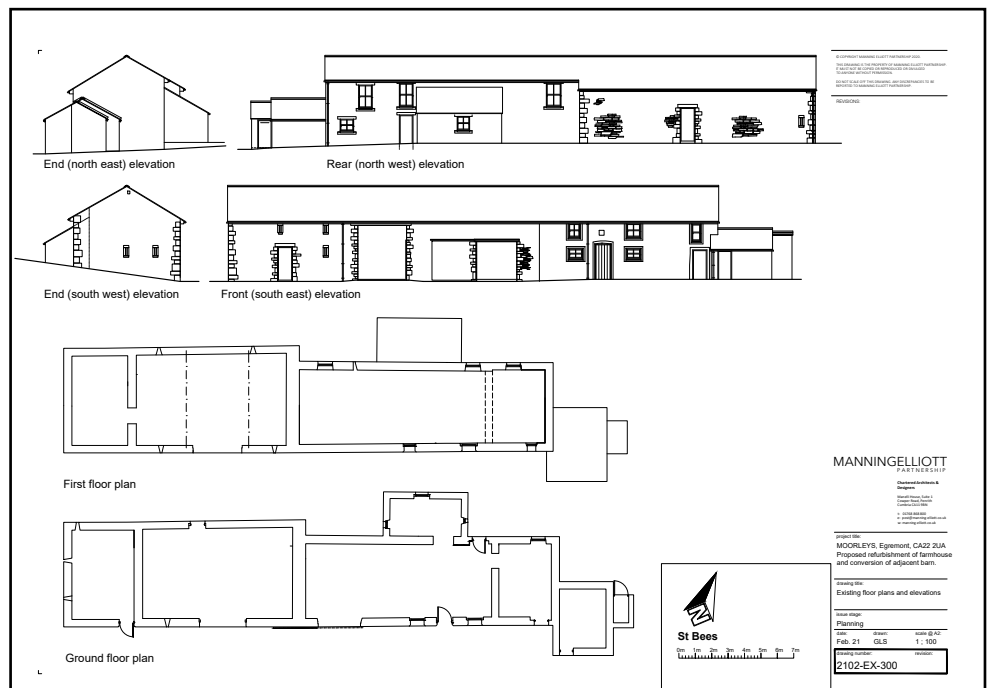


Figure 1: Existing floor plans and elevations - by Manning Elliott - Drawing No. 2102-EX-300.

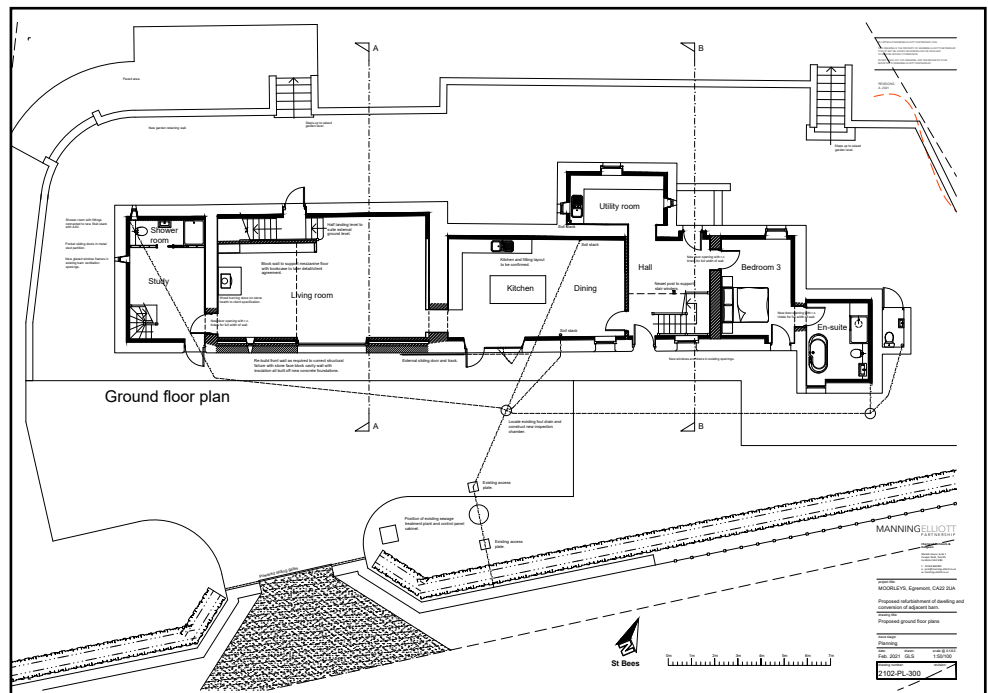


Figure 2: Proposed ground floor plans - by Manning Elliott - Drawing No. 2102-PL-300.

Moorleys Farmhouse, Cottage and Barn are Grade II listed buildings (List Entry Number 1137285). At the time of listing, the site was described as follows;

'Farmhouse, cottage, and barn; used for storage at time of survey (Jan. 1984). Initialled and dated on panel over house door DHJ 1731; later additions and alterations. Originally snecked rubble with quoins, house and cottage rendered; 2 extensions to barn on left of coursed, squared rubble with quoins. Graduated slate roof with brick mid chimney. 2 storeys. 3-bay house has central plank door in chamfered stone surround with false 4-centred head; window to either side originally 2-light, mullion since removed. Two C19 windows to 1st floor with original sill to right-hand one. Single bay cottage to right has plank door with narrow window above. Barn to left under same roof: 2 large wagon entrances and 1 plank door.'

At the present time the buildings do not have many of the features mentioned in the listing. The house and cottage are currently mid-renovation; a new slate roof has been installed (replacing the tiled roof which was present during the 2012 bat survey). No mid- chimney exists, the door has been removed and windows have all been replaced with new timber sash windows. The house and cottage have also been externally rendered in a wet dash, cementitious render.

A site inspection was conducted on 22nd March 2021. The weather at the time of the survey was mild and dry.



Figure 3: *Showing the southern elevation of Moorleys, with outbuilding and cottage in the foreground, and house and barn beyond.*

No enclosed roof voids exist within any of the buildings and the eaves are unenclosed on the house and cottage making the interior draughty and light during the day. The roof cladding (slates and tiles) are tight and do not offer any gaps or crevices between. The external walls of the barn do contain deep gaps, but in the absence of functioning gutters these are all wet and very open, and do not offer highly suitable potential roost locations. The curtilage of the property has recently been cleared and landscaped and consequently the property is somewhat isolated with only very limited connectivity to high quality foraging habitat in the surrounding area. The site is surrounded by open fields of improved grassland pasture and arable land.

Gaps identified in the external walls of the barn were inspected with a high powered torch. All internal areas were inspected in detail. No evidence of bats - or barn owls - having used the buildings was identified. No droppings or other evidence was discovered anywhere within or around the property.

The property is considered to offer 'negligible' potential for roosting bats. The presence of suboptimal potential roost features within gaps in the external wall of the barn means that it is not possible to conclude 'nil' potential, but a thorough inspection of the crevices is adequate to conclude that bats are not currently using these 'negligible' potential roost features.

In line with published good practice guidelines; *'If no or only low suitability potential roost features are found, then further surveys are not necessary'* (See Pg. 48 of Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition)*. The Bat Conservation

Trust, London. ISBN - 13 978-1-872745-96-1), no further survey effort is recommended.



Figure 4: Showing the interior of the farmhouse (First floor) with new roof and unenclosed eaves.



Figure 5: Showing the rear (north) of the property.



Figure 6: Showing the interior of the barn.

There is a small risk that individual bats could opportunistically occupy gaps whilst works are underway. As a precautionary measure, in order to minimise the risk of individual bats being harmed during works, the following measures should be observed;

- This report should be made available to any contractor working on site.
- If bats are discovered at any time prior to or during works, all work must stop and the acting consultant contacted immediately. If this unlikely event does occur a European Protected Species licence will be sought.
- The work will be completed as quickly as possible once started. Any gaps created during the course of the works will be left open for the minimum possible period. Where possible gaps will not be left open over night to avoid the possibility of bats opportunistically roosting in gaps which will later be blocked.

The proposed work presents opportunities to enhance the site for bats. It is recommended that consideration be given to installing the following bat enhancement features during the development. *These are recommended as*

enhancement options only and are not intended to represent mitigation or compensation features for which there is no legal requirement.

- Bat boxes could be erected on the external walls of the property using products such as the '1FFH Schwegler Universal Bat Box' (<http://www.nhbs.com/title/177932/1ffh-schwegler-universal-bat-box>) or the '1MF Bat and Swift Nest Box' (<http://www.nhbs.com/title/173247/1mf-bat-and-swift-nest-box>).
- Bat slates could be installed in the new roof sections of the property using products such as the 'Habibat Bat Access Slate' (<https://www.nhbs.com/habibat-bat-access-slate>).

Sam Griffin ACIEEM