
**Applied
Surveying**

**PROPOSED ALTERATIONS TO
CONVERT EXISTING HOUSE TO
APARTMENTS**

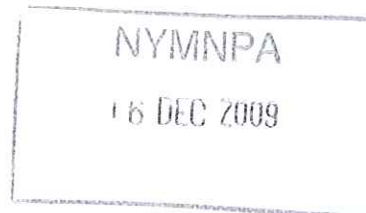
**Design
York Ltd**

Ryefield, Hackness Road, Scalby, Scarborough YO13 OQY.

Planning
Applications
Building
Regulations
Bat Surveys

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Bat Survey Report



7th July, 2009

For

Mr. B. Ricketts.

Peter Arnott FRICS
**Chartered Building
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<p>Site: Ryefield, Hackness Road, Scalby, Scarborough, YO13 OQY Client: B. Ricketts Date 7th July, 2009.</p>

1 NON-TECHNICAL SUMMARY

Applied Surveying & Design (York) Ltd was commissioned by Mr. B. Ricketts to undertake a bat survey at grid reference TA 008 900. The initial survey identified the probability of bats within the buildings.

2 INTRODUCTION

2.1 Aims of Study

To establish whether bats are present at the above location and if present, to identify the species, their abundance and in what capacity they are using the site (i.e. maternity roost; male day roost; resting/feeding perches, flight corridor etc.). Such information will allow an informed decision to be made as to whether a Habitat Regulations Licence should be applied for in order to carry out proposed developments within a legal framework

2.2 Description of the site .

The site is located South of the main village of Scalby and North of Newby.

Raincliffe Woods and Throxenby Mere are within 1.2km of the site.

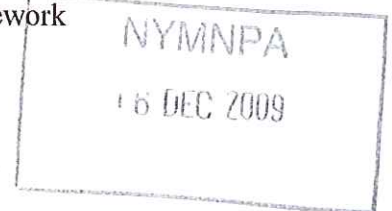
There are large mature trees to the North West of the site within 27M of the house with further trees to the East and South of the site.

The South side of the garden backs onto the "River Sea Cut".

2.3 Proposed Works.

It is proposed to convert the dwelling into a number of apartments by forming dormers in the roof and extending on the South East and North West Elevations.

The forming of the dormers will require sections of the roof to be stripped off and re-formed.

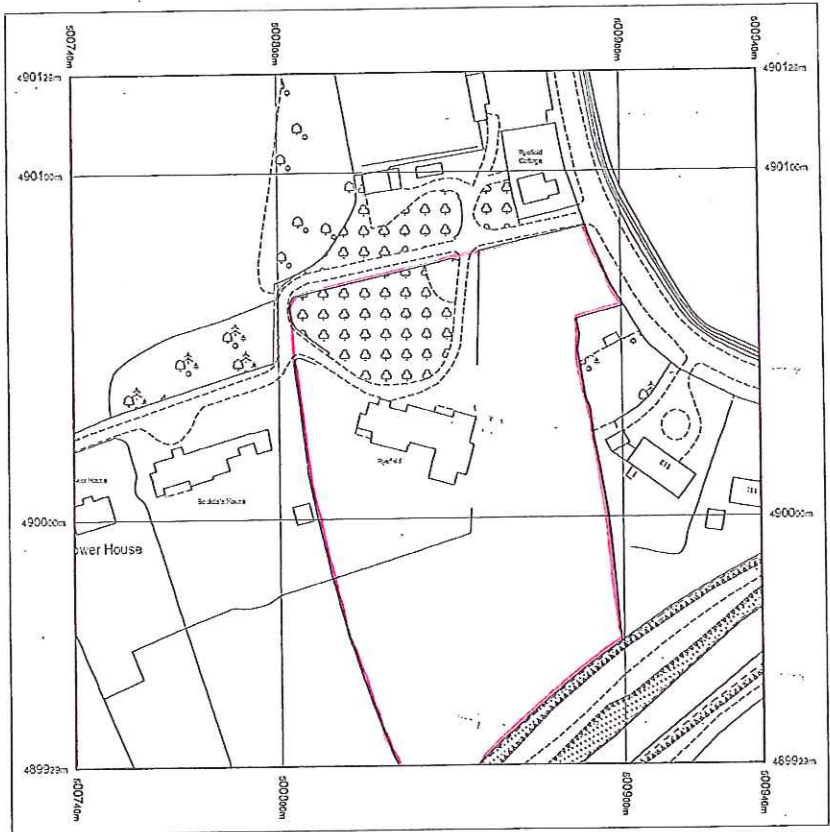


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Site Plan:



OS Sitemap[®]



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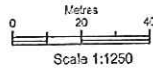
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Location of the house to Raincliffe Woods and Throxenby Mere within 1.2km of the site.



Location of the house to the Sea Cut River.

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3 METHODOLOGY

3.1 Desk Study

Applied Surveying & Design (York) Ltd. requested a data trawl from North Yorkshire Bat Group.

3.2 Scoping Survey

Internal and External Building Inspections were undertaken on the 7th July, 2009 by Mr. P. Arnott FRICS, a Chartered Building Surveyor and Natural England Bat Survey licence holder and Mr. D. Metcalf (Mr. Metcalf has assisted Mr. Arnott with over 30 surveys over the last 3 years).



Rear elevation.

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An internal examination was undertaken in the building under proposed development to search for the presence of bats or evidence of bat occupation and any evidence of bat droppings, urine stains, feeding remains, and bats themselves.



gaps in hip tiles and soffit boards.



gaps under flashings.

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gaps adjacent to windows.

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The roof voids were also inspected for bat droppings



Sections of the roof had been felted.

The floorings were all inspected for bat droppings.

The site was examined for evidence of bats using the following equipment:

- Binoculars
- Small torches to look in crevices
- Ladders
- Camera
- Tape measure
- Collection pots
- Multi Thermometer.

No Bats or bat droppings were located in the buildings.

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3.3 Emergence Survey

The bat survey was undertaken by Mr. P. Arnott FRICS, a Chartered Building Surveyor and Natural England bat survey licence holder number 20082668 and Mr. D. Metcalf. Mr. Metcalf has assisted with over 30 surveys in the last 3 years.

Equipment – 2 dueted bat detectors and torches.

3.4 Field Surveys

Table 1. Survey Details

Visit Number	Date	Temperature		Survey Period		Weather Conditions
		Start	Finish	Start	Finish	
1	7/07/09					
Scoping Survey	7/07/09	15degrees	15degrees	7.20pm	9.00pm	Overcast
Emergence Survey	7/07/09	15degrees	14degrees	9.00pm	11.00pm	Overcast

Results

3.5 Desk Study

Data search

Search Conducted by: North Yorkshire Bat Group.

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Species	Site	Grid ref.	Date	Comment
Common Pipistrelle	Keld Runnels Farm, Scalby Nabs	SE992897	23 Jul 2007	In flight
Brown Long-eared Bat	Throxenby	TA0088	1985	
Soprano Pipistrelle	Throxenby Mere, Scarborough	TA009889	17 Aug 2004	In flight
Daubenton's Bat	Throxenby Mere, Scarborough	TA009889	06 May 1987	
Pipistrelle species	Throxenby Mere, Scarborough	TA009889	06 May 1987	
Common Pipistrelle	Throxenby Mere, Scarborough	TA009889	17 Aug 2004	In flight
Daubenton's Bat	Throxenby Mere, Scarborough	TA009889	17 Aug 2004	In flight
Common Pipistrelle	54 Hackness Road, Scarborough	TA012898	05 May 2006	Commuting and foraging. Roost presumed somewhere to north
Pipistrelle species	4 Lawrence Close, Hackness Road, Scalby	TA013898	25 Jun 1985	Roost?
evening or vesper bat sp.	8 Lawrence Grove, Newby, Scarborough	TA013898	13 Jul 1983	Summer roost
Pipistrelle species	5 Lawrence Close, Scalby	TA013898	25 Jun 1985	Roost?
evening or vesper bat sp.	Raincliffe Manor, Lady Ediths Drive, Scarborough	TA015888	01 Jul 2002	Summer roost
evening or vesper bat sp.	26 Willow Garth, Newby	TA015895	07 Jan 2005	Bat found in pipe cavity during repair work.
Noctule Bat	Lady Edith Drive, Scarborough	TA0188	25 Jun 1905	Noctule roost in tree
Soprano Pipistrelle	Scarborough Hospital	TA019885	10 Nov 2005	Bat in building
Pipistrelle species	9 Hirstead Gardens, Newby	TA019899	20 Jun 2003	Grounded bat.
evening or vesper bat sp.	30 Graylands Park Avenue, Newby, Scarborough	TA023896	05 Jul 1985	
Common Pipistrelle	Barmoor Lane, Scalby	TA003919	05 May 2007	Procession of bats along hedgerow from south from 2110 hrs
Brown Long-eared Bat	Barmoor Lane, Scalby	TA003919	05 May 2007	In flight
Pipistrelle species	13 Haybrow Crescent, Scalby	TA004903	05 Aug 1985	Summer roost
evening or vesper	1 Wordsworth Close, Scalby,	TA005903	20 Aug	Bats between hanging tiles.

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01/07/2009

bat sp.	Scarborough		2002	
Brown Long-eared Bat	12 Hay Street, Scalby	TA005903	17 May 2006	Grounded bat
Pipistrelle species	16 Wreahead Close, Scawby	TA011909	07 Jul 2003	Bat roost over bedroom
Pipistrelle species	16 Scalby Beck Road, Scalby, Scarborough	TA012902	24 Jul 1984	Roost?
evening or vesper bat sp.	18 Northfield Way, Scalby	TA012911	26 Jul 1985	
Pipistrelle species	3 East Avenue, Scalby, Scarborough	TA018908	01 Aug 2003	Bats roosting in shed near central heating boiler.
Soprano Pipistrelle	Scalby Lodge Cottage	TA025915	20 May 2008	Feeding
Common Pipistrelle	Scalby Lodge Cottage	TA025915	20 May 2008	Feeding

John

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3.6 Internal and External Building Inspections

During both internal and external inspections a search was made with particular attention paid to the ground directly below potential access points.

Potential access:

Gaps around doors and windows and other access points, brickwork under tiles and flashing etc. showed no sign of bat activity.

Cobwebs found indicated that bats are not present in this location.

Walls, roof:

Potential location areas for bats are under the tile roof and adjacent to timber frames and under the flashings and adjacent to doors and window frames.



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Table 2. Building features and their potential value to bats.

Building	Factors likely to encourage bats	Factors likely to discourage bats	Evidence of bats	Potential to support a bat roost
House	Gaps within brickwork. Gaps adjacent to windows and door frames. Gaps under tiles and loose fillets Gaps within timbers. Adjacent trees. The "Sea Cut", River, Raincliffe Woods and Throxenby Mere.	Window frames are in general well sealed. Well pointed walls.	No evidence of bats was found in the building	The site is located within a 2km zone of a number of roost and Commuting Areas (Note bat data search). The adjacent trees within the site.



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Front of the house

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3.7 Bat Activity

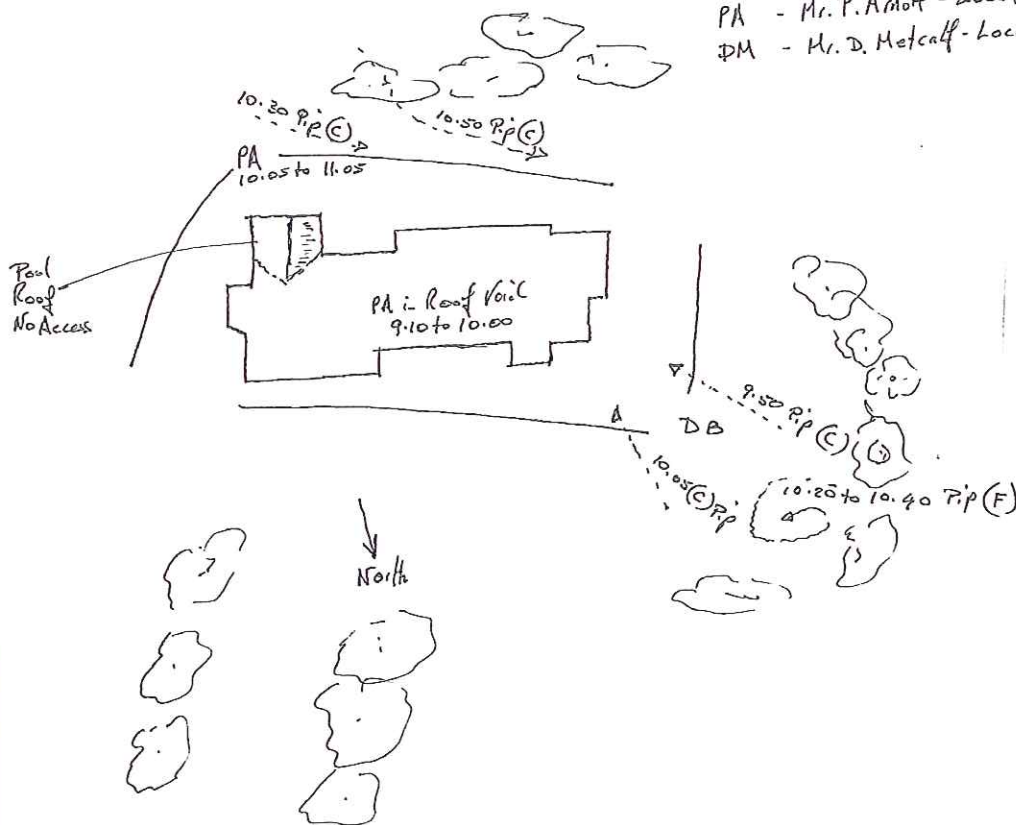
No Bat Activity in the Roof Void.

Site Notes :

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Bat Activity
 Pip - Pipistrelle
 C - Commuting
 F - Foraging
 PA - Mr. P. Amott - Location
 DM - Mr. D. Metcalf - Location



Pipistrelle 45 Commuting West to East at 9.50 and 10.05.
 Pipistrelle 45 Foraging in North West Corner of the site 10.20 to 10.40.
 Pipistrelle 45 Commuting East to West at 10.30 and 10.50.

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4 ASSESSMENT

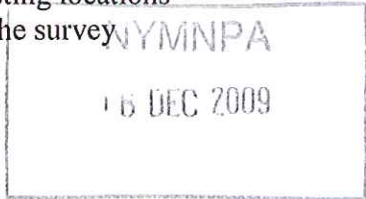
4.1 Constraints on Study Information

No access to the roof void over the swimming pool area.

Implications for Development.

5 INTERPRETATION OF RESULTS

As no evidence of bats was observed in the building during the survey, it can be concluded that there is no immediate evidence that bats are roosting within the buildings. Whilst external and internal building surveys revealed some potential roosting locations for bat species, no immediate evidence of roosting bats was found during the survey within the buildings.



From the desk top survey bats are known to be in the location of the site.

6 RECOMENDATIONS

Under UK law all species of bat and their habitats receive statutory protection making it illegal to kill, injure, capture or disturb bats or to obstruct access to, damage or destroy bat roosts. Under the law, a roost is any structure or place used for shelter or protection. Best practice recommends that, given that bats are highly mobile animals that frequently change their roosting locations, it may be possible that bats could enter the building before development works commence.

It is strongly recommended that to minimise the chances of bats being present within the building when building work commences, the following precautions should be taken:

If either before or during building work bats are found then all work must stop and Natural England should be contacted for advice.

The roof coverings should be removed in two parts allowing two days between the removing of the roofs giving any bats that may be in the roof but not located time to move out due to the change in the environment and an increase in the level of human disturbance.

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To maintain and enhance the conservation status of bats in the area, mitigation measures should be taken. 2 BAT bricks should be built 300mm below the eaves at 2M spacing below the eaves on each elevation. This would contribute to the objectives of PPS9

External Features

Important foraging habitats and commuting routes are obligated to be protected from disturbance or damage and therefore it will be necessary to preserve these features. The maintenance of foraging habitats and commuting corridors are critical for the survival of local bat populations. Where possible, additional connections and/or strengthening of existing connections across the landscape is recommended. The planting of native indigenous species that attract a wide variety of insects would also be beneficial for bats.

Lighting

Additional external lighting for the re-development may be proposed. Artificial lighting can have detrimental effects to bats and could negate the advantages of other recommended mitigation measures. Many species of bat are known to sample light levels before emerging from their roost and only emerge when the light has reached a critical level. Because artificial lighting disrupts the natural light cycle it is likely to affect the behaviour of the bats by affecting both foraging and social activity. Where lighting is necessary for example in relation to private and public safety it should be done in a manner to reduce the impact on bats to a minimum.

- No lighting immediately reflecting by a bat box
- Low pressure sodium lamps should be used in preference to high pressure sodium or mercury lamps.
- The brightness of lights should be as low as legally possible
- Lighting should be timed to provide some dark periods



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7 SUMMARY

Conclusion

The building was surveyed for the presence of protected species of bats, bat roosts and bat activity. No evidence of a bat roost was found at the time of the survey within the building inspected.

Based on the results of the surveys no licence is required from DEFRA for works to commence. However recommendations, following best practice guidelines are provided for the building conversion to take place using methods that safeguard any potential bats that may occur on site.

If works are to commence during the March to May period care should be taken not to disturb nesting birds that are protected under the Wildlife and Countryside Act 1981.

The works should be undertaken outside the times of June to mid August due to the maternity period in the event of the presence of bats not previously located in the building.

8 REFERENCES Requirement for Habitats Regulations (EPS) licence

- Parsons, K., Crompton, R., Graves, R., Markham, S., Mathews, J., Oxford, M., Sheperd, P.,
Sowler, S. (2007). *Bat Surveys-Good Practice Guidelines*. Bat Conservation Trust, London.
- Mitchel-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.
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