

NYM / 2010 / 0 6 7 6 / FL

**Additional Bat Survey**  
**Staintondale Methodist Chapel**  
**August 2010**



Environment & Ecology Ltd

MAB Environment & Ecology Ltd

The Old Chapel, Knayton, Thirsk, North Yorkshire YO7 4AZ

Registered in the U.K. no.6504129

NYMNPA

2<sup>nd</sup> AUG 2010

Bat Survey: Staintondale Chapel

**Site:**

Methodist Chapel  
Staintondale  
North Yorkshire

**Survey Dates:**

16/08/2010

**Client:**

Mr Bird  
Church Farm (Staintondale) Ltd.  
Church Farm  
Staintondale  
Scarborough  
YO13 0EL

**Agent:**

Richard Winn  
Architectural Design  
Old Barn Cottage  
Middle Farm, Main Street  
Allerston  
Pickering  
YO18 7PG

**Local Authority:**

North Yorkshire Moors National Park

**Reference:**

10-095

NYMNPA

24 AUG 2010

## 1. Summary

In 2008 MAB Environment & Ecology Ltd carried out a bat survey of Staintondale Methodist chapel to accompany a planning application for change of use from a chapel to holiday accommodation.

Both the scoping survey and emergence survey did not find any evidence of bats within the buildings and detected only low levels of bat activity around the site. A precautionary method statement was provided due to the residual risk that bats may inhabit potentially suitable habitat at any point in the future.

The site has since been bought by Mr Bird who is applying for planning permission to convert the building into a holistic centre. This will involve internal works and re-roofing of a small single storey lean-to to the rear of the building. New windows will be installed but the main roof of the chapel will not be re-roofed.

A daytime inspection of the site and anabat survey did not reveal any evidence of bats.

Because the roof of the lean -to and wall crevices could be used by solitary bats on occasion in the future, a precautionary method statement has been included in this report.

Barn swallows are breeding in the lean-to. Works that may disturb them should be avoided until the young have fledged.

## 2. Introduction

In 2008 MAB Environment & Ecology Ltd was commissioned to carry out a bat survey of a Methodist chapel at Staintondale (central grid reference: SE 989 985). The clients were applying for planning permission for change of use from a chapel to holiday accommodation.

Both the scoping survey and emergence survey did not find any evidence of bats within the buildings and detected only low levels of bat activity around the site. A precautionary method statement was provided due to the residual risk that bats may inhabit potentially suitable habitat at any point in the future.

The site has since been bought by Mr Bird who is applying for planning permission to convert the building into a holistic centre. This will involve internal works and re-roofing of a small single storey lean-to to the rear of the building. New windows will be installed but the main roof of the chapel will not be re-roofed.

Following discussions with Rona Charles Senior Ecologist at North Yorkshire Moors National Park it was felt some level of re-assessment of the site was required to accompany the current

planning application. Given that the only re-roofing works were to the rear lean-to, it was decided that the survey effort should be focused on this section of the building and crevices should also be inspected.

### 3. Methodology

The site was re-visited by Nicola Gibson, GIEEM and Natural England licensed bat worker on the 15<sup>th</sup> August 2010. A thorough search for signs of bat use including bats themselves (including corpses), bat droppings and urine stains, feeding waste, potential entry and exit holes and associated grease marks, and the sound/smell of bats was conducted.

An unmanned remote bat detector survey (Anabat ©) was used to monitor the lean-to of the chapel which is to be re-roofed. The detector was used in a standard unmanned remote configuration: CF card emptied and configured for a timed recording (not delayed) starting at 20.00 and ending at 23.00. The division ratio was set at 8, sensitivity at 7. Volume and LCDs were turned down and off. At 19.00 on the 15<sup>th</sup> August 2010 the unit was placed within the lean-to on site, with the microphone facing inwards towards the main roof area. All of the roof area was thereby within approximately 10m of the detector. The unit was removed at 23.00 on the 15<sup>th</sup> August 2010.

### 4. Results

#### Daytime inspection

The site still has a number of wall crevices, but no evidence of bat use was found within these. No evidence of bats was found along the eaves of the lean-to.

One active barn swallow nest was found in the lean to and swallows are nesting along the eaves of the chapel.

#### Anabat monitoring

No bat activity was detected.

#### Survey conditions:

Start: 15°C, still, 30% cloud cover

Stop: 13.5°C, still, 40% cloud cover

### 5. Conclusion

Bats are not using the crevice habitat or roof of the lean-to. The lean-to itself does not offer any habitat suitable for significant numbers of bats to use. It is understood the chapel roof will not be interfered with during the conversion.

There are, therefore, no issues relating to bats which would prevent the development of the chapel going ahead.

It is possible that bats may use the crevices of the outbuilding for hibernation- a use that would not be detected by a summer survey and there is always the risk that a bat may be found when dismantling any tiled roof. As such, a method statement to reduce the potential risk of harm to individual bats has been included as a precautionary measure only.

Barn swallows are breeding in the lean-to and under the eaves of the chapel roof. Measures to avoid disturbance are included in the method statement.

## 6. Method Statement

- The roof tiles of the lean-to will be removed carefully by hand.
- Due to the possibility of bats hibernating in stone crevices;
  - Crevices will be inspected prior to re-pointing.
  - Re-pointing of wall crevices will be done when bats are active between the months of May and September inclusive.
- If bats are found, MAB Environment & Ecology Ltd can be contacted for assistance on 01845 537845/07815 594093.
- The building will be checked for breeding birds' prior works commencing, if any active nests are found, works that may disturb the birds will be delayed until the young have fledged.\*

\*There is adequate breeding birds' habitat along the overhanging eaves of the chapel; therefore, replacement habitat is not required.

NYMNPA

24 AUG 2010

Methodist Chapel  
Rev. Mark Haynes

NYM / 2008 / 0 6 6 2 / F L

Bat/Breeding Bird/Barn Owl Report  
29/07/08

NYM / 2010 / 0 6 7 6 / F L

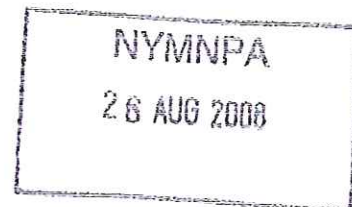
Methodist Chapel, Staintondale  
Bat/Breeding Bird/Barn Owl Report  
29/07/08

FOR INFORMATION  
ONLY



MAB Environment & Ecology Ltd  
Tel. 01845 537845  
Email. [mab@mab.uk.com](mailto:mab@mab.uk.com)  
[www.mab.uk.com](http://www.mab.uk.com)

Registered in the U.K. no.6504129



MAB Environment & Ecology Ltd

NYMNP  
24 AUG 2010

Methodist Chapel  
Revd. Mark Haynes

NYM / 2008 / 0662 / FL

Bat/Breeding Bird/Barn Owl Report  
20/08/08

Report Date:  
20<sup>th</sup> August 2008

NYM / 2010 / 0676 / FL

Client:  
Revd. Mark Haynes c/o Mr Brian Raper,  
14 Barmoor Close,  
Scarborough,  
YO13 0RZ

Agent:  
Margaret Mackinder,  
Wyville House,  
The Lawns,  
Singsby,  
York  
YO62 4AW

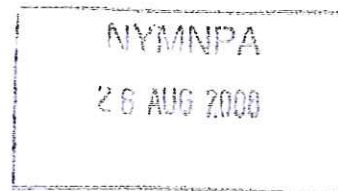
Planning Office:  
Scarborough Borough Council

Reference:  
n/a

NYMNPA  
26 AUG 2008

NYMNPA  
24 AUG 2010

1	SUMMARY.....	4
2	INTRODUCTION.....	4
2.1	Background.....	4
2.2	Site Description.....	4
2.3	Proposed Works.....	6
2.4	Aims of Study.....	6
3	METHODOLOGY.....	6
3.1	Desk Study.....	6
3.2	Internal and External Building Inspections.....	6
3.1	Constraints on Survey.....	7
3.2	Emergence Survey.....	7
4	RESULTS.....	7
4.1	Desk Study.....	7
4.2	Internal and External Building Inspections.....	7
4.3	Emergence Survey.....	8
5	ASSESSMENT OF IMPACT OF DEVELOPMENT.....	8
5.1	Implications for Development.....	8
6	MITIGATION & COMPENSATION PERTAINING TO BATS.....	9
6.1	Mitigation Measures.....	9
6.2	Compensation.....	9
6.3	Requirement for European Protected Species Licence.....	9
7	MITIGATION PERTAINING TO BREEDING BIRDS.....	9
8	REFERENCES.....	10
	APPENDIX 1. Photographs.....	11
	APPENDIX 2. Desk Study Data.....	13
	APPENDIX 3. Bat Boxes.....	14
	APPENDIX 4. Legislation Relating to Bats.....	15
	APPENDIX 5. Legislation Relating to Breeding Birds.....	16





I SUMMARY

NYM / 2010 / 0676 / FL 2

MAB Environment & Ecology Ltd was commissioned by Margaret Mackinder, Chartered Architect on behalf of Revd Mark Haynes to undertake a bat scoping survey of the Methodist chapel and an associated stone outbuilding at Staintondale, Scarborough.

The scoping survey did not identify any signs of bat activity within the site. Potential bat roost habitat was detected in the chapel in the form of an inaccessible loft area below a wooden lined slate roof with overhanging eaves, and in the outbuilding as a lined pantile roof and masonry crevices. Therefore, an emergence survey was deemed necessary.

The emergence survey did not identify any bat emergence from the buildings surveyed. However, due to the presence of potential bat roost habitat, a mitigation plan has been put forward in this report which will minimise the risk of harm to bats and which will ensure that potential bat roost habitat is maintained on the site post-development.

Z INTRODUCTION

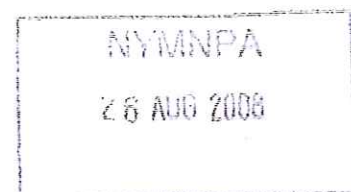
2.1 Background

MAB Environment & Ecology Ltd was commissioned by Ms Margaret Mackinder, Chartered Architect on behalf of Revd Mark Haynes to undertake a bat scoping survey of the Methodist chapel and an associated building at Staintondale, Scarborough (Central grid reference SE 989 985).

Ecologists from MAB Environment and Ecology are members of the Institute of Ecology and Environmental Management (IEMA) and follow the Institute's Code of Professional Conduct when undertaking ecological work.

2.2 Site Description

The site is located within the village of Staintondale in North Yorkshire (Central grid reference: SE 989 985). The Methodist chapel lies within a landscape of pastoral land and is within 2km of a number of ancient woodlands including; White Hall wood, Beast Cliff wood and Haburn Wyke wood.



NYMNPA  
28 AUG 2010

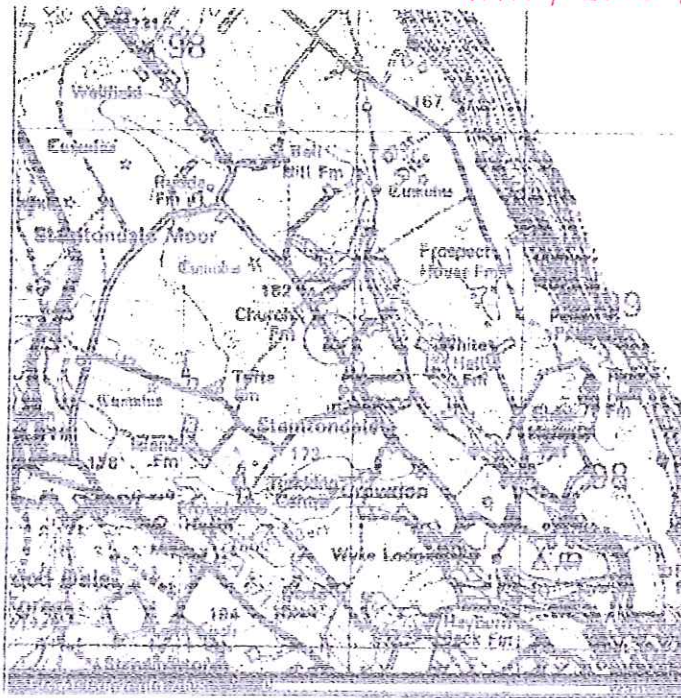
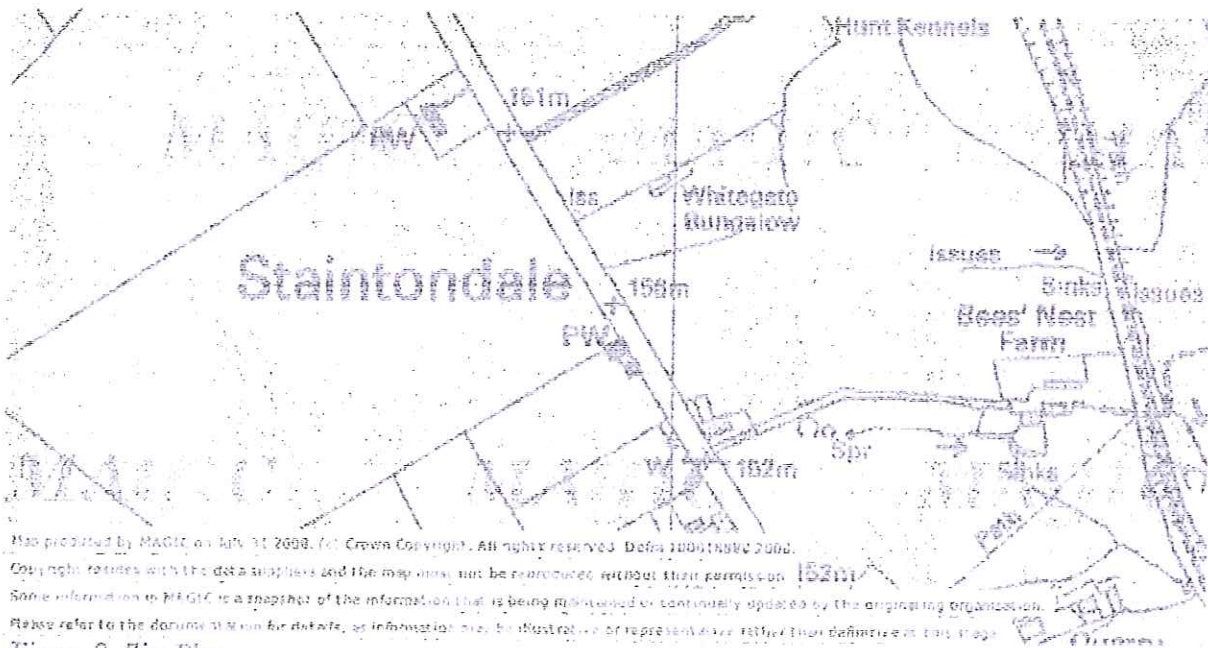


Figure 1. Site location



This product is by MAGIC on 11/08/2008 for Crown Copyright. All rights reserved. Data 10001/10000/2000.  
 Copyright remains with the data suppliers and the map may not be reproduced without their permission. [5211]  
 Some information in MAGIC is a snapshot of the information that is being maintained or continually updated by the engineering organisation.  
 Please refer to the documentation for details, or information may be illustrated or represented rather than determined in this map.

Figure 2. Site Plan.

Key:

- Rectangle Chapel
- Square - Outbuilding

NYMNPA  
 24 AUG 2010

NYMNPA  
 28 AUG 2008

NYM / 2010 / 0 6 7 6 / F L

The site consists of a Methodist chapel made of stone construction with a slate roof with large overhanging eaves. The chapel has a small lean-to attached to the western wall which has a wooden lined roof. The exterior and interior walls of the chapel are in excellent condition. To the south of the chapel is a small stone outbuilding with a heavily ivy-clad wooden lined pan tiled roof. This building is in poor condition with loose roof tiles and a number of cracks in the stone work.

### 2.3 Proposed Works

The chapel is to be converted into holiday accommodation and the small stone outbuilding is to be demolished.

### 2.4 Aims of Study

To establish whether there is evidence of bat activity at the above location. If present, to identify the species, their abundance and in what capacity (i.e. maternity roost; male day roost; resting/feeding perches, flight corridor etc.) they are using the site. Such information will allow an informed decision to be made as to whether further surveys are required and whether a Habitats Regulations licence should be applied for in order to carry out proposed developments within a legal framework.

To establish whether any birds are presently breeding in the building proposed for development. Such information will allow an informed decision to be made as to how the client can proceed within a legal framework.

## 3 METHODOLOGY

### 3.1 Desk Study

John Drewett of North Yorkshire Bat Group (NYBG) was commissioned by MAB Environment & Ecology Ltd to provide any bat records provide bat records within a 2km radius of the centre of the site (See Appendix 2).

### 3.2 Internal and External Building Inspections

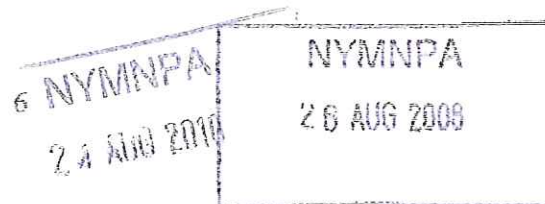
A detailed internal and external building inspection was carried out on the 29<sup>th</sup> July 2008 by Nicola Gibson BSc Ecology GIBEM of MAB Environment and Ecology Ltd. Miss Gibson (Natural England bat survey licence number 20082439).

All signs of bat use were looked for including bats themselves including corpses, bat droppings and urine stains, feeding waste, potential entry and exit holes and associated grease marks, and the sound/smell of bats.

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

- Powerful torch (1000, 000 candle power)
- Ladders
- Camera

MAB Environment & Ecology Ltd



Methodist Chapel  
 Revd. Mark Haynes

Bat/Breeding Bird/Barn Owl Report  
 20/08/08

NYM / 2010 / 0 6 7 6 / F L

All signs of breeding bird including Barn Owl activity were looked for. These included white droppings, often vertical down walls or beams; active nests and nesting materials; birds flying into and out of barns; bird feathers, particularly swift (*Apus apus*), swallow (*Hirundo rustica*) and house martin (*Delichon urbica*), bird corpses, feeding waste (including pellets), and the sound/smell of birds.

3.1 Constraints on Survey

Interior: Access to the roof space of the chapel was not possible and access to the inside of certain parts of the small outbuilding was not possible due to overgrown vegetation blocking access.

Exterior: The gable ends of the chapel could not be fully investigated due to their height.

3.2 Emergence Survey

An emergence survey was conducted on the evening of the 29<sup>th</sup> July 2008 by Nicola Gibson GIBEM, of MAB Environment and Ecology Ltd and Lili Stevens, assistant surveyor.

Emergence surveys were carried out 1/2 hour before sunset until 2 hours after sunset.

Equipment used:

- Bat detectors Pettersson D240x
- Recording equipment
- Headphones
- Plans
- Torch with infra-red filter (1000, 000 candle power)

4 RESULTS

4.1 Desk Study

See Appendix 2.

4.2 Internal and External Building Inspections

No evidence of bat activity was found during the survey.

No evidence of Barn owl activity was found, however, numerous active barn swallow nests were evident under the eaves of the building and within the small lean to, attached to the chapel.

The chapel could provide potential opportunities for roosting bats; the lean-to has a wooden lined slate roof providing suitable roosting habitat, which suggests the chapel itself may have a wooden lined roof. Additionally, a number of gaps were visible under the eaves providing access to the roof of the chapel. The walls are in a good state of repair, and are without crevices.

NYMNPA  
 26 AUG 2008

NYMNPA  
 24 AUG 2010

The associated small stone outbuilding has many crevices which could potentially be used by single bats to roost in and has a lined pan tile roof which again could offer roosting habitat for bats.

NYM / 2010 / 0676 / FL

#### 4.3 Emergence Survey

4.3.1 Table 1. Survey Details

Visit Number	Date	Temperature °C		Survey Period		Weather Conditions
		Start	Finish	Start	Finish	
1	29/07/08	22.5	21.5	20.40	23.10	50% Cloud Cover - Clear. Moderate Breeze

##### Evening Emergence Survey

Survey 1 29/07/08 Sunset: 21:07

No bats were seen emerging from either of the buildings surveyed. One common pipistrelle (*Pipistrellus pipistrellus*) was recorded foraging in a nearby field.

### 5 ASSESSMENT OF IMPACT OF DEVELOPMENT

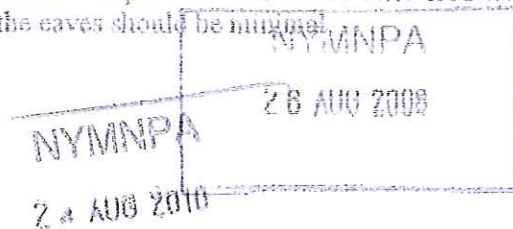
#### 5.1 Implications for Development

Although bats were not present at the time of the survey, it is possible that bats may use the outbuilding for hibernation- a use that would not be detected by the emergence survey, or that bats could move into the potential summer roosting habitats of the chapel and lean-to roofs.

It is understood the chapel roof will not be interfered with during the conversion, therefore, there are no issues relating to bats which would prevent the development of the chapel going ahead. However, the lean-to is likely to require some repairs to the roof and chimney and the stone outbuilding is to be demolished, therefore, mitigation measures have been incorporated within this report which if adhered to should ensure the proposed works may proceed with a minimal risk of impact upon protected species.

Breeding birds were observed within the lean-to and under the eaves of the chapel roof. Any works relating to the lean-to if carried out within the bird breeding season are highly likely to breach Part 1 of the Wildlife and Countryside Act 1981 (As amended); therefore, timing restrictions in relation to the bird breeding season will also apply to these works. It should also be noted that all breeding birds are

protected outside of the designated breeding season, therefore before work can commence outside of the season a thorough inspection of the building to ensure all breeding activity has ceased (e.g. young have fledged) must be carried out. Again as it is understood the chapel roof will not be interfered with during the conversion, disturbance to birds nesting under the eaves should be minimal.



NYM / 2010 / 0 6 7 6 / F L

## 6 MITIGATION & COMPENSATION PERTAINING TO BATS

### 6.1 Mitigation Measures

- Due to the possibility of bats moving into potential summer roosting habitat, any works pertaining to the roofs of the lean-to and the stone building will take place between 1st Oct 2008 to 1st May 2009.
- Due to the possibility of bats hibernating in stone crevices, dismantling of the roof of the stone outbuilding will be done carefully and by hand, and will be preceded by a thorough inspection of crevices by the environmental consultant using torches and a flexible endoscope prior to demolition.
- If bats are found, the demolition process must be stopped immediately and either the bat helpline should be contacted on 01539 620168 or MAB Environment & Ecology Ltd can be contacted for assistance on 01845 537845/07815 594093.

### 6.2 Compensation

The demolition of the stone outbuilding will result in an overall loss of bat habitat. This will be compensated for, by the installation of an appropriate bat box. Appropriate designs in this case are shown in appendix 3. One of these boxes should be placed on the southern wall of the chapel about 0.25 metres from roof.

### 6.3 Requirement for European Protected Species Licence

The ecological survey found no evidence of use of the development site by protected species, therefore, the proposed development will have a negligible risk of impact on protected species and will not require an EPS licence.

## 7 MITIGATION PERTAINING TO BREEDING BIRDS

- If any works which may affect breeding birds are to be performed when birds are still likely to be breeding i.e. one month before or after the official breeding season, a detailed inspection of the building by a qualified ecologist must be carried out to ensure all bird breeding activity has ceased prior to work commencing on the building. If birds are found to be breeding then work should not commence until the nests are no longer active.



8 REFERENCES

NYM / 2010 / 0 6 7 6 / F L

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.

Mitchell-Jones, A.J. & McLeish, A.P. 2004. *Bat Workers Manual*. J.N.C.C.

Ramsden, F., Ramsden D. (2003). *Barn Owls on Site. A Guide for Developers and Planners*. English Nature & Barn Owl Trust, Peterborough.

NYMNPA

24 AUG 2010

NYMNPA  
26 AUG 2008

**APPENDIX 4. Legislation Relating to Bats**

NYM / 2010 / 0 6 7 6 / F L

All bat species are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats &C) Regulations 1994 as amended in 2007.

Under the WCA it is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

Under the Habitats Regulations it is an offence to deliberately disturb animals of a European protected species (EPS) where the disturbance is likely to significantly affect the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or likely to significantly affect the local distribution or abundance of the species. Natural England 2007.

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used. In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

Where it is proposed to carry out works which will affect a bat roost, a licence must first be obtained from the Natural England even if no bats are expected to be present when the work is carried out.

The application for a license normally requires a full knowledge of the use of a site by bats, including species, numbers, and timings. Gathering this information usually involves surveying throughout the bat active season. The licence may require ongoing monitoring of the site following completion of the works.

When considering an application, the Environmental Consultant must consult with the local planning authority. This process may also take a considerable length of time. Applications can only be made once planning permission has been granted (where appropriate), and consultation responses have been received.

Licences can only be issued if Natural England is satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

PPS9: Planning Policy Statement on Biodiversity and Geological Conservation is the relevant national planning guidance in relation to ecological issues. It provides guidance on how the Government's policies on nature conservation should be implemented through the land use planning system. PPS9 states that biodiversity may be material to decisions on individual planning applications. It also talks about conserving and enhancing biodiversity and ensuring that developments take account of the role and value of biodiversity.

NYMNPA

24 AUG 2010





**APPENDIX 5. Legislation Relating to Breeding Birds**

NYM / 2010 / 0676 / FL

Under the Wildlife and Countryside Act (1981), a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state.

Game birds however are not included in this definition (except for limited parts of the Act). They are covered by the Game Acts, which fully protect them during the close season.

All birds, their nests and eggs are protected by law and it is thus an offence, with certain exceptions (see *Exceptions*), to:

- intentionally kill, injure or take any wild bird
- intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built
- intentionally take or destroy the egg of any wild bird
- have in one's possession or control any wild bird, dead or alive, or any part of a wild bird, which has been taken in contravention of the Act or the Protection of Birds Act 1954
- have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act or the Protection of Birds Act 1954
- use traps or similar items to kill, injure or take wild birds
- have in one's possession or control any bird of a species occurring on Schedule 4 of the Act unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations (see *Schedules*)
- intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

NYMNPA

24 AUG 2010

NYMNPA

26 AUG 2008