

Site: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
Client: Ms. L. Heath.  
Date: 29<sup>th</sup> January, 2012.

NYM / 2011 / 0 8 5 0 / FL 1

## Proposed Repairs

Dalton Cottage  
Egton Bridge  
Whitby  
YO21 1XE

NYMNPA

10 FEB 2012

## Bat Survey Report

On behalf of  
Ms. L. Heath.

*Peter Arnott, FRICS*  
*Chartered Building Surveyor*

*Vine House*  
*21 Main Street*  
*Stamford Bridge*  
*York, YO41 1AE*

*Applied*  
*Surveying*

*Design*  
*(York) Ltd*

Bat Surveys  
[www.asdy.co.uk](http://www.asdy.co.uk)

Site: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
Client: Ms. L. Heath.  
Date: 29<sup>th</sup> January, 2012.

## Contents

NYM / 2011 / 0850 / FL

<b>1. Non-Technical Summary</b>	<b>3</b>
<b>2 Introduction</b>	<b>3</b>
2.1 Aims of Study	
2.2 Description of Site	
2.3 Proposed Works	
<b>3 Methodology</b>	<b>8</b>
3.1 Desktop study	
3.2 Scoping Survey	
3.3 Emergence Survey	
3.4 Field Survey Table 1	
<b>4 Results</b>	<b>9</b>
4.1 Desktop study.	
4.2 Internal and external inspection	
4.3 Table 2 Building features – potential to bats	
4.4 Bat Activity	
<b>5 Assessment</b>	<b>11</b>
5.1 Constraints on Study Information	
5.2 Impact Assessment	
5.3 Legislation and Policy Guidance	
5.4 PPS9 Biodiversity and Geological Conservation	
5.5 Nesting Birds	
5.6 Interpretation of Results	
<b>6 Mitigation and Compensation</b>	<b>13</b>
<b>7 Summary</b>	<b>18</b>
<b>8 References</b>	<b>18</b>

NYM  
10 FEB 2012

## 1 NON-TECHNICAL SUMMARY

d Surveying & Design York  
Peter Arnott FRICS  
Chartered Building Surveyor  
Vine House  
21 Main Street  
Stamford Bridge

Site:	Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.
Client:	Ms. L. Heath.
Date:	29 <sup>th</sup> January, 2012.

Applied Surveying & Design (York) Ltd was commissioned by Ms. L. Heath to undertake a bat survey at grid reference: NZ 802 051. The initial survey identified the probability of bats within the building.

## 2 INTRODUCTION

### 2.1 Aims of Study

To establish whether bats or owls 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 European Protected Species Licence should be applied for in order to carry out proposed developments within a legal framework

### 2.2 Description of the site

Dalton Cottage is on the South side of the River Esk at Egton Bridge. The cottage is located on the hillside with a thick wooded area to the East and South of the cottage.

At the time of the inspection two mature trees adjacent to the cottage had recently blown down.

The cottage is in a state of disrepair resulting in the collapse of the valley gutter causing sections of the first floor landing to collapse due to ingress of water. Also the East wing of the cottage has serious structural movement. There is a detached outbuilding which has partly collapsed.

The cottage has been mothballed for some years.

The surrounding area has an ideal habitat for bats with the woodlands and river and hedgerows providing commuting corridors

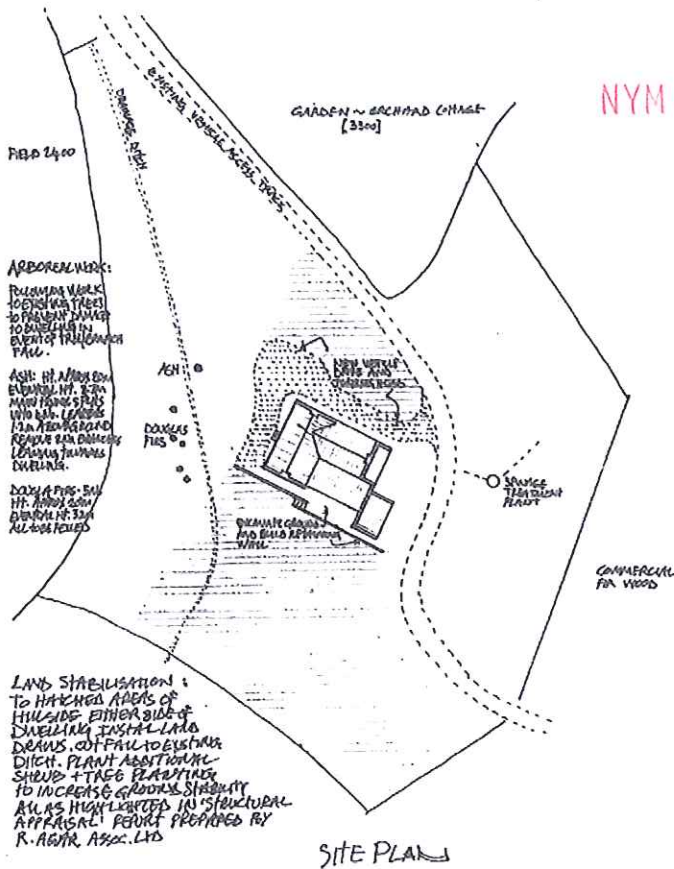
NYM / 2011 / 0 8 5 0 / FL 1

Site: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
 Client: Ms. L. Heath.  
 Date: 29<sup>th</sup> January, 2012.

# DALTON COTTAGE

Planning application DWG.

NYM / 2011 / 0 8 5 0 / FL 1



- PROJECT □ REFORMULATION OF DALTON COTTAGE ~ EGTON BRIDGE
- CLIENT □ MS. LAURA HEATH
- DRAWINGS □ PROPOSED PLAN LAYOUTS + SITE DWG. NO. 1/107 REV A (approved)
- SCALE □ 1:100 ~ 1:500
- DATE □ OCT 2011
- DRAWN □ MALCOLM WATSON
- TEL. NO. □ 01947 ~ 895457

Site: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
Client: Ms. L. Heath.  
Date: 29<sup>th</sup> January, 2012.

NYM / 2011 / 0850 / FL 1



Dalton Cottage

NYMNPA  
10 FEB 2012



At the time of inspection the two trees had blown down.

ite: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
Client: Ms. L. Heath.  
Date: 29<sup>th</sup> January, 2012. NYM / 2011 / 0 8 5 0 / FL



West Elevation

MNPA  
10 FEB 2012



North Elevation

Site: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
Client: Ms. L. Heath.  
Date: 29<sup>th</sup> January, 2012.

NYM / 2011 / 0850 / FL 1



East Elevation

NYMNPA  
10 FEB 2012



South elevation

te: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
Client: Ms. L. Heath.  
Date: 29<sup>th</sup> January, 2012.

### 2.3 Proposed Works.

It is proposed to take down the defective East wing and rebuild to match existing.  
Strip off the roof and replace defective timbers and felt and re-slate to match existing.  
Replace first and second fix joinery and renew all services. The partly collapsed outbuilding is to be demolished and a new structure erected, subject to planning permission.

NYM / 2011 / 0850 / FL 1

## 3 **METHODOLOGY**

### 3.1 Desk Study

Applied Surveying & Design (York) Ltd. requested a 2km data trawl from North Yorkshire Bat Group.

### 3.2 Scoping Survey

Internal and External Building Inspections were undertaken on 29 January 2012 by Mr. P. Arnott, FRICS, Chartered Building Surveyor, Natural England Bat Survey licence holder No. 20113909, member of the Bat Conservation Trust, Bat Warden for Natural England 2732 and a member of East Yorkshire Bat Group.

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.

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

- Binoculars
- High powered torch to look in crevices
- Ladders
- Camera
- Tape measure
- Collection pots
- Endoscope.



Gaps in door and window frame, timbers lintels and of walls were inspected using the endoscope. The roof areas, window board and floor were also inspected for bats and droppings.

The isolated open joints in the external wall and timber lintel were inspected.

The external ground was also inspected below possible access points – doors, frames and below all eaves and gable walls.

No Bats or bat droppings were located in the buildings.



Site: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
 Client: Ms. L. Heath.  
 Date: 29<sup>th</sup> January, 2012.

3.3 Emergence Survey.

NYM / 2011 / 0850 / PL

No emergence survey was undertaken due to the time of year.

3.4 Field Surveys.

Table 1. Survey Details:

Visit Number	Date	Temperature		Survey Period		Weather Conditions
		Start	Finish	Start	Finish	
1 Scoping survey	29/11/2010	n/a	n/a	9.40am	11.50	Overcast and showers

NYMNPA  
10 FEB 2012

4 RESULTS

4.1 Desk Study

Data Study Search Conducted within a 2km radius by North Yorkshire Bat Group revealed the following historical activity within the area:

Species	Site	Grid ref.	Date	Comment
Daubenton's Bat	The Old Mass House, Egton	NZ8005	1986	In flight
Unknown	Riverside, Egton Bridge, Whitby	NZ8005	30-Jun-86	Roost
Pipistrelle species	Egton Bridge	NZ8005	01-Jul-90	Adult bat
Brown Long-eared Bat	Honeybee Nest Cottage, Egton Grange, Whitby	NZ811048	28-May-02	Summer roost
Unknown	Red House Farm, Egton	NZ809052	04-Oct-06	In flight
Unknown	Pear Trees House, Broomhouse Lane, Egton Bridge	NZ801052	05-Jul-07	Roost
Unknown	Dale View, Egton	NZ808064	08-Oct-07	Roost
Common Pipistrelle	Rail bridge at NZ784054	NZ784054	28-Apr-10	In flight
Noctule Bat	Egton Primary School	NZ810059	05-May-11	In flight
Brown Long-eared Bat	Egton Primary School	NZ810059	30-May-11	Roost
Common Pipistrelle	Egton Primary School	NZ810059	30-May-11	Roost

Site: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
Client: Ms. L. Heath.  
Date: 29<sup>th</sup> January, 2012. NYM / 2011 / 0 8 5 0 / FL 1

#### 4.2 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 as detailed previously, ie gaps in the structure. Gaps in the structure were inspected externally and internally for signs of bat activity.

The open joints in the timber and stone were all inspected in detail using an endoscope.

Potential location areas for bats are under the roof and adjacent to roof timber frames and under the flashings and adjacent to doors, which were also inspected.



Dalton Cottage roof

In general all gaps around doors and other access points and stone work were all inspected in detail using the endoscope.



East elevation wall

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

ite: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
 Client: Ms. L. Heath.  
 Date: 29<sup>th</sup> January, 2012. NYM / 2011 / 0850 / FL 1

Building	Factors likely to encourage bats	Factors likely to discourage bats	Evidence of bats	Potential to support a bat roost
The Cottage & Outbuilding.	The adjacent woodland and river provide an excellent habitat for food for bats. The adjacent trees also provide excellent roosting locations.  Ease of access into the building.	There is nothing to discourage bats other than the vast choice the bats have for food and roosting in the adjacent woodland.	No evidence of bat activity was found in the buildings	The wood and hedgerows adjacent to the site providing strong commuting.

4.4 Bat Activity

No evidence of any bat activity was found within the site.



5 **ASSESSMENT**

5.1 Constraints on Study Information

In view of the time of year at which the survey was undertaken, an evening emergence bat activity survey was not appropriate. Access to parts of the first floor was prevented due to the collapse of the first floor landing.



Collapsed first floor landing:

5.2 Impact Assessment

Site:	Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.
Client:	Ms. L. Heath.
Date:	29 <sup>th</sup> January, 2012.

There are crevices and open joints in the stone work and structural and non-structural timbers. These could be suitable as bat roosts both in the interior and exterior of the building and under the roof slates. However, there is no evidence that these are so used.

### 5.3 Legislation & Policy Guidance

NYM / 2011 / 0850 / FL 1

All bats and their roosts are fully protected under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) and are further protected under Regulation 39 (1) of the Conservation (Natural Habitats &c) Regulations 1994 (as amended).

Should any bats or evidence of bats be found prior to or during development, work **must stop immediately** and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given the relevant contact number for Natural England which is via the **Bat Conservation Trust Bat Helpline on 0845 1300 228**.

It is an offence to:

- Deliberately capture (or take), injure or kill a bat.
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly affect the ability of any significant group of animals of that species to survive, breed, rear or nurture their young or likely to significantly affect the local distribution or abundance of the species, whether in a roost or not.
- Damage or destroy the breeding or resting place (roost) of a bat
- Possess a bat (alive 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 (alive or dead), or parts of bats.

NYM/NPA

10 FEB 2012

### 5.4 PPS9 Biodiversity and Geological Conservation

This national planning statement provides guidance on how the Government policy on nature conservation should be implemented through the land and planning system. To ensure local planning authorities ensure that..... "adequate mitigation measures are put in place."

### 5.5 Nesting Birds

Wild Birds are fully protected under the Wildlife & Countryside Act (1981, which makes it an offence to kill, injure or take an adult bird, or to take, damage or destroy the eggs, young or nest of any wild bird whilst it is being built or in use.

No birds or bird nest work located in the building.

Site: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
 Client: Ms. L. Heath.  
 Date: 29<sup>th</sup> January, 2012.

NYM / 2011 / 0850 / FL V

5.6 Interpretation of Results.

From the desk top study bats are known to frequent the locality and there is documented activity from North Yorkshire Bat Group of bats being present close to the site.

No evidence of bat activity was observed either in the building during the survey, or outside, 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. Following the survey, the probability of bats being present is considered to be MEDIUM.

NYMNPA

10 FEB 2012

6 MITIGATION AND COMPENSATION

Reason for Mitigation	Method to follow
To ensure that the risk posed to any potential roosting bats is minimised. (No evidence of roosting bats was found during this survey).	No de-construction of buildings on site must take place during the main breeding season: May, June, July and August. Flashings, fascia and soffits should be removed with care. All such works should be undertaken preferably between November and March when bats are least likely to be present. Where external wall crevices are to be pointed up care should be taken to ensure bats are not present.
Bats found during works.	All work must stop in the immediate area if bats are found. Natural England should be contacted via the Bat Conservation Trust Helpline for further advice before continuing,. <b>0845 1300 228</b> . The licensed bat handler should be contacted on <b>01759 372779</b> or mobile <b>07732 323238</b>
To avoid risk of poisoning to bats that may Use the buildings in the future.	In the event that timber treatment should be necessary, only products based on <b>Natural England Technical information note TIN092</b> may be used. A search must be undertaken first to ensure no bats are present. Treatment must not take place if bats are present.
Prior to commencement of works, inform Contractors on site regarding legal obligations and how work should proceed.	Tool box talk and placement of bat box. Provision of contact details for licensed bat handler and information sheets.

**Prior to the commencement of works, all workers must be made aware that there is always the possibility of bats being present at any time of the year and that all works should proceed with caution. Even though bats have not been found, work should occur as though bats could be present. This should take the form of a tool box talk with appropriate information sheets also being handed out.**

ite:	Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.
Client:	Ms. L. Heath.
Date:	29 <sup>th</sup> January, 2012.

**The following point should be covered:**

NYM / 2011 / D 8 5 0 / FL

**The works should be carried out in accordance with the Natural England Bat Mitigation Guidelines.**

1. Prior to commencement of works, inform Contractors on site regarding legal obligations and how work should proceed with extreme care and vigilance.
2. All roofs tiles and ridge tiles to be carefully removed by hand. It is important to lift tiles vertically during this operation to avoid injury to bats which may be below.
3. Large roof members should be carefully checked for roosting bats, from below, before lowered to the ground.
4. The roofs to be stripped under the supervision of an ecologist.
5. Great care should be exercised when removing flashings and gutters from buildings where potentially a bat maybe present.
- 6 Work to walls should be undertaken with care and cracks and crevices should be examined with a torch prior to re-pointing where there is the danger of 'entombing' a bat that is present
7. If a bat is found during the works, work should halt and a licenced ecologist called to decide the best way to avoid injury to the animal until it can fly away naturally.
8. All personnel working on the superstructure will be supplied with the ecologist's contact details and those of The Bat Conservation Trust.
9. Bat handling equipment will be provided on site to include stout leather gloves, torch, padded probe and a transportation box including full instructions on their use.
- 10, Timber treatment on site should be undertaken only after a thorough search for bats and using the most bat friendly product available.
11. Additional mitigation, consisting of 10 un-pointed crevices at eaves level and bat friendly 'pockets' will be provided, evenly dispersed, in the retained superstructure.



Site: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
Client: Ms. L. Heath.  
Date: 29<sup>th</sup> January, 2012.

Tool box hand out.

NYM / 2011 / 0850 / PL

NYMNPA  
10 FEB 2012

## Bat Conservation Trust Bats and Buildings

Specialist Support Series



**Bats use buildings increasingly for roosting, as natural roosting places in tree holes and caves become more scarce or disturbed. All buildings, in particular the walls, eaves and roofs, are potential roost sites. Anyone working regularly in these areas, such as surveyors, architects, plumbers, roofers, pest technicians, double glazing installators and insulators, should be aware of signs to look for.**

The information provided here is believed to be correct. However, no responsibility can be accepted by the Bat Conservation Trust or any of its partners or officers for any consequences of errors or omissions, nor any responsibility for loss occasioned to any person acting or refraining from action as a result of this information and no claims for compensation for damage or negligence will be accepted.

### Bats and the law

All bats and their roosts are protected in the UK by law. Recent changes to legislation and devolution mean that there are differences between countries and it is difficult to summarise the legislation succinctly for the UK. Protection for bats and their roosts relies mostly on the conservation (Natural Habitats, etc.) Regulations 1994 as amended (better known as the Habitats Regulations) in each country.

You should refer to your country's relevant legislation for the precise wording, however in summary it is an offence to:

- Deliberately (or recklessly in Scotland) capture, injure or kill a bat.
- Deliberately (or recklessly in Scotland) disturb a bat in a way that would (significantly in England Wales and Scotland) affect their local distribution or abundance, or affect their ability to survive, breed or rear young.
- Damage or destroy a roost (this is an absolute offence)

In addition, in Northern Ireland it is an offence to:

- Deliberately disturb a bat at a roost
- Deliberately obstruct access to a roost

In Scotland it is an offence to:

- Deliberately or recklessly harass a bat, or disturb a bat at a roost
- Deliberately or recklessly obstruct access to a roost

In England and Wales it is an offence under the Wildlife and Countryside Act 1981 (as amended) to:

- Intentionally or recklessly disturb a bat at a roost
- Intentionally or recklessly obstruct access to a roost

Under the law, a roost is any structure or place used by bats for shelter or protection. Because bats tend to re-use the same roosts year after year, the roost is protected whether or not bats are present. In this context 'damage' could include

such operations as treatment with chemicals found in wood preservatives.

A person who needs to carry out actions that would result in an offence being committed should apply for a derogation licence from the relevant government department (Natural England, Countryside Council for Wales, Scottish Government, or Northern Ireland Environment Agency). They have powers to grant Habitats Regulations derogation licences in certain circumstances, for certain reasons and with certain terms and conditions attached, so that the licence holder remains within the law.

A derogation licence would be required for work which will affect bats and/or roosts such as building or maintenance works in a house or other building or structure e.g. bridges, any demolition, barn conversions, works to churches etc. Licence applications should be made in plenty of time, and the use of a suitable qualified bat consultant to complete timely surveys and to provide assistance with the licence application can help to avoid further delays.

\* Other offences exist relating to possessing, control, transport, selling and exchange but are not listed here.

### Where do bats roost in buildings?

Different species of bat prefer different places; some creep into tiny spaces, cracks and crevices. Only occasionally do they hang free or are easily visible.

Outside they may roost:

- under weather boarding or hanging tiles
- above soffits and behind fascia and barge boarding
- between window frame and wall brickwork
- in gaps behind cladding tiles or wood
- between underfelt and boards or tiles
- inside cavity walls

Inside roof spaces they may roost:

- along the ridge beam
- around the gable end
- around the chimney breast

Site:  
Client:  
Date:

Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
Ms. L. Heath.  
29<sup>th</sup> January, 2012.

NYM / 2011 / 0850 / FL

### Looking for the evidence

Bats do not make nests or cause structural damage. The most obvious sign of their presence is droppings.

- Bat droppings consist largely of insect remains and crumble easily between your fingers to a powder of semi-shiny fragments.
- Rodent droppings are smooth and plastic, quickly becoming hard. They cannot be crumbled.
- Bat droppings do not present any known health hazards.
- Droppings may not always be readily visible in a loft.
- Large accumulations may reflect use over a number of years rather than large numbers of bats at any one time.

Bat droppings are frequently mistaken for mouse droppings, so do the 'crumble test'.

### When do bats use buildings?

Bats use buildings at any time, but are most often found in houses between April and September.

- Mother bats have only one baby a year, suckling it for several weeks. The mothers gather in maternity roosts to have their babies in summer, and this is the time they are most likely to be seen using buildings.
- The bats move away when the young can fly and feed themselves, and have usually left by September.
- Immature individuals, adult males and non-breeding females will occupy a variety of roosts, individually or in small groups, at any time of year.
- Disturbance or the use of chemicals at maternity roosts in houses can have a major impact on bat populations gathered from a wide area.
- Bats do roost in houses in winter, usually individually, but are difficult to see.

### Which bats use buildings?

All our UK species have been recorded in houses, but some very rarely. Pipistrelles and long-eared bats are the species most usually found.



#### Pipistrelle bats

There are three different species of pipistrelle: the common pipistrelle, soprano pipistrelle and the rarer Nathusius' pipistrelle. They sometimes use houses as maternity roosts, choosing confined spaces. These are usually on the outside of buildings, such as under soffits or behind barge boards or hanging tiles, where the bats can rarely be seen.



#### Brown long-eared bat

This species mostly prefers older houses with large roof spaces. Small clusters may be seen at junctions of roof timbers or under the ridge. It is the bat most frequently seen inside lofts, and small numbers may stay longer than other species.

### Pest control in a bat roost

The control of pests such as wasps, bees, hornets, cluster flies and rodents may unintentionally affect bats or their roosts, so care should be taken when controlling pests in an area where bats are, or are known to have been, present.

- Rodenticides should not be placed in an open tray below roosting bats.
- Insecticides recommended as safer for use near mammals are based on boron, permethrin or cypermethrin. Obtain details from SNCOs.
- Ask for advice too on the range of fungicides which may be used in sites used by bats.
- Sticky traps should not be used in bat roosts.

Advice should be sought from your SNCO before any action is taken in order to keep within the law.

### SNCOs (Statutory Nature Conservation Organisations)

#### Natural England (formerly English Nature)

Northminster House, Peterborough PE1 1UA  
Telephone 01733 455000  
[www.naturalengland.org.uk](http://www.naturalengland.org.uk)

#### Countryside Council for Wales

Maes Y Fynnon, Penrhosgarnedd, Bagnor, Gwynedd LL57 2ND  
Telephone 01248 385500  
[www.ccw.gov.uk](http://www.ccw.gov.uk)

#### Scottish Natural Heritage

Great Glen House, Leachkin Road, Inverness, IV3 8NW  
Telephone 01463 725000  
[www.snh.gov.uk](http://www.snh.gov.uk)

#### Northern Ireland Environment Agency (NIEA)

Klondyke Building, Cromac Avenue, Gasworks Business Park, Belfast BT7 2JA  
Telephone 02890 569 605  
[www.ni-environment.gov.uk](http://www.ni-environment.gov.uk)

When a Habitats Regulations licence is required, you need to contact your relevant authority. Your SNCO will be able to advise you of its address.

### The Bat Conservation Trust

15 Cloisters House  
8 Battersea Park Road  
London SW8 4BG

Bat Helpline 0845 1300 228

[www.bats.org.uk](http://www.bats.org.uk)

email enquiries@bats.org.uk

The Bat Conservation Trust (BCT) is the only national organisation solely devoted to the conservation of bats and their habitats in the UK.

Registered charity number 1012361

Updated October 2008





Site: Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.  
Client: Ms. L. Heath.  
Date: 29<sup>th</sup> January, 2012.

NYM / 2011 / 0850 / FL

Although there was no evidence of bat activity, bats can roost within the walls, timber or under the roof slates and the contractor should be vigilant when undertaking work. Door frames should be removed by hand as bats have been known to roost between the frames and the structure.

Bats are mobile and can move from building to building. Whilst a detailed inspection of the building has been undertaken and there is nothing to indicate bats are within the building, the contractor should check any voids before making good.

The roof coverings should be removed in two parts allowing two days between the removal 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.

The best times for building or re-roofing operations are spring and autumn. At these times of the year the bats will be able to feed on most nights and may be active or torpid during the day, depending on weather conditions, but will not have begun giving birth. Active bats will usually keep out of the way of any operations, but torpid bats may need to be gently moved to a safe place, preferably without causing them to fly out in daylight.

#### *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. **Wherever possible, additional connections and/or strengthening of existing connections across the landscape is recommended. The planting of native indigenous species (a mixture of at least five woody species) that attract a wide variety of insects would also be beneficial for bats along the boundary.**

#### *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.

- 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



Site:	Dalton Cottage, Egton Bridge, Whitby, YO21 1XE.
Client:	Ms. L. Heath.
Date:	29 <sup>th</sup> January, 2012.

Birds

NYM / 2011 / 0850 / FL

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.

## 7 SUMMARY

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

Based on the results of the surveys a European Protected Species licence is NOT required from Natural England 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.

## 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.
- Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.
- Alana Ecology @ <http://www.alanaecology.com/index.html>. Accessed (25/09/07).
- Mitchell-Jones, A.J. & McLeish, A.P. 2004. *Bat Workers Manual*. J.N.C.C.
- United Kingdom Biodiversity Action Plan (UKBAP) 2007. UK List of Priority Species and Habitats.

