

Preliminary Roost Assessment

Survey site:

Mowbray Farm, Frizington Road, Frizington, Cumberland, CA26 3QU

Client:

Stuart Ray

Survey date:

4th April 2025

Project:

This report is prepared to inform a planning application with Cumberland Council (Copeland Area). The proposal is described as:
Conversion of barns.

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

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
04/04/2025	14	71	0	3	None
PRA Survey Factor		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.			
See PRA plan in Appendix 1, location plan in Appendix 2, photos in Appendix 3.					
Background and Site Location					
Summary of site and desk Study		The site is centred on NY 03772 16771. It comprises seven barns, located within the grounds of Mowbray Farm, with the village of Frizington located 400m north-west of the site. It is bound by agricultural fields, including arable and pasture fields. The wider landscape is dominated by agricultural land, with pockets of urban and residential development and associated infrastructure, also present. There are also a number of hedgerows that intersect the agricultural fields and pockets of trees and woodland also present that could provide value for foraging and commuting bats. EPSL data 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 <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 roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site.			

	The site is not subject to any designation, and there are no statutory sites with features that could provide value to foraging and commuting bats within the wider landscape.
Field survey results	
<i>Summary of Survey Findings</i>	<p>There are seven barns present within the site (B1-B7 in Appendix 1). They range in their structural composition, however, some structures (B4-B6) are similar in their structural composition and as such, have been described together, below. The buildings are primarily utilised for storage of a variety of materials and are regularly accessed by the construction company that occupy the sites. The buildings are described in detail below.</p> <p><u>Building B1</u></p> <p>Building B1 is a single storey barn structure present in the northern section of the site. It comprises a stone, concrete and brick-built structure with a pitched roof, covered in slate tiles. Internally, the building has a timber frame, with no roof lining present on the underside of the roof structure. The building is primarily utilised for storage of hand-held building equipment, and as such, is subject to routine disturbance. Although there are some cracks and gaps present within the brickwork on the southern elevation of the building, these were inspected thoroughly with an endoscope and were determined to not provide a suitable cavity or crevice for roosting bats, with the gaps only leading to a small opening, and no crevice. The rest of the building is generally well sealed, with no suitable features that could support roosting bats. The above, coupled with the largely disturbed nature of the internal area of the building results in the building being largely unsuitable for roosting bats and as such, is determined to be of negligible value to roosting bats.</p>

Building B2

Building B2 is a large barn structure present in the northern section of the site. It comprises a brick and stone-built structure that is rendered throughout. The roof structure comprises a pitch, with slate tiles, which has recently been re-roofed in the previous year, in association with a planning application relating to the main farmhouse, present to the north, that is attached to the barn. As such, the roof structure is extremely well sealed, with no gaps or lifted tiles present that could provide suitability for roosting bats. On the southern elevation of the building, there is a gap present at the apex of the building that could provide access into the internal areas of the building, however, given the building has recently been re-roofed and is also utilised for storage of building equipment and materials and as such, is once again subject to high levels of disturbance, throughout. Given the above, B2 is also considered to be of **negligible value** for roosting bats, due to an absence of suitable roosting features and high disturbance levels within the building.

Buildings B3 and B7

Buildings B3 and B7 are large, corrugated metal barns, located in the southern section of the site. They are well sealed structures, comprising metal frames covered with metal sheeting and as such, provide **negligible value** for roosting bats.

Buildings B4, B5 and B6

Buildings B4, B5 and B6 all comprise a similar structural composition, being brick-built structures with a pitched roof, covered in corrugated metal sheeting. The buildings are overall very well sealed, with no

	gaps present within the brickwork or roof structure that could provide value for roosting bats. Internally, the structures comprise metal frames, with no suitable crevices present could provide value for bats. Given the above, the buildings are considered to be of negligible value to roosting bats.
<i>Foreseen Impacts</i>	Bats are very unlikely to be roosting within the buildings at the site as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.
<i>Recommendations</i>	<p>In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.</p> <p>The installation of three bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwelling. Suitable bat boxes include Beaumaris Woodstone Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.</p>
Nesting Birds	
<i>Summary of Survey Findings</i>	<p>No evidence of nesting birds was found on site during the surveys; however, birds could use the buildings for nest building purposes.</p> <p>Although building B2 appears to provide value for barn owls, due to recent re-roofing works that have taken place on the building and large levels of disturbance experienced within the building through general site activities and storage, the site is not considered suitable for barn owl occupation.</p>
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

<i>Recommendations</i>	<p>Any building works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation 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 the buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box and Woodstone Nest Box (buildings or trees), or a similar alternative brand.</p>
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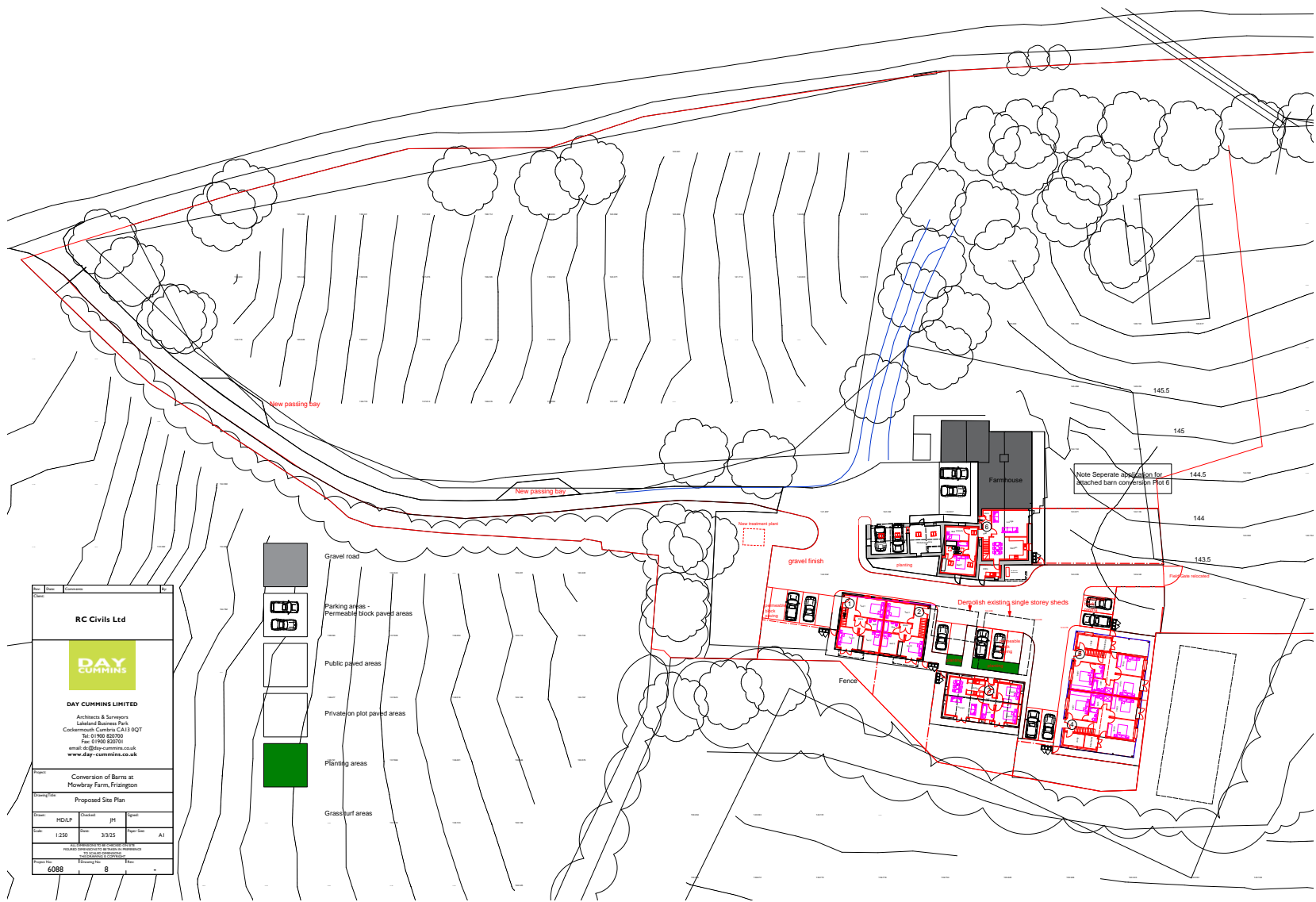
Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plans



Appendix 4: Photos



Photo 1: Northern elevation of B1.



Photo 2: Southern elevation of B1.



Photo 3: Internal area of B1.



Photo 4: Southern elevation of B2.



Photo 5: Eastern elevation of B2.



Photo 6: Internal area of B2.



Photo 7: Building B3.



Photo 8: Internal area of B3.



Photo 9: Eastern elevation of B4.



Photo 10: Northern and eastern elevation of B4.



Photo 11: Internal area of B4.



Photo 12: Building B5.



Photo 13: Internal area of B5.



Photo 14: Building B6.



Photo 15: Internal area of B6.

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Photo 16: Building B7.



Photo 17: Internal area of B7.

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