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## Preliminary Roost Assessment

**Survey site:**

Elf Hall, Roanlands Brow, Millom, Cumberland, LA18 5HR

**Client:**

KR + SA Pike

**Survey date:**

19<sup>th</sup> May 2025

**Project:**

This report is prepared to inform a planning application with Cumberland Council (Copeland Area). The proposal is described as:  
Demolition of existing structures and construction of replacement dwelling.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS))					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
19/05/2025	14	76	0	4	None
<b>PRA Survey Factor</b>		<b>Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.</b>			
<b>See PRA plan in Appendix 1, location plan in Appendix 2, proposed plan in Appendix 3 and photos in Appendix 4.</b>					
<b>Background and Site Location</b>					
<i>Summary of site and desk Study</i>		<p>The site is centred on SD 18799 85890. It is formed of a former dwelling and associated garage, including storage shed and garage. The site is located within the parish of Willom, Southern Cumberland. The site is bound by Roanlands Brow to the south, woodland to the west and north, and pasture to the east. The wider landscape contains a series of ecologically valuable habitats, including woodland and mature hedgerows, both of which are likely to provide value for foraging and commuting bats.</p> <p>To the author’s knowledge, no previous ecology reports have been produced for this site</p> <p><b>EPSL data</b></p> <p>A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites &lt;2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known</p>			

	<p>roosts sites in close proximity to the licensed site. There is one bat EPSL within a 2km radius of the site. The record (2019-39940-EPS-MIT) is located 1km north-west of the site and relates to the destruction of a resting place for Brandt’s bat, common pipistrelle, soprano pipistrelle and Daubenton’s bat.</p> <p>The Duddon Mosses SSSI is located ~460m to the south. Duddon Mosses contains an extensive networks of mires, including areas of wet heath, scrub, broad-leaved and mixed woodland, and acid grasslands, all of which provide value to foraging and commuting bats. In addition to the above, there are extensive areas of woodland and hedgerows present within the wider landscape, which once again could provide value for foraging and commuting bats.</p>
<p><b>Field survey results</b></p>	
<p><i>Summary of Survey Findings</i></p>	<p><u><i>Building B1</i></u></p> <p>Building B1 is the main former dwelling present within the site. It comprises a single-storey, brick-built, rendered and timber clad structure, with a brick foundation. The structure contains a pitched roof, covered in red slate tiles. The building is in a significant state of disrepair, with several sections of the roof structure missing, particularly on the gables present on the western and eastern elevations of the building. The external assessment of the building identified some features that could be utilised by roosting bats:</p> <ul style="list-style-type: none"> <li>• On the eastern and western elevations of the building, there are sections of roof tiles missing, which could provide suitability for bats to access the internal areas of the building; and</li> <li>• On the western elevation of the building, there is a loft hatch present, which could once again provide suitability for bats to access the internal void.</li> </ul>

During the internal assessment, given the presence of the significant areas of missing roof tiles, and open hatch present on the western elevation, the void present was determined to have high lighting levels present within, which could potentially deter roosting bats. However, the internal roof space contained a number of internal crevices, present within the timber frame, which bats could utilise for roosting, as they were located within darker sections of the void, away from the gable ends.

No evidence of roosting bats was observed during the survey on B1.

Given the presence of some features on B1, along with the high foraging and commuting value of the wider landscape, B1 is determined to be of **moderate value** to roosting bats. Suitability is reduced from high, given the high lighting levels present within the internal roof void.

#### Building B2

Building B2 is a small outbuilding structure present in the central section of the site. It comprises a concrete built-rendered structure, with a flat roof, covered in corrugated sheeting, which has partly collapsed. There is no void present within the structure and there are no external features which could be utilised by roosting bats. As such, B2 is determined to be of **negligible value** to roosting bats.

#### Building B3

Building B3 is a garage structure located within the southern section of the site. It comprises a stone-built structure, with a pitched roof, covered in slate roof tiles. There is no void present within the building. The building is generally in good condition and contains no suitable external features present within the roof

	<p>structure or stone-work that could provide suitability for roosting bats. As such, B3 is determined to be of <b>negligible value</b> to roosting bats.</p>
<p><i>Foreseen Impacts</i></p>	<p>As the proposals include the demolition of B1, any bat roosts within them will be destroyed. This could also result in death or injury of bats.</p> <p>Bats are very unlikely to be roosting within buildings B2 and B3 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.</p>
<p><i>Recommendations</i></p>	<p>B1 has <b>moderate habitat value</b> to roosting bats.</p> <p><b>Two bat emergence/re-entry surveys</b> are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.</p> <p>These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart.</p> <p>Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity.</p> <p>One of the surveys could be a dawn re-entry survey, or all three can be at dusk if supported by night vision aids (NVA).</p>

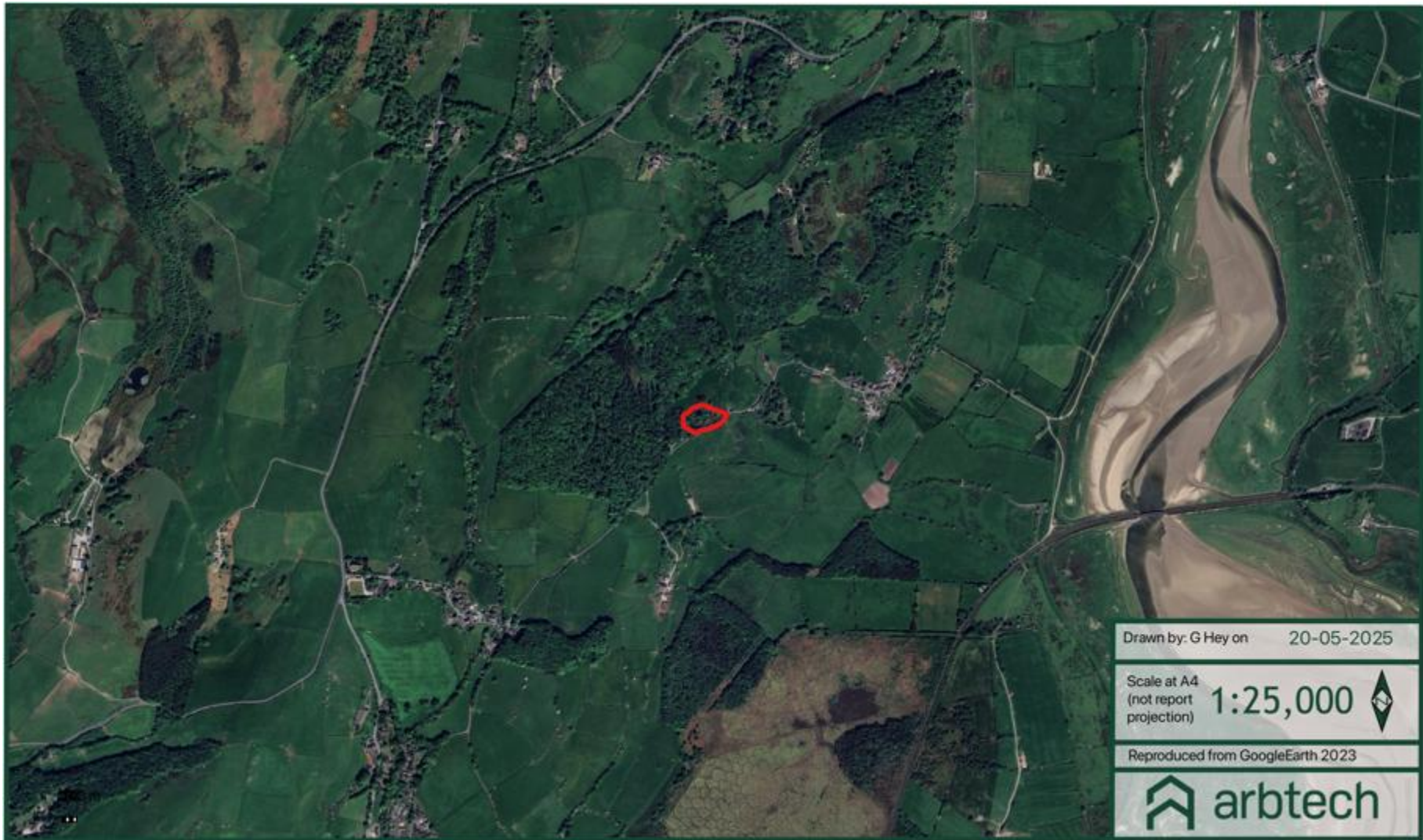
	<p><b>Three surveyors</b> are required to provide full coverage of the building’s elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located.</p> <p>Lighting mitigation may be required based on the outcome of the night bat survey(s).</p> <p>If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.</p> <p>Enhancements are dependent on the outcome of further surveys.</p>
<p><b>Nesting Birds</b></p>	
<p><i>Summary of Survey Findings</i></p>	<p>No evidence of nesting birds was found on site during the surveys; however, birds could use the buildings, scattered for nesting.</p>
<p><i>Foreseen Impacts</i></p>	<p>The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.</p>
<p><i>Recommendations</i></p>	<p>Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the buildings should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.</p>

	<p>Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.</p> <p>The installation of two bird boxes on mature trees around the site boundaries or on new buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Bark Boxes Blue Tit 25mm (trees), Woodstone Nest Box (buildings or trees), or a similar alternative brand.</p>
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### Appendix 1: PRA plan



## Appendix 2: Location map



### Appendix 3: Proposed plan



## Appendix 4: Photos



Photo 1: Southern and western elevation of B1.



Photo 2: Northern and western elevation of B1.

Example of missing roof tiles present on eastern and western elevations are circled in red.



Photo 3: Eastern elevation of B1.



Photo 4: Opening present to roof void present on western elevation of B1.



Photo 5: Internal area of B1.



Photo 6: Building B2.



Photo 7: Building B3.



Photo 8: Southern elevation of B3.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Gareth Hey BSc (Hons) MSc ACIEEM, Ecological Consultant	20/05/2025
Proof	0.2	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	27/05/2025
Final	1.0	Gareth Hey BSc (Hons) MSc ACIEEM, Ecological Consultant	27/05/2025