

NYMNP  
27/11/2020

## **Proposed Sustainable re-development at Meadowcroft, Raw, Whitby, YO22 4PP.**

The existing building has been altered and extended over a significant period of time but it is quite clear from initial viewing that the efficiencies of the property do not meet any environmental or sustainable policies outlined within the existing North York Moors National Park guidelines.

It is the intention to re-develop this site in a sensitive and carefully thought through design process that meets the present environmental and sustainable objectives of the planning authority. To achieve a comfortable and carbon zero home, fit for purpose and to be sustainable for many years to come, having limited impact on the existing environment.

### **Existing building:**

The existing building is primarily constructed from a latted timber frame, approximately 100mm depth with no insulation.

The majority of the existing windows are of poor UPVC construction and are very poorly fitted, the remainder of the windows are timber and single glazed, all of which achieve a very poor U value and are unfit for purpose.

The roof is asbestos sheeting with no insulation. The existing floor is of solid construction, again with no insulation. The heating system is by electric storage heaters.

Further review shows considerable damp ingress and rot to the timber frame structure, it is evident that there is no damp proof membrane to the floor, no DPC to the external walls or any damp membrane to the roof structure.

Following a review of the existing construction and with a level G rating, it is concluded that there is very little scope to increase the insulation within the existing building, without extensive re-construction and demolition of the existing dwelling, to achieve a very small increase to level E.

For example, to insulate the wall, to a reasonable u value would require the formation of a new inner skin, which would ultimately render some of the rooms inhabitable due to the existing dimensions.

To insulate the floor would require removal of the inner floor to a reduced level beyond the foundation depth, therefore making this an impossibility to construct, the existing floor levels would have to be increased approximately 100mm, minimum to enable a reasonable U value, again, this is not a practical solution.

Taking all of the evidence into account and the lack of any modern methods of construction or minimum standards of building regulations. It is concluded that there is no practical or reasonable method of construction to increase the U value of each element, as the EPC certificate suggests, without complete demolition and re-construction.

The most practical method of achieving any improvement is to re-build in accordance with the North Yorkshire environmental objectives as outlined below:

**Environmental Objectives:**

- To protect and enhance biodiversity and geo-diversity.
- To maintain and enhance the quality and character of the landscape, including the special qualities of remoteness and tranquillity
- Reduce long distance commuting and congestion by reducing the need to travel.
- To ensure future development is resilient to climate change such as development is not vulnerable to flooding, or will increase the risk of flooding elsewhere
- To conserve and where appropriate enhance the historical and cultural environment
- To reduce the emission of greenhouse gases
- To encourage the use of renewable resources and the development of renewable energy sources within Ryedale
- To make the most efficient use of land
- To maintain a high quality environment in terms of air, soil and water quality  
Ensure that fossil fuel and water consumption is as low as possible, protect productive soils and maintain the stock of minerals
- To reduce the amount of waste produced and maximise the rates of re-use and recycling as locally as possible

The potential for this plot is to construct a low emissions home which will meet the above criteria and give longevity to the local community.

Yours sincerely,

John Dilley MCABE  
Director



# Asbestos Refurbishment - Demolition Report

NYMNPA

27/11/2020

**Meadow Croft  
Dark Lane  
Raw, Robin Hoods Bay  
Whitby  
YO22 4PP**



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## HSG 264 Refurbishment Survey Report

16 RE6\_HSG264\_Refurb\_Report\_E1a

Ver: 7.21i

Survey:	1427-20	Date:	11 Nov 2020
Revision	1.0	Site:	YO22 4PP
Printed:	16 Nov 2020		Page 1 of 29



# Asbestos Refurbishment - Demolition Report

## Contents

- 1.0 Quality Assurance
- 2.0 Introduction / Objectives
- 3.0 Executive Summary
- 4.0 Desk Top Review
- 5.0 Site Outline
- 6.0 Survey Results
- 7.0 General Caveat
- 8.0 Recommendations

## Appendices

- 1.0 Sample Data Sheets
- 2.0 Asbestos Register
- 3.0 Drawings
- 4.0 Certificates

## Revision History

<b>HSG 264 Refurbishment Survey Report</b>	Survey:	1427-20	Date:	11 Nov 2020
	Revision	1.0	Site:	YO22 4PP
	Printed:	16 Nov 2020	Page 2 of 29	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			



# Asbestos Refurbishment - Demolition Report

## 1.0 QUALITY ASSURANCE

This Report has been compiled by the following authorised Lead Surveyor:

**Name** Ian Bamforth  
.....

**Signed**

**Date** 16/11/2020

The contents of this Report have been checked by the following member of the Technical Management Team:

**Name** Ian Bamforth  
.....

**Title** Lead Surveyor  
.....

**Signed**

**Date** 16/11/2020

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b> 1427-20	<b>Date:</b> 11 Nov 2020
	<b>Revision</b> 1.0	<b>Site:</b> YO22 4PP
	<b>Printed:</b> 16 Nov 2020	<b>Page 3 of 29</b>

16 RE6\_HSG264\_Refurb\_Report\_E1a Ver: 7.21i



# Asbestos Refurbishment - Demolition Report

## 2.0 INTRODUCTION / OBJECTIVES

On the written instructions of Mr D Boulton of Boulton Property Investment Ltd, Normanton a Pre-Demolition/Refurbishment Asbestos Survey, as defined in UK Health and Safety Executive publication HSG264 "Asbestos: The survey guide" published January 2010, was carried out to:

**Meadow Croft  
Dark Lane  
Raw, Robin Hoods Bay  
Whitby  
YO22 4PP**

The survey was carried out by Ian Bamforth and collated by Ian Bamforth between the 11th November 2020 and the 16th November 2020, to provide information on the location, type, extent and condition of asbestos containing materials in the building noted as YO22 4PP.

This report has been prepared to UK specifications and in line with international standards ISO 10720 and 17025. Sampling densities are in line with HSG 264 "Asbestos: The survey Guide" published by the UK Health and Safety Executive and publication RG8 "Asbestos in buildings" published by the UK Environment agency. All pages of this report MUST be read in conjunction with each other. They MUST be kept together and MUST NOT be copied or singled out individually as descriptions are not always cross-referenced.

Quantities of materials are estimates based on the identifications of the lead surveyor of the visible suspect materials noted during the survey and do not include any materials in voids or other areas not noted on the survey drawings or areas which would require extensive destructive access to structural sections of the building.

### **Purpose of the Survey.**

The purpose of this Refurbishment Survey is to help the duty holder identify asbestos in the premises, prior to major refurbishment or demolition. It provides sufficient information to help the tendering process for removal works prior to any work starting. However it is strongly recommended that any asbestos removal should be undertaken against a detailed specification. We further recommend the appointed removal contractor should attend the site to confirm for themselves the quantities and location of asbestos to be removed, prior to costing.

### **Aim of the Survey.**

The aim of the survey was to:

1. Locate and record the location, extent, and product type as far as reasonably practicable of known ACM's, along with an estimate of their quantity.
2. Determine and record the asbestos type based on sampling or by making a strong presumption based on comparison to other samples.

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b>	1427-20	<b>Date:</b>	11 Nov 2020
	<b>Revision</b>	1.0	<b>Site:</b>	YO22 4PP
	<b>Printed:</b>	16 Nov 2020	<b>Page 4 of 29</b>	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			



# Asbestos Refurbishment - Demolition Report

## Type of Survey – Refurbishment Survey.

The purpose of this Refurbishment Survey is to identify ACM's to be removed prior to any refurbishment or demolition work being carried out. This type of survey is used to locate and describe as far as is reasonably practicable all ACM's in the areas where refurbishment work will be carried out or to the whole building if demolition is planned.

Refurbishment and demolition surveys are intended to locate all asbestos within the building or under the scope of the survey (refurbishment). It is a disruptive, fully intrusive survey that involves destructive inspection techniques that penetrate the building structure extensively. This involves breaking into floors, through walls, into wall voids ceilings, cladding, boxing, as necessary to gain access to all areas, including the inner fabric of the building. A full sampling programme is undertaken to identify possible ACM's and estimate their quantities.

The survey is designed to be used to help the tendering process, and should be used to start generating a specification for tendering the removal of ACM's from the building prior to demolition or major refurbishment. The survey does not assess the condition of the asbestos, other than to note areas of damage or where additional asbestos debris may be expected to be present.

Whilst all asbestos materials have been identified as far as is reasonably practicable during the survey, some asbestos materials may remain unidentified if they are buried within the fabric of the building. Asbestos shuttering buried within concrete slabs, asbestos hidden by structural supports, asbestos hidden behind other asbestos products and building structures which are unsafe to fully access are potential locations.

It must be presumed that asbestos may remain unidentified in these type of areas and if suspect materials are uncovered during refurbishment or demolition then samples should be taken for analysis at that time.

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b>	1427-20	<b>Date:</b>	11 Nov 2020
	<b>Revision</b>	1.0	<b>Site:</b>	YO22 4PP
	<b>Printed:</b>	16 Nov 2020	<b>Page 5 of 29</b>	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			



# Asbestos Refurbishment - Demolition Report

## 3.0 EXECUTIVE SUMMARY

### Internal Areas

During the course of the survey, No suspected asbestos containing materials were sampled and submitted to an independent UKAS accredited laboratory for identification of asbestos fibres. Following are the results of the sample analysis:

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b>	1427-20	<b>Date:</b>	11 Nov 2020
	<b>Revision</b>	1.0	<b>Site:</b>	YO22 4PP
	<b>Printed:</b>	16 Nov 2020	<b>Page 6 of 29</b>	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			





# Asbestos Refurbishment - Demolition Report

## External Areas

During the course of the survey, 6 suspected asbestos containing materials were sampled and submitted to an independent UKAS accredited laboratory for identification of asbestos fibres. Following are the results of the sample analysis:

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b>	1427-20	<b>Date:</b>	11 Nov 2020
	<b>Revision</b>	1.0	<b>Site:</b>	YO22 4PP
	<b>Printed:</b>	16 Nov 2020	<b>Page 7 of 29</b>	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			



# Asbestos Refurbishment - Demolition Report

## **Conclusions and Recommendations**

5 of the 6 samples removed have been identified as containing Chrysotile asbestos fibres. These products should be removed prior to demolition of the property. The material Itemised as MC/5 also runs in sheet form beneath the tiles on the roof.

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b> 1427-20	<b>Date:</b> 11 Nov 2020
	<b>Revision</b> 1.0	<b>Site:</b> YO22 4PP
	<b>Printed:</b> 16 Nov 2020	<b>Page 8 of 29</b>
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i	



# Asbestos Refurbishment - Demolition Report

## 4.0 DESK TOP REVIEW

Whilst every effort was made to locate the ceiling panels, wall partitions and other panels, which may have been constructed from asbestos boarding were identified. Some may have been missed due to repairs, alterations etc, where false and other finishes have been applied or where different specifications (including a possible mixture of asbestos and non-asbestos) panels have been used in the same area. Only by sampling each panel would the composition of all the materials be known. This was clearly not practical in terms of cost or time.

No air monitoring was carried out whilst the survey was undertaken and therefore care was taken not to cause disturbance of fibre or contamination of clean surfaces.

This report has been written with reference to the various Guidance Notes etc, issued, and current at the date of this report and describes circumstances at the site on the date the investigation took place.

Where similar items exist in the building, only one or two samples have been taken to ascertain the material content. It was assumed that similar products were of the same material. Only random sampling was carried out.

Any person undertaking work within the buildings should be told of the presence of asbestos. This briefing also applies to any other person associated with the site, including staff, sub-contractors and others. It is recommended that an up to date copy of this report is made available to all those concerned.

The diagrams in the report are not to scale and are illustrative only to indicate approximate locations. The descriptions used are for location identification purposes.

All the recommendations described in this report are based upon assumptions made after consideration of the type of material, condition of the material, its location, analysis result and type of use the area is thought to be subjected to. However, statutory authorities or others, could require amendments based on local knowledge, change in legislation, change in use or indeed, other conditions or criteria.

If materials have been referred to as asbestos insulation board or asbestos cement, these descriptions are based on asbestos content and visual appearance. Density checks have not been carried out unless stated otherwise.

Due to the inconsistency of the fibre content in vinyl floor material and its low percentage (generally less than 2% by volume) random sampling only, was carried out to establish the possible presence of asbestos in vinyl flooring. A more comprehensive sampling strategy would have to be implemented to establish the exact extent of asbestos based vinyl flooring. However, unless the material is subjected to vigorous abrasive action or fire, the possibility of fibre release will be minimal due to the matrix of the material.

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b>	1427-20	<b>Date:</b>	11 Nov 2020
	<b>Revision</b>	1.0	<b>Site:</b>	YO22 4PP
	<b>Printed:</b>	16 Nov 2020	<b>Page 9 of 29</b>	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			



# Asbestos Refurbishment - Demolition Report

Access could not be gained to the following areas:-

- Any areas recorded in the Site Outline Section as Inaccessible Areas
- All external/internal high level areas.
- Inaccessible loft spaces.
- Areas, which have been bricked up or blocked off.

No access was attempted to any live electrical fuse boxes or switchgear.

A limited inspection only was conducted of pipework concealed by overlaying of non-asbestos insulation. Previous asbestos removal may not have been to current requirements or standards and may have left debris in concealed areas. Inspection of pipework has therefore been restricted to the insulation visible. The presence of debris to pipework, which is not readily visible or would require the removal and replacement of overlying non-asbestos insulation, has been considered outside the scope of this survey.

Whilst every effort was made to locate the presence of asbestos based materials, it proved difficult in some places due to:-

- In-filling, alteration and refurbishment work which has taken place in the past.
- Asbestos that may be under or hidden from view by other materials that have been used for over-cladding.

Whilst this survey cannot guarantee to have identified all ACMs potentially hidden or obscured within the fabric of the building or structure, the inspection was conducted in locations that were intended to be representative of the building or structure as a whole.

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b>	1427-20	<b>Date:</b>	11 Nov 2020
	<b>Revision</b>	1.0	<b>Site:</b>	YO22 4PP
	<b>Printed:</b>	16 Nov 2020	<b>Page 10 of 29</b>	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			



# Asbestos Refurbishment - Demolition Report

## 5.0 SITE OUTLINE

The property surveyed is a timber framed bungalow which has had an extension to the front left section and at some point the attic space has been utilised as bedrooms.

To the left of the bungalow access was restricted due to the adjacent property but construction looked the same as the majority.

There is a separate brick building adjacent to the right hand side of the property which was presumably a workshop of some sort. Also in the garden is a wooden framed garage and a glasshouse. The latter has what appears to be the same material as MC/2 to the lower sections.

The property was unoccupied at the time of the site survey except for access.

The plot of land is situated in the national park.

The surveyor has not been made aware of any previous surveys to determine the whereabouts of any asbestos containing Materials or ground contaminants.

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b> 1427-20	<b>Date:</b> 11 Nov 2020
	<b>Revision</b> 1.0	<b>Site:</b> YO22 4PP
	<b>Printed:</b> 16 Nov 2020	<b>Page 11 of 29</b>
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i	



# Asbestos Refurbishment - Demolition Report

## 6.0 SURVEY RESULTS

On arrival at the site, the surveyor established the full extent of the site and the location of site boundaries.

Each area was viewed for suspected asbestos containing materials and samples taken where it was deemed appropriate. Where possible and necessary existing access hatches were used to gain access where appropriate.

In order to keep disturbance of suspected asbestos containing materials of a friable nature to a minimum and reduce the risk of any fibre release to the lowest level reasonably practicable, high volume sampling as recommended by the Department of the Environment is not undertaken.

Photographs were taken at all sample locations.

Samples were immediately packaged in accordance with CAR 2012 labelling requirements and uniquely labelled. They were then delivered to a sub-contracted independent UKAS Accredited Laboratory for analysis.

Asbestos Bulk Sample Analysis is conducted by using Polarised Light and Dispersion Staining Techniques. Dispersion Staining is used to describe the colour effects produced when a transparent colourless particle or fibre is immersed in a liquid having a refractive index near to that of the particle or fibre, and is viewed under a microscope using transmitted white light (based on HSE Publication HSG 248).

In line with current regulations, should textured coatings containing asbestos be recorded, ITD Yorkshire Ltd recommend that such materials are dealt with by a licensed contractor unless the risk assessment states that the work proposed will not produce fibres exceeding the control limit of <math><0.1</math> fibres per cubic centimetre of air.

Where suspected asbestos containing materials are found during the survey, it is not ITD Yorkshire Ltd's policy to disturb such materials in any way other than to take samples for analysis. Therefore ITD Yorkshire Ltd take no responsibility for the existence of any further suspected asbestos containing materials concealed behind a sampled asbestos containing material.

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b>	1427-20	<b>Date:</b>	11 Nov 2020
	<b>Revision</b>	1.0	<b>Site:</b>	YO22 4PP
	<b>Printed:</b>	16 Nov 2020	<b>Page 12 of 29</b>	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			



# Asbestos Refurbishment - Demolition Report

## 7.0 GENERAL CAVEAT

This report is based upon an inspection of an unfamiliar site utilising only minor destructive techniques for access.

This survey does not assess the condition of the asbestos containing materials (other than to note areas of damage or where additional debris may be present) unless the identified ACMs are to be left in place for any length of time following the survey.

All reasonable efforts were made to inspect all normally accessible areas to identify the presence of suspected asbestos containing materials. This survey consisted of an intrusive inspection through all areas within the survey brief with the exception of those areas which could not be accessed for Health & Safety or other reasons (i.e. confined spaces, unsafe access to high levels or areas deemed unsafe at the time of the survey due to inherent dangers in the structure).

No areas below existing ground level have been surveyed unless otherwise stated.

This report has been produced in good faith and must be read in its entirety. ITD Yorkshire Ltd accept no liability for any third party interpretation of this survey report.

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b> 1427-20	<b>Date:</b> 11 Nov 2020
	<b>Revision:</b> 1.0	<b>Site:</b> YO22 4PP
	<b>Printed:</b> 16 Nov 2020	<b>Page 13 of 29</b>
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i	



# Asbestos Refurbishment - Demolition Report

## 8.0 RECOMMENDATIONS

To comply with and ensure that the requirements of section 2 & 3 of the Health and Safety at Work Act (as amended) 1974, the Management of Health and Safety at Work Regulations 1999, the Control of Asbestos Regulations 2012 and the Control of Substances Hazardous to Health 2002 are met. The following recommendations should be implemented:

Undertake suitable and sufficient Risk Assessments of identified asbestos containing materials against normal occupation and maintenance operations, in compliance with Regulations 3 of the Management of Health & Safety at Work Regulations 1999 and Regulation 6 of the Control of Asbestos Regulations 2012.

The findings of the survey be brought to the attention of those persons who are likely to come in contact with asbestos, in compliance with Section 2 and 3 of the Health and Safety at Work Act (as amended) 1974 and Regulation 9 of the Control of Asbestos Regulations 2012.

The findings of this report should not be solely relied upon in obtaining costs for proposed asbestos abatement work. Any proposed abatement/removal of the asbestos should be undertaken against a detailed specification. ITD Yorkshire Ltd further recommend the removal contractor to attend the site to confirm for themselves the quantities and location of asbestos to be removed.

### RISK ASSESSMENTS:

For each sample / inspection, a Risk Assessment should be compiled. A points score (weighting) is allocated on the basis of the examination of a number of parameters. This system is based on the method as described in Specialist Module S301-Asbestos and Other Fibres, and has been adopted by many local authorities for their Asbestos Survey Assessments.

### FRIABILITY:

Asbestos cement is usually of low friability except when in very poor condition. Asbestos insulation board when damaged or inadequately encapsulated can be extremely friable. Asbestos insulation can vary greatly in its friability. Asbestos spray coatings, if not adequately encapsulated, are extremely friable and hazardous.

### SURFACE TREATMENT / DAMAGE :

The likelihood that the fibres contained within the asbestos product will become airborne. Sealed or encapsulated surfaces do not release fibres, damaged or bare surfaces may.

### ACCESSIBILITY:

A greater hazard is expected when persons have reason to be close to the asbestos product. The use of tools or machinery in the vicinity may give rise to greater concern.

### CONDITION:

The condition of the material is a good indicator of the risk / hazard. Loose asbestos board or asbestos insulation can be extremely hazardous.

### AIR MOVEMENT / POSITION:

Both of these factors may increase the likelihood of airborne fibre release. Damage or disturbance in these circumstances may be particularly hazardous. However, small amounts of airborne asbestos fibre released into a large volume of air are less hazardous than a similar release in a small area.

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b>	1427-20	<b>Date:</b>	11 Nov 2020
	<b>Revision</b>	1.0	<b>Site:</b>	YO22 4PP
	<b>Printed:</b>	16 Nov 2020	<b>Page 14 of 29</b>	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			





# Asbestos Refurbishment - Demolition Report

## ASBESTOS TYPE:

## ANALYSIS CONTENT:

Where the analysis is based upon the surveyors visual inspection rather than laboratory analysis, the values are prefixed "Assumed", "Presumed" or "Strongly Presumed".

The hazard assessment system adopted must concentrate solely on the likelihood of fibre release from asbestos based materials into the breathing zone of persons at risk. This is the singular most important factor in assessing the likelihood of that person being exposed to fibre concentration injurious to their health.

Although recommendations that are issued will vary according to each individual situation, it is desirable that some standardisation of action is achieved to allow Property and Engineering Managers to identify areas that require immediate attention, and to instigate planned preventive maintenance and management of asbestos containing materials.

## RISK BAND A:

**18 Points or more**

### HIGH RISK MATERIAL REQUIRING URGENT ATTENTION:

The potential hazard arising from this category warrants urgent action. Immediate plans should be made for the removal of the asbestos containing material. If delay of removal is likely to occur the asbestos should be sealed / encapsulated and approved warning labels ("A" labels) positioned to prevent accidental damage to the material.

## RISK BAND B:

**14-17 Points**

### MEDIUM RISK MATERIAL REQUIRING NEAR TERM ATTENTION:

This category indicates that deterioration in any of the contributory factors may result in fibre release. Therefore all asbestos should be removed on a programmed basis within a specified time scale - normally 12 months.

The condition of the asbestos material should be regularly monitored and, where necessary, sealed/re-encapsulated until removal takes place. Approved warning labels ("A" labels) should be positioned to prevent accidental damage to the material.

## RISK BAND C:

**9-13 Points**

### LOW RISK MATERIAL REQUIRING REGULAR INSPECTION:

This category indicates the need for regular monitoring. Although the current risk of fibre release is low, this material may suffer deterioration through age/accidental damage. It is recommended that asbestos in this category is visually inspected on a six monthly basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band B will be necessary. Approved warning labels ("A" labels) should be positioned to prevent accidental damage to the material.

## RISK BAND D:

**1-8 Points**

### MINOR RISK MATERIAL REQUIRING ANNUAL INSPECTION:

This category indicates Low Priority. Visual inspections should be made on an annual basis to ascertain any change in condition. Where such a change occurs re-prioritisation to Risk Band C or B will be necessary. Approved warning labels ("A" labels) should be positioned to prevent accidental damage to the material.

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b>	1427-20	<b>Date:</b>	11 Nov 2020
	<b>Revision</b>	1.0	<b>Site:</b>	YO22 4PP
	<b>Printed:</b>	16 Nov 2020	<b>Page 15 of 29</b>	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			



# Asbestos Refurbishment - Demolition Report

**RISK BAND E:  
0 Points  
NO ACTION REQUIRED.**

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b> 1427-20	<b>Date:</b> 11 Nov 2020
	<b>Revision</b> 1.0	<b>Site:</b> YO22 4PP
	<b>Printed:</b> 16 Nov 2020	<b>Page 16 of 29</b>
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i	



# Asbestos Refurbishment - Demolition Report

## Appendix 1 Sample Data Sheets

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b> 1427-20	<b>Date:</b> 11 Nov 2020
	<b>Revision</b> 1.0	<b>Site:</b> YO22 4PP
	<b>Printed:</b> 16 Nov 2020	<b>Page 17 of 29</b>
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i	



# Asbestos Refurbishment - Demolition Report

<b>Lead Surveyor:</b>	Ian Bamforth
<b>Survey Type:</b>	Refurbishment Survey
<b>Survey Date:</b>	11 Nov 2020
<b>Re-Inspect by:</b>	Nov 2021
<b>Level of Identification:</b>	Sampled

<b>Building:</b>	Main
<b>Floor:</b>	First Floor
<b>Room:</b>	Landing cupboard
<b>Insp. Ref:</b>	MC/1
<b>Sample No:</b>	01



**Item:** composite cement board

<b>Product Type:</b>	Asbestos cement
<b>Extent of Damage:</b>	Good Condition
<b>Surface Treatment:</b>	Asbestos cement
<b>Asbestos Type:</b>	Chrysotile

<b>Extent / Amount:</b>	3 m <sup>2</sup> approx.	<b>Asbestos Present:</b>	Yes
<b>Accessibility:</b>	Occasional disturbance		

<b>RECOMMENDATION:</b>	<b>Remove</b>
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# Asbestos Refurbishment - Demolition Report

<b>Lead Surveyor:</b>	Ian Bamforth
<b>Survey Type:</b>	Refurbishment Survey
<b>Survey Date:</b>	11 Nov 2020
<b>Re-Inspect by:</b>	Nov 2021
<b>Level of Identification:</b>	Sampled

<b>Building:</b>	Workshop
<b>Floor:</b>	Ground Floor
<b>Room:</b>	N/A
<b>Insp. Ref:</b>	MC/2
<b>Sample No:</b>	02



Item: Cement sheet

<b>Product Type:</b>	Asbestos cement		
<b>Extent of Damage:</b>	Medium Damage		
<b>Surface Treatment:</b>	Asbestos cement		
<b>Asbestos Type:</b>	Chrysotile		
<b>Extent / Amount:</b>	4 m <sup>2</sup> approx.	<b>Asbestos Present:</b>	<b>Yes</b>
<b>Accessibility:</b>	Occasional disturbance		
<b>RECOMMENDATION:</b>	Remove		



# Asbestos Refurbishment - Demolition Report

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<b>Survey Date:</b>	11 Nov 2020
<b>Re-Inspect by:</b>	Nov 2021
<b>Level of Identification:</b>	Sampled

<b>Building:</b>	Workshop
<b>Floor:</b>	External
<b>Room:</b>	N/A
<b>Insp. Ref:</b>	MC/3
<b>Sample No:</b>	03



Item: Cement Roofing Sheet

<b>Product Type:</b>	Asbestos cement		
<b>Extent of Damage:</b>	Low Damage		
<b>Surface Treatment:</b>	Asbestos cement		
<b>Asbestos Type:</b>	Chrysotile		
<b>Extent / Amount:</b>	30 m <sup>2</sup> approx.	<b>Asbestos Present:</b>	Yes
<b>Accessibility:</b>	Occasional disturbance		
<b>RECOMMENDATION:</b>	Remove		



# Asbestos Refurbishment - Demolition Report

<b>Lead Surveyor:</b>	Ian Bamforth
<b>Survey Type:</b>	Refurbishment Survey
<b>Survey Date:</b>	11 Nov 2020
<b>Re-Inspect by:</b>	
<b>Level of Identification:</b>	Sampled

<b>Building:</b>	Main
<b>Floor:</b>	External
<b>Room:</b>	N/A
<b>Insp. Ref:</b>	MC/4
<b>Sample No:</b>	04



Item: Roof felt

<b>Product Type:</b>	
<b>Extent of Damage:</b>	
<b>Surface Treatment:</b>	
<b>Asbestos Type:</b>	No asbestos detected

<b>Extent / Amount:</b>		<b>Asbestos Present:</b>	<b>No</b>
<b>Accessibility:</b>			

<b>RECOMMENDATION:</b>	
------------------------	--



# Asbestos Refurbishment - Demolition Report

<b>Lead Surveyor:</b>	Ian Bamforth
<b>Survey Type:</b>	Refurbishment Survey
<b>Survey Date:</b>	11 Nov 2020
<b>Re-Inspect by:</b>	Nov 2021
<b>Level of Identification:</b>	Sampled

<b>Building:</b>	Main
<b>Floor:</b>	External
<b>Room:</b>	N/A
<b>Insp. Ref:</b>	MC/5
<b>Sample No:</b>	05



Item: Cement sheet

<b>Product Type:</b>	Asbestos cement		
<b>Extent of Damage:</b>	Low Damage		
<b>Surface Treatment:</b>	Asbestos cement		
<b>Asbestos Type:</b>	Chrysotile		
<b>Extent / Amount:</b>	140 m <sup>2</sup> approx.	<b>Asbestos Present:</b>	<b>Yes</b>
<b>Accessibility:</b>	Occasional disturbance		
<b>RECOMMENDATION:</b>	Remove		





# Asbestos Refurbishment - Demolition Report

<b>Lead Surveyor:</b>	Ian Bamforth
<b>Survey Type:</b>	Refurbishment Survey
<b>Survey Date:</b>	11 Nov 2020
<b>Re-Inspect by:</b>	Nov 2021
<b>Level of Identification:</b>	Sampled

<b>Building:</b>	Main
<b>Floor:</b>	External
<b>Room:</b>	N/A
<b>Insp. Ref:</b>	MC/6
<b>Sample No:</b>	06



Item: Cement Tile

<b>Product Type:</b>	Asbestos cement		
<b>Extent of Damage:</b>	Low Damage		
<b>Surface Treatment:</b>	Asbestos cement		
<b>Asbestos Type:</b>	Chrysotile		
<b>Extent / Amount:</b>	100 m <sup>2</sup> approx.	<b>Asbestos Present:</b>	<b>Yes</b>
<b>Accessibility:</b>	Occasional disturbance		
<b>RECOMMENDATION:</b>	<b>Remove</b>		



# Asbestos Refurbishment - Demolition Report

## Appendix 2 Asbestos Register

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b>	1427-20	<b>Date:</b>	11 Nov 2020
	<b>Revision</b>	1.0	<b>Site:</b>	YO22 4PP
	<b>Printed:</b>	16 Nov 2020	<b>Page 24 of 29</b>	
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i			



# Asbestos Refurbishment - Demolition Report

## Asbestos Register

Building	Floor	Room	Item : Material	Identification	Score
Main	First Floor	Landing cupboard	composite cement board : Asbestos cement	Chrysotile	3 (D) 5 (D)
<b>Inspection Ref:</b>	MC/1	<b>Sample:</b> 01	<b>Amount:</b> 3 m <sup>2</sup> approx.	<b>Reinspect by:</b>	Nov 2021
<b>Recommendation:</b>	Remove				
Workshop	Ground Floor	N/A	Cement sheet : Asbestos cement	Chrysotile	5 (C) 8 (D)
<b>Inspection Ref:</b>	MC/2	<b>Sample:</b> 02	<b>Amount:</b> 4 m <sup>2</sup> approx.	<b>Reinspect by:</b>	Nov 2021
<b>Recommendation:</b>	Remove				
Workshop	External	N/A	Cement Roofing Sheet : Asbestos cement	Chrysotile	4 (D) 7 (D)
<b>Inspection Ref:</b>	MC/3	<b>Sample:</b> 03	<b>Amount:</b> 30 m <sup>2</sup> approx.	<b>Reinspect by:</b>	Nov 2021
<b>Recommendation:</b>	Remove				
Main	External	N/A	Cement sheet : Asbestos cement	Chrysotile	4 (D) 7 (D)
<b>Inspection Ref:</b>	MC/5	<b>Sample:</b> 05	<b>Amount:</b> 140 m <sup>2</sup> approx.	<b>Reinspect by:</b>	Nov 2021
<b>Recommendation:</b>	Remove				
Main	External	N/A	Cement Tile : Asbestos cement	Chrysotile	4 (D) 7 (D)
<b>Inspection Ref:</b>	MC/6	<b>Sample:</b> 06	<b>Amount:</b> 100 m <sup>2</sup> approx.	<b>Reinspect by:</b>	Nov 2021
<b>Recommendation:</b>	Remove				



# Asbestos Refurbishment - Demolition Report

## Appendix 3 Drawings

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b> 1427-20	<b>Date:</b> 11 Nov 2020
	<b>Revision</b> 1.0	<b>Site:</b> YO22 4PP
	<b>Printed:</b> 16 Nov 2020	<b>Page 26 of 29</b>
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i	



# Asbestos Refurbishment - Demolition Report

## HSG 264 Refurbishment Survey Report

16 RE6\_HSG264\_Refurb\_Report\_E1a

Ver: 7.21i

Survey:	1427-20	Date:	11 Nov 2020
Revision	1.0	Site:	YO22 4PP
Printed:	16 Nov 2020		Page 27 of 29



# Asbestos Refurbishment - Demolition Report

## Appendix 4 Certificates

<b>HSG 264 Refurbishment Survey Report</b>	<b>Survey:</b> 1427-20	<b>Date:</b> 11 Nov 2020
	<b>Revision</b> 1.0	<b>Site:</b> YO22 4PP
	<b>Printed:</b> 16 Nov 2020	<b>Page 28 of 29</b>
16 RE6_HSG264_Refurb_Report_E1a	Ver: 7.21i	



# Asbestos Refurbishment - Demolition Report

## HSG 264 Refurbishment Survey Report

16 RE6\_HSG264\_Refurb\_Report\_E1a

Ver: 7.21i

Survey:	1427-20	Date:	11 Nov 2020
Revision	1.0	Site:	YO22 4PP
Printed:	16 Nov 2020		Page 29 of 29

**From:**  
**To:**  
**Subject:** FW: NYM/2020/0948/NEW  
**Date:** 16 December 2020 18:04:06  
**Attachments:**

---

Bat survey attached that you are waiting for. Can you include the applicants email as well please. Thank, Jill

---

**From:** David Boulton  
**Sent:** 16 December 2020 13:29  
**To:** Jill Bastow  
**Subject:** Fwd: NYM/2020/0948/NEW

Good Afternoon Jill

Following on from the survey yesterday our ecological consultant has turned the report around quickly, the findings are self explanatory and in my opinion not a game changer if all parties work together.

I have asked the architect to amend the drawings to include bat boxes in the suggested locations, as expressed during our conversation yesterday I am happy to treat the situation on the worst case scenario and make an over provision for potential bat roosting. In addition to the green credentials of the build along with the wildflower roof to the garage the site will provide a significant ecological net gain once completed.

Given the pre fabricated building methods I wish to employ I could in effect have this property up and finished prior to the spring whilst the bats are in hibernation, I would be more than happy to have the ecology consultant on hand whilst stripping the roof area in question. I am keen as you know to crack on and willing to do anything required to make this happen in the not too distant future.

As you will see from the surveyors report the current building is not fit for human habitation, in conjunction with the excessive asbestos within the existing fabric and the entire roof action needs to be taken regardless. I appreciate its not an ideal situation but based on the findings quite easy to overcome, as I hope you can see I want to protect the bats and do things correctly.

Simon is formally submitting the report today, should you require anything further please let me know,

Kind Regards

David

---

**David Boulton**  
**Managing Director**  
BPI Properties | Ripley House  
Ripley Drive | Normanton WF6 1QT



**Meadowcroft, Raw**  
**Bat and Bird Survey Report**  
**16<sup>th</sup> December 2020**

NYMNP 16/12/2020
---------------------



**Prepared by:**

**Middleton Bell Ecology, 33 Wilthorpe Road, Barnsley S75 1JA**

Document ref: MBE/BAT/2020/108/2				
Purpose and Description	Originated	Checked	Reviewed	Date
For Planning	R Bell MCIEEM	P Middleton MCIEEM	R Bell MCIEEM	16.12.20

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## Contents

1. Summary .....	3
2. Introduction .....	4
3. Habitat Assessment .....	4
4. Methodology .....	5
5. Results .....	6
6. Assessment .....	13
7. References .....	16
Appendix 1. Records Appendix .....	17

# 1. Summary

- 1.1.1 A bat and bird survey of Meadowcroft was commissioned by the client David Boulton on 9<sup>th</sup> August 2020.
- 1.1.2 The survey was undertaken to support a planning application to demolish the existing dwelling, garage and outbuildings and to construct a replacement dwelling and garage.
- 1.1.3 The bat survey works carried out comprise a preliminary roost assessment undertaken by Robert Bell on 15<sup>th</sup> December 2020.
- 1.1.4 Bat records have yet to be received from North Yorkshire Bat Group in relation to this site.
- 1.1.5 The visual inspection recorded a single probable pipistrelle day roost beneath the ridgeline of the dwelling (B1). This building was considered to display a low-moderate level of bat roost potential, with this potential almost exclusively limited to space beneath the ridge tiles. Other site buildings and site trees are considered to offer negligible bat roost potential. No evidence of bird nesting was recorded from any site building, although trees and shrubs have potential for this use.
- 1.1.6 Demolition will result in the destruction of the roost location. Consequently, the site will either need to either be registered on the Bat Mitigation Class Licence (BMCL), or a European Protected Species (EPS) mitigation licence will need to be obtained. Neither process is possible until planning permission has been obtained and both licensing options will need to be informed by a bat mitigation plan.
- 1.1.7 The worst-case scenario in relation to roosting bats is considered to comprise the presence of a maternity roost of crevice dwellings bats. It would however be possible to mitigate for this scenario through provision of large crevice roosting features within the exterior of the new dwelling. It is considered probable that roost use is limited to day roosting by a species of pipistrelle bats.
- 1.1.8 In order to characterise bat roost/s present to inform bat mitigation licensing, it is typically necessary to undertake at least two nocturnal bat surveys during the bat activity period (peak season: mid-May to August).
- 1.1.9 In this instance, given the limited range of bat roost features present and existing understanding of the roost, it may however be possible to obtain an EPS licence without nocturnal survey, if Natural England were to accept that Licensing Policy 4 could be applied. Licensing Policy 4 allows for reduced survey data requirements where the impacts of the development can be confidently predicted. An application of this type would rely on the DNA testing of collected droppings and the assumption that a maternity roost of this species is present on site.
- 1.1.10 It is advised that any tree and shrub removal works should commence outside the main bird nesting period (March to September inclusive). If such works are to take place during this period, then they should be preceded by a nesting bird check to be undertaken by an ecologist.

## 2. Introduction

- 2.1.1 A bat and bird survey of Meadowcroft was commissioned by the client David Boulton on 9<sup>th</sup> August 2020.
- 2.1.2 The survey was undertaken to support a planning application to demolish the existing dwelling, garage and outbuildings and to construct a replacement dwelling and garage.
- 2.1.3 The bat survey works carried out comprise a preliminary roost assessment undertaken on 15<sup>th</sup> December 2020.
- 2.1.4 Meadowcroft is located off Dark Lane in the hamlet of Raw near Robin Hood's Bay. The eastern edge of the North York Moors moorland is located c.760m west of the site with the village of Fylingthorpe approximately 250m southeast of the site.

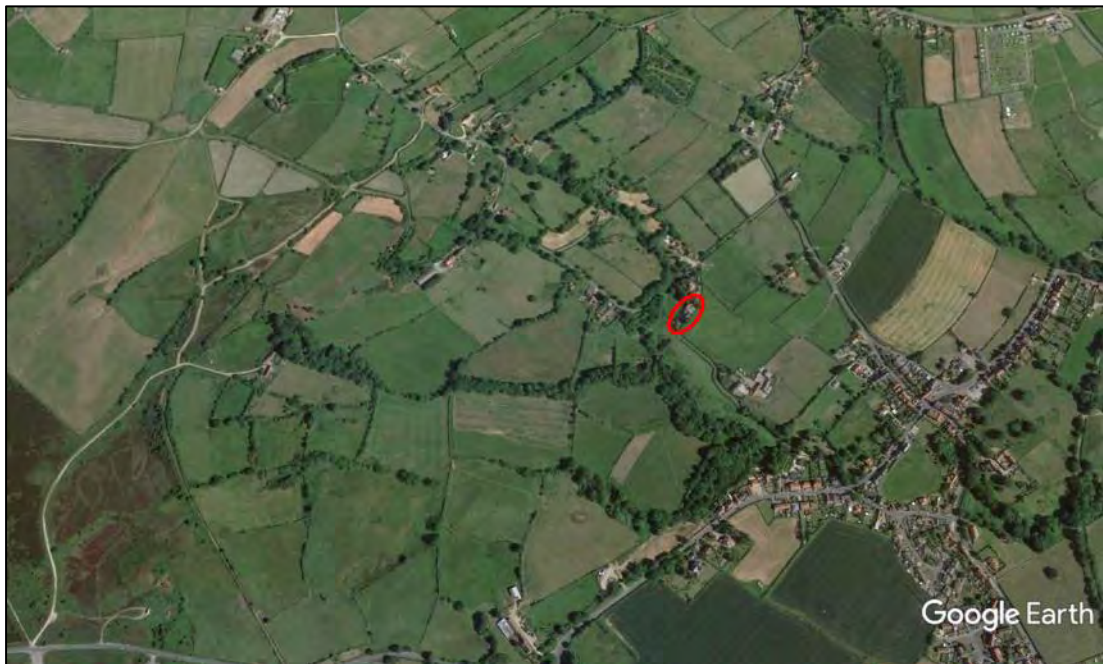
## 3. Habitat Assessment

- 3.1.1 Meadowcroft is located in a rural location experiencing little light pollution, adjacent to a hedge-lined lane, with another dwelling (Croft Cottage) immediately to the north. To the east and beyond Dark Lane to the south and west are areas of pasture.
- 3.1.2 The garden of Meadowcroft is mature and includes a number of fruit trees, ornamental planting, a small lawn and ornamental boundary hedges.
- 3.1.3 The site is located 50m east of Raw Beck, a minor stream which is bordered by a linear broadleaf woodland which extends along much of a network of tributary streams. Beyond the tree lined streams and low-density residential housing the local area is dominated by mixed farmland with pasture predominating.
- 3.1.4 The local area is likely to support a relatively high density of bats comprising a varied range of species.

**Table 1. Location and habitat table**

Name and address: Meadowcroft, Dark Lane, Raw, YO22 4PN			
OS Grid Ref. NZ 93931 05183		Altitude. 92m	
Local Planning Authority: North York Moors National Park Authority			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	Located adjacent to another dwelling (Croft Cottage)
River			Raw Beck located 50m west of site. No local rivers
Standing water			Pond located 81m west of site
Bridges tunnels and culverts			
Trees	✓	✓	Scattered trees located on site
Woodland		✓	Woodland borders Raw Beck 50m west of site
Grassland	✓	✓	Lawns on site, with pasture adjacent

**Figure 1. Site location, as indicated by red circle**



### **3.2 Aims**

3.2.1 The survey was conducted to help determine the following:

- The presence/absence of roosting bats.
- Bat roosting areas and access/egress points into the structures.
- The presence/absence of nesting by birds.
- The level of bat roost potential associated with the structures.
- The number and species of bat roosting within the structures.
- Identify further survey work or mitigation requirements.

## **4. Methodology**

### **4.1 Data Consultation**

4.1.1 Bat records for locations within 2km of the site were requested from North Yorkshire Bat Group (SYBG).

4.1.2 A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was also undertaken to identify historic European Protected Species (EPS) licences obtained for locations within 2km of the site.

## 4.2 Field Survey

### Preliminary Roost Assessment

4.2.1 The following personnel conducted the preliminary roost assessment on 15<sup>th</sup> December 2020:

- Robert Bell (MCIEEM; Bat Survey Class License WML-A34-Level 4, 2016-25236-CLS-CLS)

4.2.2 The following activities were carried out during the surveys in compliance with relevant Bat Survey Guidelines (Collins 2016):

- A brief inspection and assessment of the site and habitats present to within 300m.
- An extensive examination of all parts of the buildings both inside and out to record structural features and condition and to record features that may be suitable for roosting bats. Particular attention was paid to any crevices or gaps in walls, lintels, gaps between beams and joists and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below beams, among a number of other factors. All signs indicative of a bat roost presence including live or dead bats, droppings, feeding remains, scratch marks and staining were recorded.
- An assessment of the buildings' bat roost potential (negligible, low, moderate, high or confirmed roost).

4.2.3 The following equipment was used or at hand during the survey:

- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera

## 4.3 Survey Limitations

4.3.1 No limitations to an effective preliminary roost assessment survey were encountered.

## 5. Results

### 5.1 Data Consultation

5.1.1 Bat records have yet to be received from North Yorkshire Bat Group. This report will be updated upon receipt of records.

5.1.2 Two European Protected Species (EPS) mitigation licences have been issued any locations within 2km of the site.

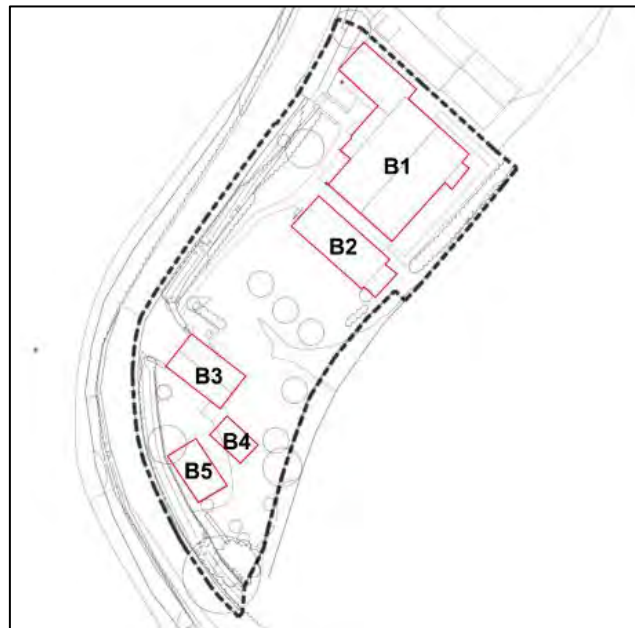
5.1.3 In 2015 a licence was issued to permit destruction of resting places of brown long-eared bat *Plecotus auritus* and common pipistrelle *Pipistrellus pipistrellus* in a location c.570m northwest of the site. In 2011 a licence was issued to permit destruction of a soprano pipistrelle *Pipistrellus pygmaeus* breeding site located c.850m south of site.

## 5.2 Field Survey

### Preliminary Roost Assessment

- 5.2.1 For the purpose of aiding description, site buildings have been numbered, with building numbers shown on Figure 2.
- 5.2.2 A small accumulation of probable pipistrelle droppings was recorded beneath a ridge tile on B1. No other signs of roosting bat presence were recorded from the site.
- 5.2.3 The dwelling (B1) was considered to offer a low-moderate level of bat roost potential whilst all outbuildings (B2-B5) were considered to offer no more than a negligible level of bat roost potential. No features offering greater than negligible roost potential were recorded from site trees.
- 5.2.4 No signs of bird nesting were recorded from the surveyed buildings although trees and boundary hedgerows have potential for this use.

**Figure 2. Building numbering plan**



### *Building 1*

- 5.2.5 Building 1 comprises a c.1920s single-storey and timber-clad dwelling with extra living space built within the pitched roof (Plates 1, 2 & 3). A single-storey kitchen extension with a sloping corrugated asbestos cement sheet roof is present at the northern end of the dwelling, whilst additional small-single storey extensions with flat felt covered roofs are also present on the northwest and southeast elevations. The roof is covered with fibre tiles and a brick chimney extends from the northeast gable, with metal capping over the gable verges. Windows are predominantly uPVC framed double-glazed units with some single paned wood framed windows also present.
- 5.2.6 Externally the building is in quite a good state of repair with no more than superficial crevices between timber cladding panels (Plate 2), with the exception of a missing section of timber cladding low down on the wall of the southeast elevation, which was

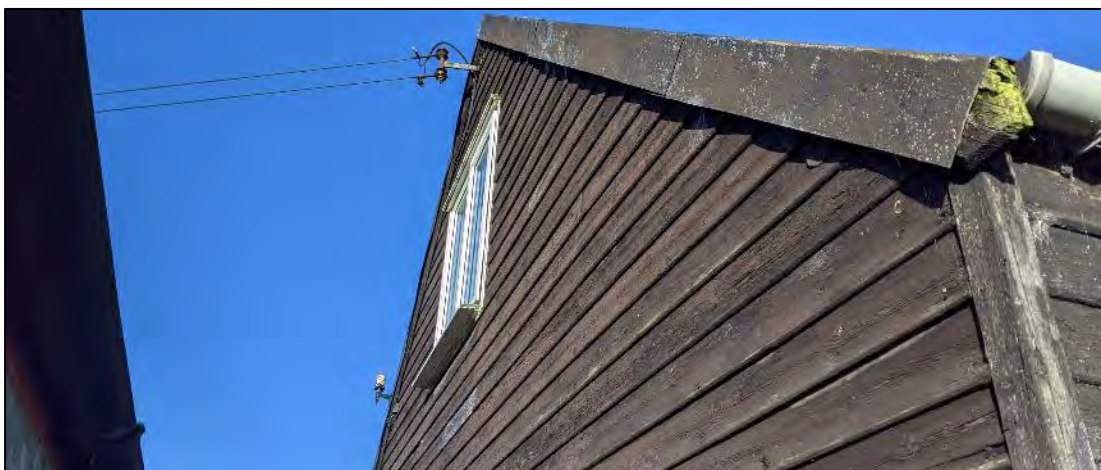
easily and fully inspected. Potential bat roosting locations on the exterior of the dwelling are limited to a low number of potential access points, approximately 15mm deep below ridge tiles and occasional easily inspected crevices below the metal verge capping.

- 5.2.7 A ladder was used to access the ridge line and a direct inspection recorded the presence of a low number (c.50) of probable pipistrelle droppings (based on size, shape and location) below a central ridge tile (Plate 1). A sample of these droppings was taken for DNA analysis. On the basis of the survey observations, it appears that a low number of pipistrelle bats are likely to day roost below ridge tiles, most likely using various locations beneath the ridge line. Other roosting opportunities on B1 offer no more than negligible bat roost potential.
- 5.2.8 The roof space of B1 mainly comprises living space (Plate 4), with a small 0.5m high roof-void above this (Plate 5) and a 1m high eaves space at either side of the bedrooms. The roof is underlined with wood sarking suspended on rafters and a ridge beam. No insulation is present in the roof void. The southeast eave-space is insulated with 100mm of glass fibre insulation whilst the northwest eave-space is uninsulated. Occasional scattered mouse (*Mus musculus*) droppings were recorded from the southeast eave space.
- 5.2.9 Building 1 was considered to offer a low-moderate level of bat roost potential with this potential almost exclusively limited to space beneath the ridge tiles.

**Plate 1. Southeast elevation of B1 (main dwelling), with B2 (brick outbuilding) on left. The identified bat roost location is circled in red**



**Plate 2. Tightly fitting cladding on southeast gable**





**Plate 3. Western corner of B1**



**Plate 4. Room within roof of B1**



**Plate 5. Small void (0.5m high) present in B1**



*Building 2*

- 5.2.10 Building 2 comprises a single-storey brick outbuilding with a sloping corrugated asbestos cement sheet roof. This building has single paned wood framed windows in its southwest elevation with metal ventilation panels above.
- 5.2.11 No features offering greater than negligible bat roost potential were recorded from the exterior of this building.
- 5.2.12 Internally the roof of B2 is open to the underside of the corrugated panels and it is suspended on simple wood beams. The walls are whitewashed. No signs of bat presence were recorded from B2 and the building was considered to offer negligible bat roost potential.

**Plate 6. Southwest elevation of B2**



**Plate 7. Interior of B2**



*Building 3*

5.2.13 Building 3 comprises a single-skin wood framed and clad garage with a pitched corrugated galvanised steel sheet covered roof and ridge. Single-paned wood-framed windows are present.

5.2.14 No potential bat roosting features were recorded from the exterior of this building.

5.2.15 Internally B3 is open to the underside of the roof sheeting and wall cladding. No evidence of bats was recorded from this building and the building was considered to offer negligible bat roost potential.

**Plate 8. East corner of B3**



**Plate 9. Interior of B3**



*Building 4*

- 5.2.16 Building 4 comprises a metal framed and glazed greenhouse which is unsuitable for use by roosting bats.

**Plate 10. Building 4 (greenhouse)**



*Building 5*

- 5.2.17 Building 5 comprises a single storey and single skin timber framed shed with the walls and the mono pitched roof clad in corrugated galvanised steel sheets. Single-paned wood-framed windows are present (Plate 11).
- 5.2.18 Internally the roof and walls are unlined, and no evidence of bats was recorded. This building was considered to offer negligible bat roost potential.

**Plate 11. Northwest elevation of B5**



Plate 12. Interior of B5



## 6. Assessment

### 6.1 Summary and Evaluation of Findings

- 6.1.1 The visual inspection recorded a single probable pipistrelle day roost beneath the ridgeline of the dwelling (B1). This building was considered to display a low-moderate level of bat roost potential, with this potential almost exclusively limited to space beneath the ridge tiles.
- 6.1.2 The dwelling is considered to lack potential for use by hibernating bats and it is considered unlikely to be used by maternity roosting bats on the basis of the relatively low number of droppings observed from the roost location. Other site buildings and site trees are considered to offer negligible bat roost potential. No evidence of bird nesting was recorded from any site building, although trees and shrubs have potential for this use.
- 6.1.3 Given the proposed demolition will result in the destruction of at least one bat roost location, it will be necessary to obtain a bat mitigation licence prior to commencement of works.

### 6.2 Legislation and Policy Guidance

#### *Bats*

- 6.2.1 Bats receive protection under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).
- 6.2.2 It is an offence to:
- Deliberately capture (or take), injure or kill a bat.
  - Intentionally or recklessly disturb bats whilst they are occupying a structure or place used for shelter or protection or obstruct access to any such place.

- Damage or destroy the breeding or resting place (roost) of a bat.
- Possess a bat (live or dead), or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.
- Sell (or offer for sale) or exchange bats (dead or alive), or parts of parts.

6.2.3 The Convention on Biological Diversity, signed in Rio de Janeiro, Brazil in 1992, requires member states to develop national strategies and to undertake a range of actions aimed at maintaining or restoring biodiversity. The UK Biodiversity Strategy was produced in response to the Convention.

6.2.4 In England & Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, “to have due regard, as far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. It notes that “conserving biodiversity includes restoring or enhancing a population or habitat”. Barbastelle *Barbastella barbastellus*, Bechstein’s *Myotis bechsteinii*, brown long-eared, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* bats are included as priority species within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. At a more local level there are Local Biodiversity Action Plans for smaller geographical areas which may cover a greater or lesser range of bat species.

6.2.5 Where it is proposed to carry out works which will have an adverse impact on roosting bats, the site must either be registered on the Bat Mitigation Class Licence (BMCL) or a European Protected Species (EPS) license must first be obtained from Natural England. This requirement applies even if no bats are expected to be present when the work is carried out.

6.2.6 The National Planning Policy Framework for England was revised in 2019. This document states that plans should ‘promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity’.

#### *Birds*

6.2.1 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:

- Intentionally kill, injure or take any wild bird.
- Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

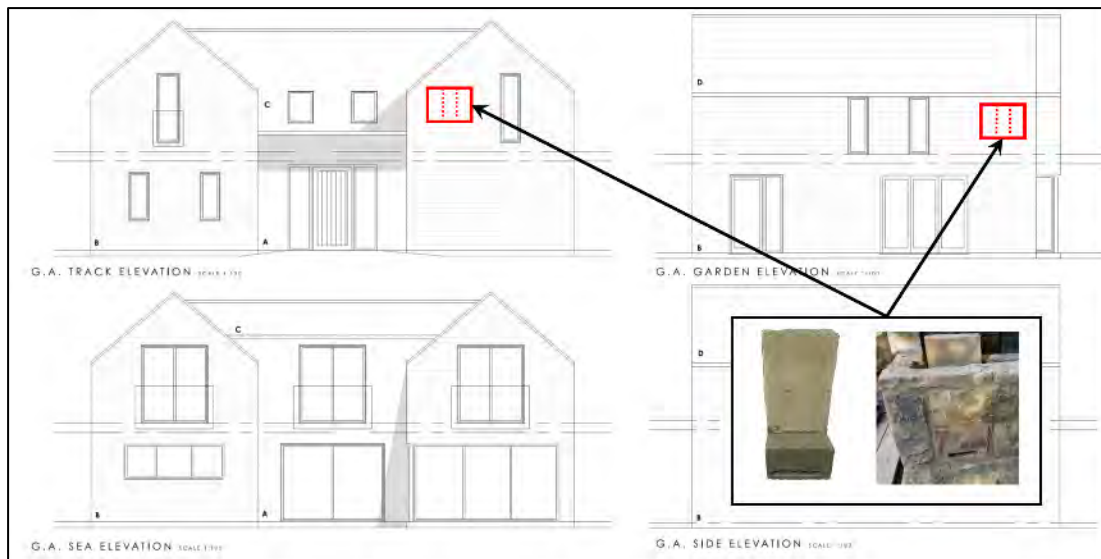
### **6.3 Further Survey, Recommendations and Enhancements**

#### *Bats*

6.3.1 Depending upon the number and type of bat roost locations, the site will either need to be registered on the BMCL or an EPS mitigation licence will need to be obtained. Neither process can be undertaken until planning permission has been determined and both mitigation licensing options would need to be informed by a bat mitigation plan.

- 6.3.2 The worst-case scenario in relation to roosting bats is considered to comprise the presence of a maternity roost of crevice dwellings bats. It is however considered probable that roost use is limited to day roosting by a species of pipistrelle bats beneath the ridge tiles.
- 6.3.3 It is possible to mitigate for the worst-case scenario through the provision of large crevice roosting features within the exterior of the new dwelling. Such provision could comprise two connected sets of three integrated bat boxes, with one on the southwest elevation and one on the northwest elevation (Figure 3) of the new dwelling. These boxes to be installed at wall top height and away from any external lighting.

**Figure 3. Proposed compensatory roost provision plan**



- 6.3.4 In order to characterise bat roost/s present to inform bat mitigation licensing, it is typically necessary to undertake at least two nocturnal bat surveys during the bat activity period (peak season: mid-May to August).
- 6.3.5 In this instance, given the limited range of bat roost features present and the understanding of the roost, it may however be possible to obtain an EPS licence without further nocturnal survey making use of Licensing Policy 4. Licensing Policy 4 allows for reduced survey data requirements where the impacts of the development can be confidently predicted.
- 6.3.6 In order to apply for an EPS licence making use of Licensing Policy 4 it would be necessary for planning permission to have been obtained. Any application would rely on the DNA testing of the dropping sample obtained during the survey, in order to determine bat species, and the assumption that a maternity roost of that species was present on site. The dropping sample has been sent off for DNA testing.
- 6.3.7 In addition to implementing a high level of bat roost compensation, as detailed in Figure 3, demolition works would need to avoid the bat maternity roosting period (May-August). Whatever the licence obtained, demolition would need to be preceded by the supervised removal of potential bat roosting features (ridge tiles) by a licenced bat worker, with any roosting bats captured to be moved to a tree mounted release box.

*Birds*

- 6.3.8 It is advised that any tree and shrub removal works should commence outside the main bird nesting period (March to September inclusive). If such works are to take place during this period, then they should be preceded by a nesting bird check to be undertaken by an ecologist.

**6.4 Conclusions**

- 6.4.1 A bat roost has been confirmed from the dwelling (B1) at Meadowcroft. This roost is expected to comprise a day roost of pipistrelle bat/s. This dwelling is considered to display a low/moderate level of bat roost potential whilst other site buildings and trees display negligible bat roost potential.
- 6.4.2 The proposed works will result in the destruction of the roost and consequently the site will either need to be registered on the BMCL, or an EPS mitigation licence will need to be obtained for the scheme.

**7. References**

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. The Bat Conservation Trust.



## Appendix 1. Records Appendix

In accordance with the legal requirements of bat survey licensing, bat records collected during surveys are supplied to the relevant biological record centres and bat groups. The records to be supplied in accordance with this survey are shown below.

Date	Species	Site Address	OS Grid Reference	Notes
15.12.20	Unidentified pipistrelle species	Meadowcroft, Raw	NZ 93931 05183	Probable day roost