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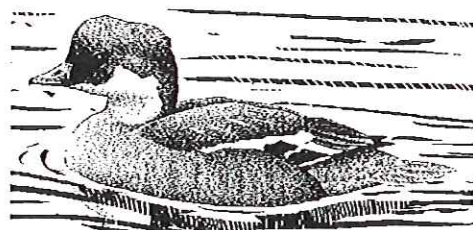
Bat Survey to The Orange Tree

Rosedale East
Rosedale Abbey
YO18 8RH



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1. Summary

- 1.1 A daylight bat survey to The Orange Tree, Rosedale Abbey was commissioned by Edward Harpin to establish the likelihood of the outhouse to the rear of the building being used by roosting bats ahead of proposed development work.
- 1.2 The survey was undertaken at a time of year which is optimal for bat occupancy and, therefore, aimed to establish the presence or absence of bats in the building by looking for evidence in the form of droppings or noting potentially suitable roosting cavities and by undertaking an evening emergence survey if necessary.
- 1.3 The survey did not record any evidence of bats using the building as a roost and there was very little in the way of bat roost potential. No emergence survey was undertaken due to the low roost potential.
- 1.4 The proposed development of the outhouse will not have any detrimental effect on any maternity roosts or the local bat population and will not cause fragmentation of roosts or loss of habitat.

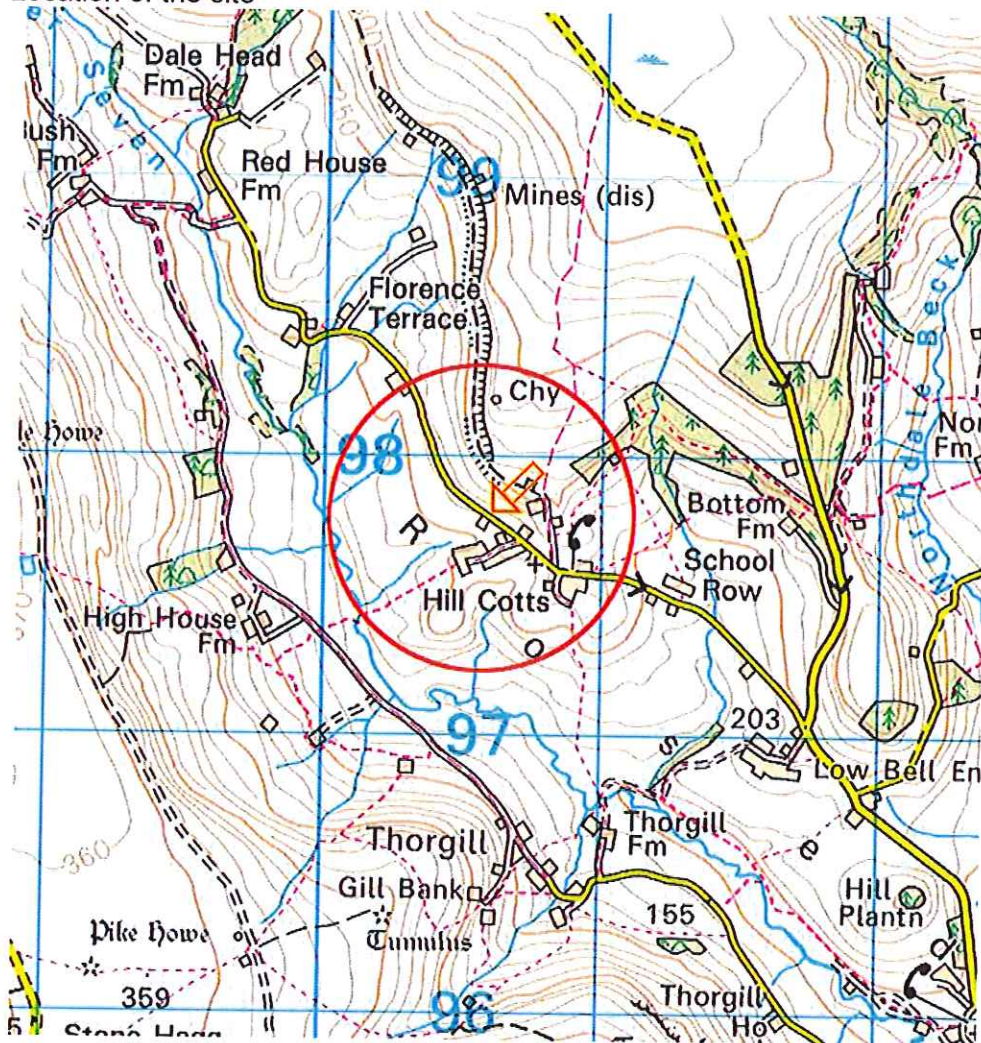
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2. Introduction

2.1 Edward Harpin commissioned a bat survey on to the outhouse at the rear of The Orange Tree, Rosedale East, Rosedale Abbey YO18 8RH (NGR SE705977) in accordance with the Planning Authority's request, to determine whether bats have or are using the property as a roost site. The survey took place at an optimal time for bat occupancy, therefore, the survey aimed to establish the presence or absence of bats in the building.

2.2 The owner is currently seeking permission to extend the existing building and convert to habitable space.

2.3 Location of the site



2.4 This report sets out the findings of a daytime survey carried out to the above property on Thursday 25th July 2013 and highlights the ecological constraints and opportunities associated with the proposed works and appraises the potential impacts. Appropriate actions to ensure the protection of bats are identified and mitigation measures detailed where appropriate.

2.5 The bat survey was undertaken by John Gardner, licence number 20123013 (Conservation & Scientific).

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3. Aims of the Survey

3.1 The survey was carried out to establish the following:

- Likelihood of particular buildings, structures, trees (where appropriate) or other features to support bats
- The presence or absence of bats e.g. in a particular building, structure or tree
- Specific features used within the survey area by roosting bats

4. Bat legislation

4.1 All bats and their roosts are protected under the EC Habitats Directive 1992 (EC1992), as implemented by the Habitat Regulations 1994. These regulations amend the Wildlife and Countryside Act 1981, which provides protection to certain animals under Section 9 and listed in Schedule 5 of the Act. Under the Act (As Amended) it is an offence intentionally or recklessly to disturb a protected animal or to damage, destroy, or obstruct access to any place or structure which is used for shelter or protection. This is irrespective of whether the animals are present.

4.2 Where bats are likely to be affected by development proposals, an EPS licence is required from Natural England. Licensing cannot be taken for granted. A licence application must satisfy defined criteria in an appropriate reasoned statement. It must be accompanied by a suitable method statement for the works and appropriate proposals for mitigation of any likely adverse impacts to the protected species.

5. Survey methods

5.1 Daytime survey

5.1.1 The daylight survey was undertaken on Thursday 25th July 2013 and consisted of a visual inspection of the building interior and exterior concentrating on the areas around the roof, soffits and gable walls. The weather was bright and sunny with a ground temperature of 19.5°C.

5.1.2 Particular attention was paid to the areas that are normally favoured by bats such as the roof areas to identify features (cracks and crevices etc.) with potential to be of interest to roosting bats. Any potential roost features were inspected, searching for signs of use by bats such as scratching and staining around hole entrances, using high powered lamps and binoculars.

5.1.3 An individual building may have several features of potential interest to roosting bats associated with it. It is not always possible to confirm usage of a feature by bats as often the animals may be present on one day and no evidence of occupation may be found on the next. Consequently it is customary when undertaking such surveys to assign each feature to a defined category of roosting potential as follows:

Negligible: This category is usually used where a feature appears initially to have significant bat roost potential, but is considered on closer inspection to have low or negligible potential to support roosting bats. It is usually used during surveys to confirm that inspection of a feature has been carried out and

has found that the feature is not considered to comprise suitable habitat for roosting bats.

Low: This category is used to describe a feature that may have some superficial interest to roosting bats, but is considered sub-optimal to the extent that bats are not considered likely to use the feature for shelter. A cavity that is open at the top allowing access to wind and rain may be considered to be of low bat roost potential.

Moderate: This category is used to describe a feature that has some potential to support roosting bats, but is considered to be less than ideal in some way. For example the feature may be occupied by other animals, such as birds or squirrel; it may be subject to disturbance or have sub-optimal connectivity with navigational features. A surveyor would be neither surprised nor expect to find a bat using such a feature. Features considered to be of moderate roosting potential would not automatically be subject to an activity survey unless otherwise highlighted.

High: This category is used to describe an optimal feature considered to be ideally suitable for use by roosting bats where no evidence of occupation by bats has been found. Features considered to be of high bat roost potential (BRP) may include upwards-leading cavities of appropriate dimensions and height from the ground, with no obstructions below the cavity entrance. The site may be particularly prominent within the landscape and is likely to have good connectivity with navigational features and sufficient suitable foraging habitat in the vicinity. Features with high BRP are likely to be subject to activity surveys to assist confirmation of their status, and may be subject to a watching brief during works that may disturb them.

Confirmed: This category is used where positive evidence of bats usage has been recorded from a feature. For example, bats or bat droppings may be present, or existing bat records may be associated with the feature. A licence from the DEFRA is likely to be required if the bat roost is to be disturbed by the development.

5.2 Emergence and return surveys

5.2.1 No evening emergence survey was undertaken as the building has very low potential for bat occupancy and very few potential roost sites.

5.3 Data Consultation Exercise

5.3.1 Usually a data consultation exercise would be undertaken with the local record holders but in this instance, the small outbuilding has little roost potential and is the only building to be affected by the proposal. It lies to the rear of The Orange tree and is not in close proximity to any other building, It is very unlikely that any records will exist for this remote location.

6. Survey results

6.1 The daytime survey

6.1.1 The building is a small single storey stone outbuilding to the rear of The Orange Tree Relaxation Centre. It is the only building affected by the proposed development.



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- 6.1.2 An internal roof inspection was undertaken looking for signs of bats. The roof is lined with bitumastic felt which is disintegrating in places. There is no ridge section for bats to roost and very little in the way of potential roost sites. There are no droppings or scattered prey remains inside the building.
- 6.1.3 Externally, the roof is gentle sloping from front to back (east to west) and has a covering of marl tiles. None of the tiles appeared to be missing and the tightly interlocking nature offers little roost potential. There are no gable walls and only the west and the east elevation have fascia boards. The majority of the front (east) and side (north) elevations are completely obscured by a large clematis which will prevent access to bats.
- 6.1.4 There are wooden fascia boards to the front and rear of the building but at the front, only around a metre of fascia is not obscured by the clematis. This was easily inspected using a high powered lamp which showed the gap behind the fascia to open out onto the internal roof space and as such does not provide tight enough crevices. The fascia board running along the back of the outhouse is similar in construction and although it appears to provide a small crevice, looking up into it with a lamp reveals that it simply opens into the building. The two remaining sides (south and north) do not have fascia and are dry pointed and without gaps.
- 6.1.5 There are no windows and just two small doors, one of which is inaccessible to bats due to the clematis. The other doors is in use and does not provide and suitable access points.
- 6.1.6 The site is located in a rural area and is surrounded by pasture and open moorland. There are other dwellings within a short distance, particularly to the west, that will provide much more in the way of roosting opportunities. Bats will definitely be roosting close by and pass through the site on their way to and from roosts and foraging sites.

Table 1: Summary of bat roost potential features

Building/Tree	Feature	Description of bat roost potential	BRP value	Prescription
Number/Name	Describe Feature	Simple/description	Negligible Low Medium High	Advice
outhouse	Roof	Gentle slope, marl tiles	Low	No action
outhouse	Facia	Some gaps but open straight into building interior	Negligible	No action
Outhouse	Walls	Stone walls, no gaps	Negligible	No Action

7. Assessment and mitigation

- 7.1 At the time of the survey there was no evidence to suggest that bats were or have been using the outhouse as a roost. The outhouse offers very little good roost potential and is a low building in daily use as a tool shed and storage unit.

7.2 It is unlikely that the proposed development to the rear of the building will have any detrimental effect on the local bat population. It will not damage or destroy any maternity roost or cause loss or fragmentation of habitat.

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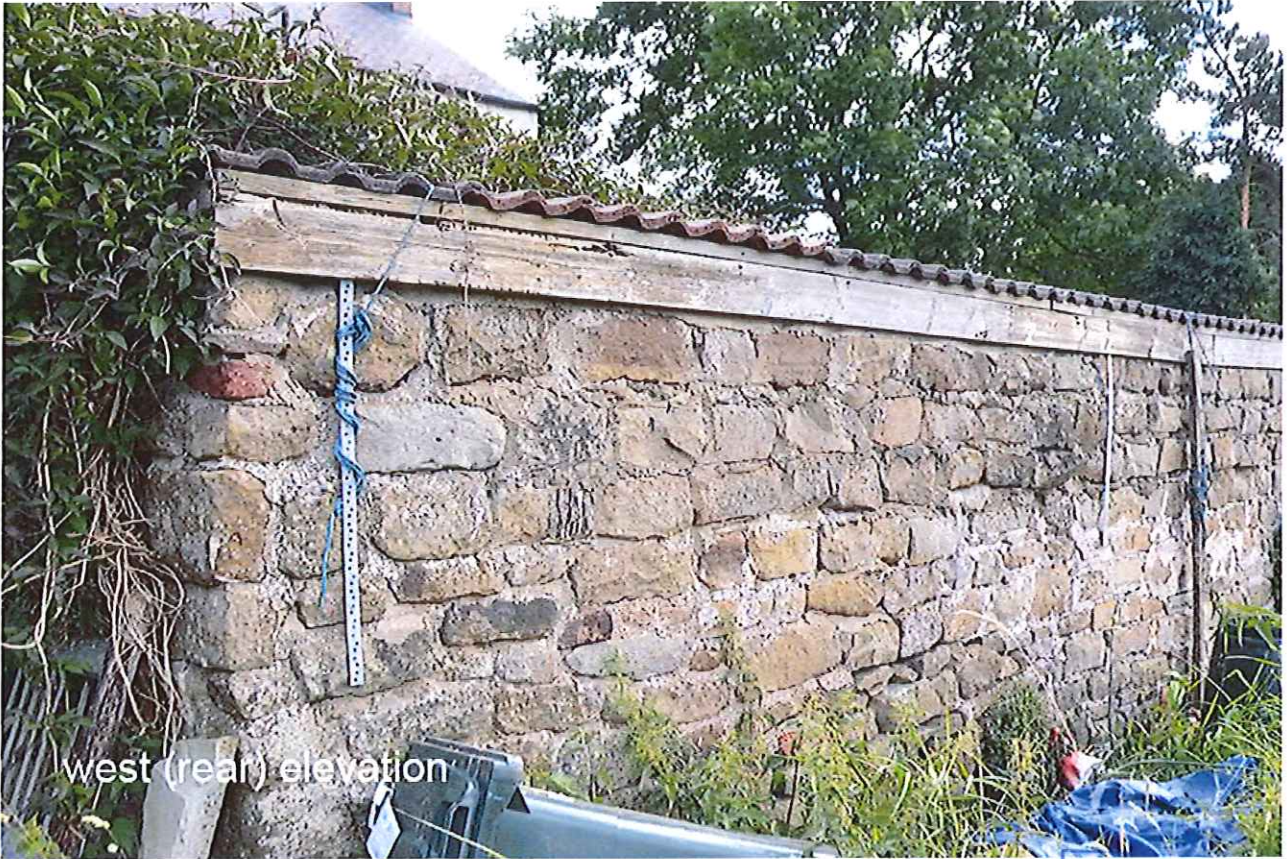
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front elevation



south elevation



west (rear) elevation



north elevation obscured by vegetation

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