

**Survey for Bats, Barn Owls & Breeding Birds,
The Coach House, The Old Vicarage, Haile, Egremont, Cumbria.
Supplementary Report following original report in 2018**



Property viewed from the north

**Report by
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**Report commissioned by:
Richard Lindsey, Architect on behalf of
Mr Stephen Nicholson**

Introduction

A supplementary bat report has been requested for the planners on completion of the extension work in 2023, to check if any changes have affected the previous conclusions of the bat and bird survey carried out on this property in November 2018 by Steve Wake.

The Summary of the first survey was:-

The building had no signs of barn owls, minor swallow and bat activity was observed with a large Brown Long Eared bat roost in the main house. There was potential for bats to be present in the areas that were inaccessible to the survey, these were, under any gaps in ridge tiles and roof junctions and under slates, behind roof timbers, in wall gaps.

Extreme care must be taken when working on these areas and on the roof. Crevices should be checked

with a torch prior to pointing to ensure no bats are entombed, downward facing exit tubes will allow any bats to escape.

Bats can be encouraged on site by allowing them access to the building post-works and by erecting a bat box for relocating any bats found during the work by ecologist.

Provided work are carried out in accordance with this report then a European Protected Species Licence should not be required.

If at any point during the works bats are seen or suspected within the building, work must stop and further advice sought!

Building Survey on 15th December 2023

Results

No Barn owl, other bird or bat activity was observed in or on the building, the southwest extension was built, the internal walls & ceilings were newly plastered, most doors were fitted, the surrounds of some windows were still to be sealed, kitchen & bathrooms were not complete.

There was no sign of a box for bat relocations but there is sufficient remaining roost potential with bat access also still available to the roost on the main house.

Potential bat or bird access remains to the following locations:-

Behind corbel/eaves to E elevation.

In wall crack below eaves end on E & W elevations.

Into roof void from below new fascia to E & W of the new extension

There is no evidence to suggest the habitat around the building has suffered any serious change since the building survey in 2018.

PHOTOGRAPHS with potential bat & bird access **O---**

View of east elevation



East elevation with potential access



View of coach house & extension from the southwest



View of potential west fascia access

