

Preliminary bat roost assessment

Client Name	JLL Limited
Site Location	Banbury magistrates court, The Court House, Warwick Rd, Banbury OX16 2AW
Document reference	CE1167-01
Date of Survey	16th August 2018
Surveyed by	Scott Lataham [Class 2 registration Accreditation 2017-28032-CLS-CLS]

DISCLAIMER

This report/document has been prepared by Chase Ecology Limited for the named client as a Protected Species Survey - Bats. Chase Ecology accepts no liability or responsibility for any use that is made of this document other than by the Client for the purposes for which it was originally commissioned and prepared. We confirm that the opinions expressed are our true and professional opinions.

Limitations and Copyright

Chase Ecology Ltd has prepared this Report for the sole use of the above named Client or his Agents in accordance with our terms of business, under which our services were performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by us. This Report may not be relied upon by any other party without the prior and express written agreement of Chase Ecology Ltd. The assessments made assume that the sites and facilities will continue to be used for their current purpose without significant change. The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from third parties has not been independently verified by Chase Ecology Ltd. Chase Ecology Ltd standard Limitations of Service apply to this report and all associated work relating to this site. A copy has been supplied with our original quotation and further copies are available on request

Validity of data

The findings of this study are valid for a period of 24 months from the date of survey. If works have not commenced by this date, it may be necessary to undertake an updated survey to allow any changes in the status of bats on site to be assessed, and to inform a review of the conclusions and recommendations made.

Executive Summary

Chase Ecology Ltd. undertook a Preliminary Roost Assessment (PRA) at the named site on the 16th August 2018. The aim of the assessment was to consider the value and suitability of the structures for roosting bats & nesting birds as detailed below;

Site Location	Banbury magistrates court, The Court House, Warwick Rd, Banbury OX16 2AW
Survey Methodology	An internal & external survey was carried out by Garry Smith for the potential roosting and usage of the structure for bats & nesting birds. See section 3 (Methodology). Additional to the visit further research has been carried out on the Magic.gov database and National Biodiversity Network
Results of Preliminary Bat Roost Inspection	<p>SEE SECTION 6.0</p> <p>Evidence of previous roosting from bats within the main roof void to the building. This has been supported from multiple areas of value within the roof coverings.</p> <p>Two EPS Mitigation Licenced have been documented for 4 species of bats within a 2kn radius of the building.</p>
Evidence of Nesting Birds	No evidence of nesting birds identified
Requirements for Additional Survey	<p>It is advised that if development is to cause any disturbance to the current roof coverings, eaves, flat roof sections and roof voids a further three emergence surveys would be required to fully assess all features of value along with areas un accessible on the 16th August.</p> <p>Emergence surveys must be carried out within May – September with at least one survey between May – August.</p> <p>Dependant on the level of activity a European Protected Species mitigation licence may be required to maintain protection of any protected species identified during development.</p>
Predicted Impacts of Development on Bats and Nesting Birds	Further assessment required
Mitigation and Compensation of Proposed Impacts	Not at this stage, further assessment required

Licensing Requirements for Bats	Not at this stage, further assessment required
Required Actions	See section 6.0

Final Draft Copy

CONTENTS

- 1.0 Introduction
- 2.0 Legislation
- 3.0 Methodology
- 4.0 Results
- 5.0 Plans & Photographs
- 6.0 Conclusion and/or recommendations
- 7.0 References

Appendix 1: Location plan

Final Draft Copy

1.0 Introduction

Brief

- 1.1** This report will present the findings of a preliminary bat roost assessment and nesting bird survey of the named site and further research of the area online.

Site description

- 1.2** The former Banbury magistrates court which is located at The Court House, Warwick Rd, Banbury OX16 2AW

The building is located close to habitats of value to bats including woodland, parkland & waterbodies

Proposed works

- 1.3** For redevelopment of the current building which may have effects to protected species

2.0 Legislation

2.1.1 All British bats are classed as European Protected Species and therefore receive protection under the Conservation of Habitats and Species Regulations 2010 (as amended), making it an offence to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place

2.1.2 In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly Obstruct access to any structure or place which any bat uses for shelter or protection; or Disturb any bat while occupying a structure or place which it uses

2.1.3 If proposed development work is likely to destroy or disturb bats or their roosts, then a licence will need to be obtained from Natural England, which would be subject to appropriate measures to safeguard bats.

2.1.4 In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended). All wild birds, their nests and eggs are protected it an offence to: • kill, injure, or take any wild bird; • take, damage or destroy the nest of any such bird whilst it is in use or being built; or • take or destroying an egg of any such wild bird.

2.1.5 Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.

3.0 METHODOLOGY

- 3.1** All reporting undertaken by Mr Garry Smith who is an experienced licensed bat ecologist in England [Class 2 registration 2017-28032-CLS-CLS] with over 8 years' experience practical of professional ecological surveys.
- 3.2** Preliminary roost assessments can be undertaken throughout the year and can provide conclusive results, which can save expense and time for Planning Applicants. The optimum time to investigate for the presence of bats is during their active season when signs of presence can be more easily located.
- 3.3** A thorough interior and exterior inspection of the building for bat roosting and potential roosting features was undertaken. Signs surveyed for included droppings, dead bats, feeding remains (beetle, moth and butterfly remains), urine staining and grease marks around crevices and down walls, and any noises such as scratching and audible bat calls.
- 3.4** During the survey, the surrounding area was assessed in relation to suitable habitat that may be of value to bats.
- 3.5** Surveys were conducted following "The Bat Workers Manual "(JNCC 2004), "The Bat Mitigation Guidelines" (EN 2004) and the Bat Conservation Trust 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (2016) recommendations.
- 3.6** All areas of the building internally were inspected with the aid of a 2 million c/p lamp and inspection camera. External features were also inspected where possible and observations were aided with binoculars where needed.
- 3.7** A desk top survey was also completed to establish the biodiversity of the area along with its habitat structures including statutory and non-statutory designations
- 3.8** Biological records were not obtained for this survey

4.0 Results

Desk Study

Environmental record search

4.1 A data search from freely available resources was undertaken to assess the names species for distribution/record within a 2km study area which demonstrated records for;

- Common Pipistrelle
- Soprano Pipistrelle
- Natterer's
- Brown Long-eared

4.2 Designated sites; Statutory (5km)

Site	Designation	Distance (km)	Direction
NEITHROP CUTTING	SSSI	1.53	NW

Non-Statutory (2km)

Site	Designation	Distance (km)	Direction
NON-IDENTIFIED			

Priority Habitat Inventory within 2km

HABITAT	Distance (km)	DIRECTION
DECIDUOUS WOODLAND	0.14	N
DECIDUOUS WOODLAND	0.17	SW
DECIDUOUS WOODLAND	0.46	NE
DECIDUOUS WOODLAND	0.72	E
DECIDUOUS WOODLAND	0.95	SE
DECIDUOUS WOODLAND	1.48	SW
DECIDUOUS WOODLAND	1.50	N
DECIDUOUS WOODLAND	1.55	NE
DECIDUOUS WOODLAND	1.63	NE

None of the above names sites/locations would be effected in any way from the proposed development plan for this site, including both habitats and species.

4.3 Aerial photographs of the site were consulted to determine if there are important landscape features surrounding and within vicinity of the site.

4.4 A search of previous Granted European Protected Species Applications revealed TWO granted European Protected Species applications

- 1.10km – South/East – Common Pipistrelle, Soprano Pipistrelle, Brown Long-eared
- 1.82km – North/West – Common Pipistrelle, Natterer's, Brown Long-eared

Field study

4.5 A site visit was completed on the 16th August 2018 where the building and surrounding areas were assessed for the possible usages of bats & birds.

External

4.6 A full external assessment was carried out visually around the property including checks to the stonework's & roof structures where accessible.

The stonework's around the building demonstrated a well-maintained level of condition with low value to bats identified. However, due to the height and shape of the building we were obstructed from a number of areas to the rear of the building where assessment was restricted.

The roof coverings demonstrated multiple features of value to bats;

- Gaps within and below several ridge tiles were visible which offer roosting value to crevice dwelling species along with possible access within the internal roof void for void dwelling species.
- The style & age of tiles used for the main roof coverings below the ridge have demonstrated further areas of value to both crevice and void dwelling bats from the high number of gaps throughout.
- A number of flat roof coverings to the rear of the building were not accessible and restricted from assessment

Internal

4.7 Internally the floor areas to the roof void were covered with an insulated covering and part timber board throughout.

Below the roof coverings is a timber cladded covering which has restricted visibility or access into areas of value to bats identified externally.

Several bat droppings have been noted within the main roof void space which has demonstrated roosting within.

The internal areas of the roof void house several air-conditioning pipework's and systems.

The internal stonework's looked to be in a reasonable condition with low value to roosting identified other than crevices between the tops of the eaves & gables.

Several flat roof sections within the building didn't have access to the voids within where further assessment was restricted.

5.0 Plans & Photographs

Image 1 – Front South facing elevation of the building



Image 2 – Areas of deterioration to the roof coverings (South facing) have been identified to include missing tiles and gaps to the ridge tiles which offer roosting value to bats



Image 3 – West facing elevation of the building where multiple gaps are identified across the roof coverings offering further value to bats throughout due to the age and style of the tile used



Image 4 – North facing elevation of the building taken from the far North/West area of the site



Image 5 – Further image of the North facing elevation of the building demonstrating a well-maintained level of stonework's offering low value to bats



Image 6 – Internal view from central area of roof void demonstrating a timber cladding below the tiled coverings along with an insulated covering to the floor area



Image 7 – Further views from within the roof void demonstrating the air-conditioning pipework's running within the void areas along with plastic sheetings



Image 8 – Internal section within the main roof void demonstrating the chimney sections running within which looked to be in a well maintained condition with low value to roosting



Image 9 – Bat droppings located within the main roof void across the insulation



6.0 Conclusion and recommendations

All recommendations provided in this section shall be on Chase Ecology Ltd's current understanding of the site proposals and current planning application, correct at the time the report was compiled. Should any aspect of the proposals alter, the conclusions and recommendations made in the report should be reviewed to ensure that they remain appropriate

- 6.1** Following the preliminary bat roost assessment carried out on the 16th August 2018 it has been identified that the building offers suitable features of value to bats within the roof coverings and internal voids.
- 6.2** It has been evidenced that Bats have used features within the building from observation of several bat droppings within the main roof void area which have been documented within this report.
- 6.3** Records have demonstrated two EPS Mitigation Licences for 4 species of Bats within a 2km radius of the site along with favourable habitats for both feeding & commuting.
- 6.4** It is advised that if development is to cause any disturbance to the current roof coverings, eaves, flat roof sections and roof voids a further three emergence surveys would be required to fully assess all features of value along with areas un accessible on the 16th August.

Emergence surveys must be carried out within May – September with at least one survey between May – August.

Dependant on the level of activity a European Protected Species mitigation licence may be required to maintain protection of any protected species identified during development.
- 6.5** No evidence of nesting birds identified.
- 6.6** It is advised that no further works take place to the identified areas of value to bats at this stage as this may cause disturbance to any roosting bats, see section 2.0 of this report

7.0 References

- Mitchell-Jones, A.J, & McLeish, A.P. Ed., (2004) 3rd Edition Bat Workers' Manual. Joint Nature Conservation Committee, Peterborough.
- Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists —Good Practice Guidelines, 3rd edition, Bat Conservation Trust, London.
- Mitchell-Jones, A.J. (2004) Bat Mitigation Guidelines. Natural England, Peterborough.
- British Trust for Ornithology (2016) www.bto.org/
- Magic database (2017) <http://www.magic.gov.uk/MagicMap.aspx> accessed on 08/03/2017.
- Google Earth (2017)

Final Draft Copy

Appendix 1: Location plan

