



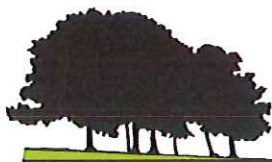
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**Manor House Farm, Troutsdale
Preliminary Bat Survey Report**

September 2015

MRT Ecology,
Wayside,
Castleton,
Whitby,
North Yorkshire,
YO21 2DA

24 NOV 2015



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**Survey of Farm Buildings
at Manor House Farm, Troutdale.**

September 2015

This report was compiled on behalf of:

Peter Rudsdale – Architectural services

20 Church Street, Castleton

Whitby N. Yorks.

By:

MRT Ecology Ltd

Surveyors:

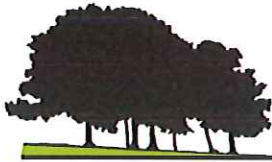
Dave Thew

Mark Tarrant

24 NOV 2015

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The information contained within this document is based upon MRT Ecology Ltd applying skill and diligence in conjunction with current legislation and good survey practice; however no site investigation can ensure complete assessment or prediction of wild animal behaviour in the absence of unequivocal evidence.



Contents

1 Introduction

- Background
- Survey Site Description
- Stable Block
- Adjoining Building

2 Survey Methodology

- Building Assessment
- Pre-existing Data on bats in the Area
- Survey Limitations

3 Desk Study Results and Evaluation

- Building Assessment
- Stable Block
- Adjoining Building

4 Evaluation

- Further Survey
- Legislation
- Planning Policy

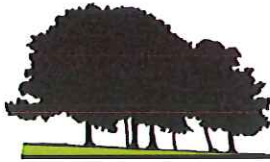
5 Summary

- Validity

Appendices

- Appendix 1: Location Plan
- Appendix 2: Site Plan
- Appendix 3: Stable Plan and Elevations as Existing
- Appendix 4: Site Photos

24 NOV 2015



1 Introduction

Background

MRT Ecology Ltd was commissioned by Peter Rudsdale Architectural Services of Castleton, Whitby, to conduct a preliminary bat survey of a dis-used stable block/cow byre at Manor House Farm, Snainton Lane, Troutdale.

The building is to be converted into a residential unit/holiday let.

Survey Aims

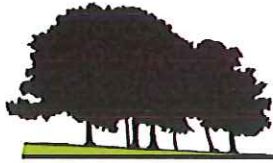
The aim of the survey was to inspect the dis-used stable block/cow byre to assess potential for use by European protected bat species, looking for evidence of roosts with the objective of determining whether further surveys are necessary, what type of mitigation measures might need to be employed, and whether a European Protected Species (EPS) License is required to ensure legal compliance.

Survey Site Description

The survey site comprises of a dis-used stable block/cow byre (Appendix 4, Photo 3). The buildings are located within Manor House Farm Farm complex, on Snainton Lane, Troutdale as shown in appendix 1. A number of buildings within the farm complex have already been converted in to holiday accommodation, with the remaining buildings being a mixture of agricultural buildings of varying construction.

Appendix 2 shows the location of the building within the complex. The building sits on the south eastern side of the farm complex, adjacent to an unclassified road. There are modern cattle sheds to the north and west, with an Atcost cattle shed adjoining the rear wall of the building (Appendix 4, Photo 1). The main farm house, split into holiday lets, sits to the south, with rough grassland to the east (Appendix 4, Photo 2). The surrounding farmland is used mostly for grazing of cattle and production of silage. Field boundaries are predominately Hawthorn hedges and stock fence fencing. There are occasional rows of mature trees on the field boundaries.

There are several small wooded areas within close proximity of the site and a large conifer plantation within 200m of the west of the site. Troutdale Beck is within 550m of



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the east of the site. Hedgerows containing mature trees provided connectivity with offsite habitats.

The survey was focused on the disused stable block/cow byre, however the adjoining store rooms were also covered as they could be disturbed during any construction works.

Disused Stable Block/Cow Byre.

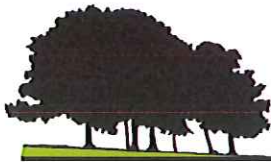
The building is constructed of dressed sandstone with a felt lined, close fitting, clay pantile roof that is in generally good repair however there are some gaps caused by raised and broken tiles (Appendix 4, photos 4 and 5). The ridge tiles are well fitted and the mortar is intact for the length of the ridge. The current condition of the roof suggests it has been reroofed at some point in the past.

The south east aspect of the building is in a good state of repair, with very little damage to the mortar. There are 4 doorways into the building, each of which has a poorly fitting door and doorframe, with some large gaps between the wood and stone work (Appendix 4, photo 6). There are also a number of ventilation pipes (Appendix 4, Photo 7) just below the eaves and a six pane window, two of the panes are missing.

The gable end wall is in much poorer condition, with some large cracks developing (Appendix 4, photos 8 and 9); the northern corner of the building has the largest cracks with some areas of the wall failing as shown in appendix 4, photos 10 and 11. The rear wall of the building is generally in good condition, however there are some places where the mortar has failed and stones have collapsed (Appendix 4, photo 12).

The interior of the stable block/cow byre has been split in to three different rooms. The first room has been used as a kennel in the recent past. The walls are painted white and there is a concrete floor. There is a window aperture with a close fitting grill in the apex wall (Appendix 4, photo 13) and a aperture through the internal wall the adjacent room (Appendix 4, photo 14). There are some large cracks and gaps at the joints between the external and internal walls (Appendix 4, photo 15 and 16). The room is open to the sarking, with some holes through to the tiles (Appendix 4, photo 17)

The second room is similar to the first, with painted white walls, apertures through to the adjacent rooms and cracks between the internal and external walls (Appendix 4, photo



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18). The floor is concrete however it is covered in leaked effluent from the adjacent cow shed. There are also some holes in the sarking in this room aswell (Appendix 4, photo 19).

The third area is the largest space within the structure. It is very similar in nature to the other two rooms, with white painted walls and a concrete floor, however the lower area of the walls has been rendered in the past (Appendix 4, Photo 20). This room has one window with two missing panes and also contains a window aperture on the gable end that is fitted with a close gapped grill.

Adjoining Store Rooms

Adjoining the stable block/cow byre is a series of three store rooms (Appendix 4, Photo 21). These rooms were also given a full inspection. The building is of a similar construction to the main building; dressed sandstone, with a clay pantile roof.

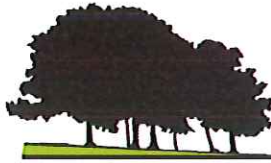
The roof is in generally good condition; however there are some occasional lifted and broken tiles (Appendix 4, Photo 22). The stone work is in good repair the pointing is all sound (Appendix 4, photo 23). The rear of the building is in slightly poorer condition, with some degradation to the mortar and the lower three rows of tiles on the roof being displaced (appendix 4, photo 24).

The first of the store rooms contains garden machinery and tools. The walls are whitewashed and in generally good repair. There are some close gaps formed by rafters and the gable end wall (Appendix 4, photo 25).

The second store room is disused and mostly contains old furniture and accumulated debris (Appendix 4, photo 26).

The final store room is used for the storage of game bird feeders, but is currently mostly empty (Appendix 4, photo 27).

24 NOV 2017



2 Survey Methodology

Building Assessment

The survey was conducted on Wednesday 30th September, led by Dave Thew, an experienced bat surveyor (Class licence WML CL18 CLS01207) and accompanied by experienced ecologist Mark Tarrant.

The weather conditions on the day were dry, with a slight to moderate breeze (average of 3.2mph, gusting to 11mph), and a temperature of 15°C

The exterior of the buildings were inspected from ground level paying particular attention to potential points of ingress and egress, searching for signs of bats, their droppings, urine stains and marks caused by their fur rubbing against material at a roost entrance.

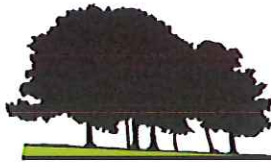
The interior of the building was then examined for any evidence, including droppings, insect wings and signs associated with roost entrances. Powerful binoculars were used to view areas not visible from ground level and torches and ladders were used to aid surveying potential features within the structure.

In accordance with guidelines published by the Bat Conservation Trust (BCT, 2007), notes were taken on the type and age of the building, type of construction, and the presence of features that offer potential roosting sites for bats, such as hanging tiles and other cladding, roof structure, wall cavities *etc.* Careful notes were also taken regarding the location, quantity and relative freshness of any evidence located.

Pre-existing Data on bats in the area

The North Yorkshire Bat Group was asked to provide data regarding existing records of bats in the area. There were few records of relevance to the site or the local area. The closest is a record dating to 1978 of a Pipistrelle species at Manor House Farm. The nearest recorded bat roost was a Pipistrelle species summer roost, 1200m north east of the site, there was also an associated record of Brown Long-eared Bat (*Plectotus auritus*) at the same site.

18 bat species are known to occur in the UK, 17 of which breed here. 10 species of bat are currently known to occur in the North York Moors National Park, and all are covered by the North York Moors National Park Authority Bat Species Action Plan (2013-2017).



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The 10 species known to occur locally are the: Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*), Nathusius' Pipistrelle (*Pipistrellus nathusii*), Noctule (*Nyctalus noctula*), Daubentons (*Myotis daubentonii*) and Brown Long-eared (*Plectotus auritus*). A further four species are known to occur in the National Park; Whiskered (*Myotis mystacinus*), Brandts (*Myotis brandtii*), Natterers (*Myotis nattereri*) and, a recent addition to the UK bat list, the Alcathe bat (*Myotis alcathe*).

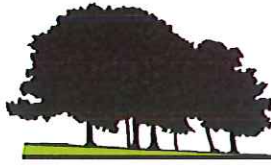
Levels of knowledge concerning bats vary widely across the country, but it is thought that bat numbers have declined over the past century, anecdotal evidence has suggested that bats are not as common as they once were, and some research projects have helped confirmed losses. Also of relevance is the fact that the only information about bats is comparatively recent, with bats only having been surveyed for since 1981. Much of what is known about bats in the area stems from the work of the North Yorkshire Bat Group and enquiries regarding bats in and around their properties are an important source of information. It is therefore likely that species that do not use built structures, such as Daubentons, may be under recorded.

Survey Limitations

The results of the survey and assessment work undertaken by MRT Ecology Ltd are representative at the time of surveying. Ecological surveys are limited by factors affecting the presence/absence of plants and animals such as time of year, migration patterns, behaviour etc. Therefore the absence of evidence of any particular species should not be taken as conclusive evidence the species is not present, or will not be present in the future.

MRT Ecology Ltd cannot accept responsibility for data collected from third parties; the data held by consultees may not be exhaustive; the absence of records does not necessarily indicate absence of a species/habitat from an area but rather that these have not been recorded or are under-recorded for the search area.

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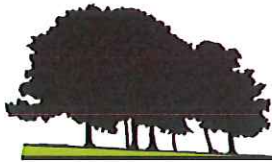
3 Survey Results

Building Assessment

The building is in generally good structural repair, with areas of degradation limited mostly to the north eastern gable end. This area offers potential for occasional use by bats, no evidence of use was found within the building despite the white coloured walls and multiple flat surfaces providing a back drop for spotting droppings. The building appears to have been disused for some time, as such it is unlikely that any evidence of use by bats would have been disturbed.

A single bat dropping was found adhering to the external surface of each door and also to one of the window panes (Appendix 4, photos 28 – 32). There was a large amount of evidence of use of the structure by birds, with Swallows nests being observed throughout and a number of feral pigeons.

The adjacent storage rooms also offer potential for occasional use by bats. Old and deteriorating bat droppings were located in the first storage room, with a small number of fresher droppings adhering to the walls. There are features within the room that would provide roosting opportunities for bats, however these are mostly covered in cobwebs that would indicate they are not used. Three butterfly wings were found in the second storage room. All the storage rooms also showed use by nesting birds.



4 Evaluation

A thorough inspection in good conditions has resulted in evidence of occasional use by bats being found in the adjoining store rooms and the area in front of the stable block/cow byre.

The 3 rooms within the stable block are connected by a series of open apertures allowing flying animals to use the whole space. A number of large cracks between the internal and external walls, as shown in photos 15 and 16, appendix 4, offer some potential for use by roosting bats. The cracks in the gable end also provide potential roosts. There is however a large amount of activity from nesting birds within the structure which could lead to conflict.

Scattered bat droppings were found in the adjoining area, however without any concentrated areas, insect wings were also found. This could be an indication of use of the space by Brown Long Eared Bat as feeding roosts.

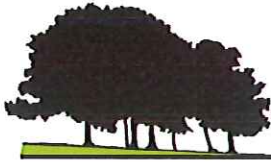
Further Surveys

In order to determine the impact of a proposed development it is important to have a thorough understanding of the species of bats present on site, the size of the population and their use of the site, as the type and extent of mitigation will depend on the likely impacts to the roost

Due to the evidence of bat presence found on site, further surveys will be required to determine the likely roost status and the potential impacts. Dusk emergence surveys and/or dawn re-entry survey provide a valuable method to determine species and population sizes and should also identify the specific areas/features of the structure being used. This will then allow the production of an impact assessment for the development on bats, define necessary mitigation and assess' the requirement for a Protected Species Licence.

Given the levels of field sign found, and the features that have potential for use by bats the buildings can be classed as having low roost potential. The minimum levels of survey effort required to provide confidence in negative roost assessment results from buildings, as published by the Bat Conservation Trust, are two dusk emergence and/or two dawn

24 NOV 2013



re-entry surveys conducted during May – September, with the optimum period being May – August.

Dusk emergence surveys should commence at the latest, 15 minutes prior to sunset and should continue up to 2 hours after sunset in order to take in to account all species. Dawn re-entry surveys should commence no later than 1.5 hours prior to sunrise and should continue to at least sunrise.

Legislation

All species of bat are listed on Schedule 5 of the Wildlife and Countryside Act 1981 and as such, receive protection under section 9 of this act. This act has been amended several times, but most recently by the Countryside and Rights of Way Act (CRoW) 2000, which adds an extra offence, makes species offences arrestable and increases the penalties and time limits for some prosecutions.

With respect to this act it is a criminal offence to:

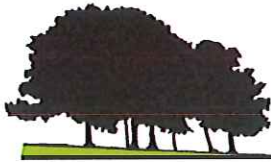
- Intentionally kill, injure or take a wild bat;
- Possess or control any live or dead bat or parts derived there from;
- Transport for, or offer for sale or exchange, any live or dead bat or parts derived there from ;
- Deliberately or recklessly disturb, destroy, or obstruct access to, any place that a wild bat uses for shelter or protection.

All species of bat are also included under Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations, known as the Habitat Regulations, and as such receive protection under regulation 39.

These regulations make it an offence to:

- Deliberately capture or kill a bat;
- Deliberately disturb a bat;
- Damage or destroy a breeding or resting site;
- Keep, transport, sell or exchange any live or dead bat

EPS licences can be granted to allow development works that would otherwise be deemed unlawful under these acts and legislations.



Planning Policy

Planning Policy Statement (PPS) 9 – Biodiversity and Geological Conservation is the Government's policy on reconciling the potential conflicts of development and nature conservation. The principal aims of PPS 9 are as follows:

- To avoid placing damaging development on, or close to, sensitive sites;
- The protection of rare and protected species and habitats;
- Using the least sensitive areas for any necessary development; and
- Seeking to enhance nature conservation interests.

PPS 9 sets out the legislative framework for the defence of legally protected species by making protected species a material consideration for local planning authorities when considering any development proposal.

In March 2012 the National Planning Policy Framework (NPPF) replaced PPS 9 as the relevant national planning guidance in relation to ecological issues.

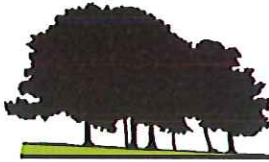
Paragraph 109 of NPPF states that the planning system should: *“contribute to, and enhance, the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.”*

Paragraph 117 of the National Planning Policy Framework states the planning system should: *“promote the preservation, restoration and recreation of priority habitats, ecological networks and the protection and recovery of priority species, populations, linked to national and local targets.”*

Paragraph 118 of the National Planning Policy Framework states that: *“When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:*

24 NOV 2015

- *If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then planning permission should be refused;*



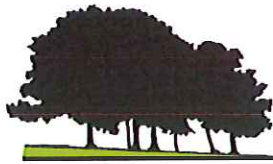
- *Proposed development on land within or outside a Site of Special Scientific Interest (SSSI) likely to have an adverse effect on a SSSI (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the sites notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSI;*
- *Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;*
- *Opportunities to incorporate biodiversity in and around developments should be encouraged;*
- *Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodlands and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development clearly outweigh the loss.*

5. Summary

In summary, survey found evidence of bats using the adjoining storerooms and the area immediately outside the building. Further surveys will be required to determine the likely roost status and the potential impacts before suitable mitigation can be recommended.

Validity

This survey will remain valid for one year, however if works do not commence within this time frame (by the 30th September 2016) then further ecological surveys will be required to check for new colonization of site by protected species.



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Appendix 1

Location Plan

24 NOV 2015

Notes:

● Site location

Site location

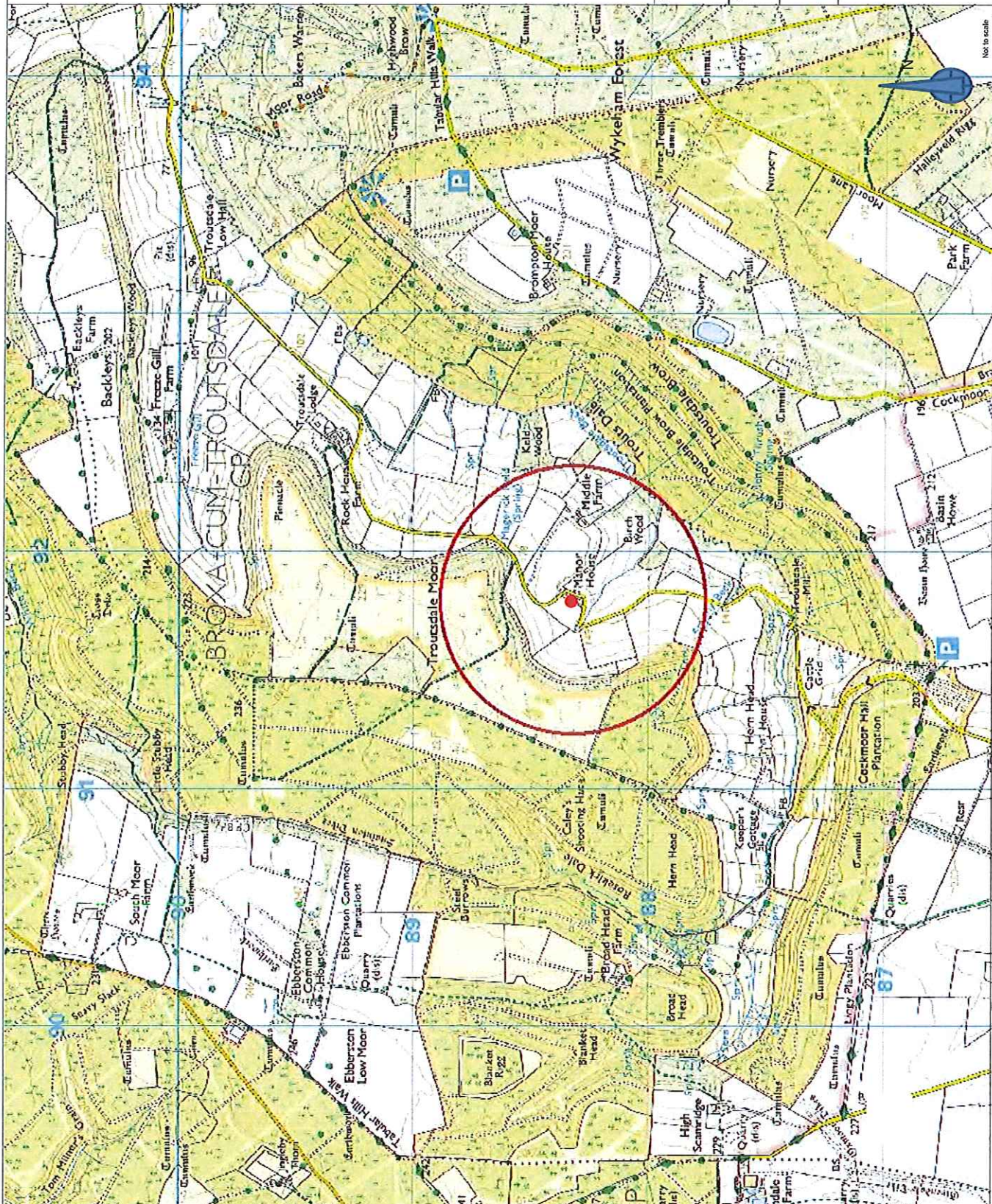
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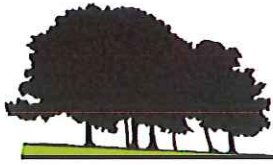


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Not to scale



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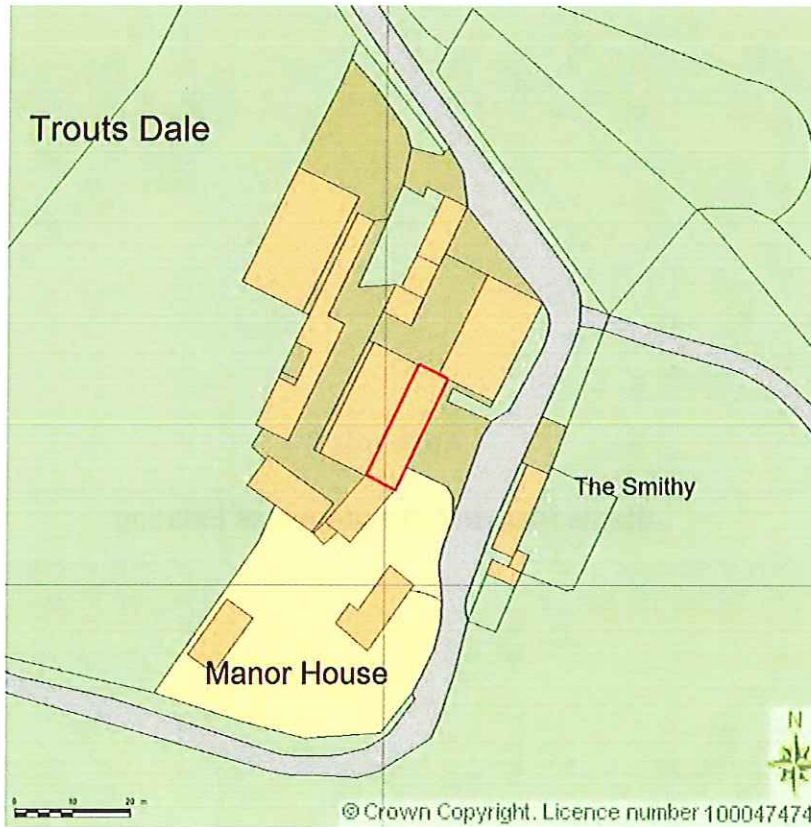
Appendix 2

Site plan

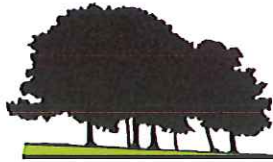
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MANOR FARM, SNAINTON LANE, TROUTSDALE
LOCATION PLAN
SCALE 1:1250 on A4
CENTRE COORDINATES: 491805, 488329

24 NOV 2015



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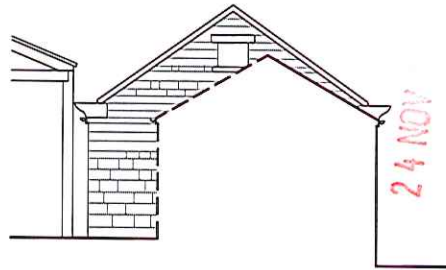


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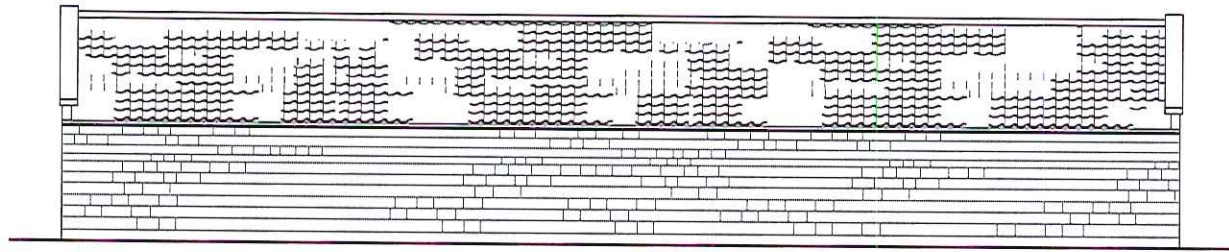
Appendix 3

Stable Plan and Elevations, as Existing

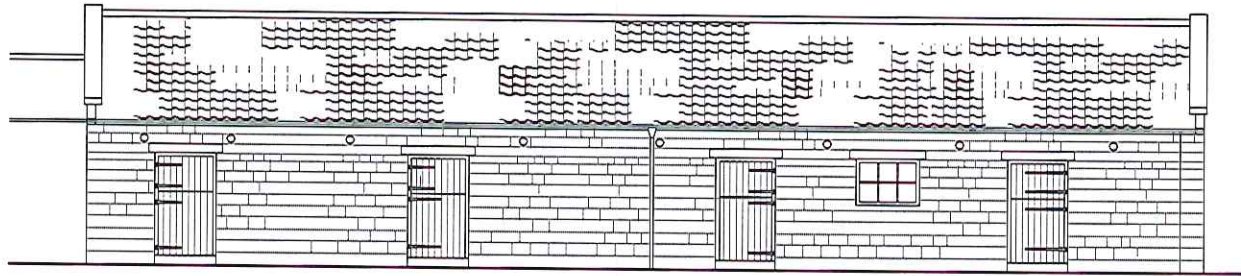
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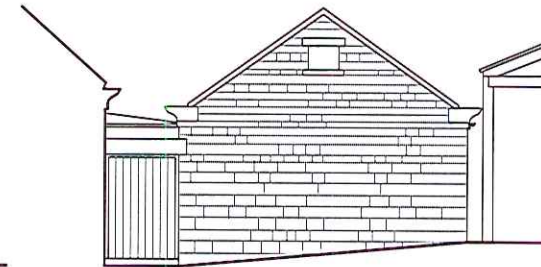
EXISTING SOUTH ELEVATION



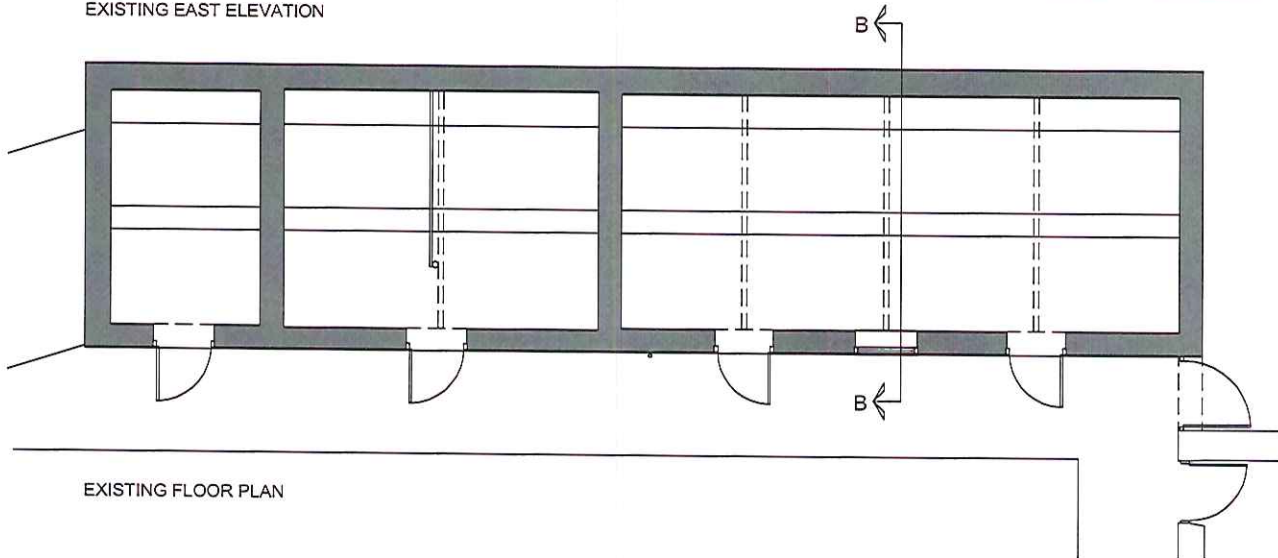
EXISTING WEST ELEVATION



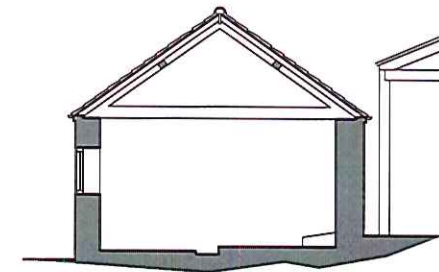
EXISTING EAST ELEVATION



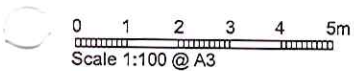
EXISTING NORTH ELEVATION



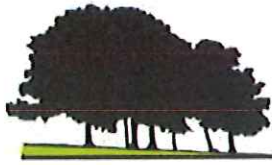
EXISTING FLOOR PLAN



SECTION BB



R		
Client	Mr J Guthrie	Peter Rudsdale - Architectural Services 20 Church Street, Castleton, Whitby, North Yorkshire, YO21 2EQ
Project	MANOR HOUSE FARM - Stable Conversion	T. 01287 660859 M. 07786 594503 E. peterrudsdale@hotmail.co.uk
Drawing	PLAN, ELEVATIONS AND SECTION AS EXISTING	
Scale	1:100 @ A3	Date 18 Dec14
		Drawing No. 1424-03

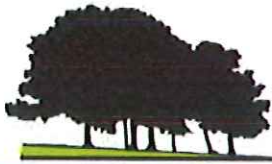


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Appendix 4

Site Photos

24 NOV 2015



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Photo 1: Farmland to southeast

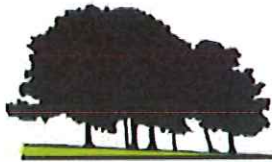


Photo 2: Adjoining cattle shed



Photo 3: Disused Stable Block/Cow Byre

24 NOV 2015



Photos 4 and 5: Photos of roof showing some raised and broken tiles, but intact ridge tiles and pointing.



Photo 6: Gaps above doorframe



Photo 7: Ventilation holes



Photo 8 and 9: Cracks and holes in gable end wall.



24 NOV 2015



Photo 10: Poor condition of gable end wall



Photo 11: Collapsed area of wall



Photo 12: Rear wall of stable block.



Photo 13: Aperture in gable end wall with close gapped grill.

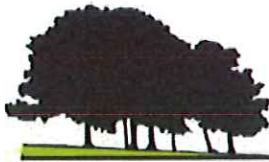


Photo 14: Opening through internal wall



Photo 15 and 16: Cracks between internal and external walls.

24 NOV 2015

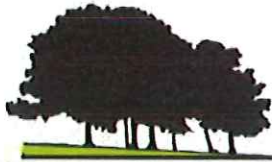


Photo 17: Hole in sarking



Photo 18: Interior of second room



Photo 19: Hole in sarking and aperture through to adjacent room.



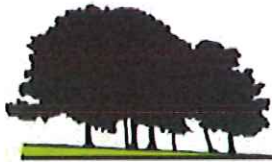
Photo 20: Interior of main area.



Photo 21: Adjoining store



Photo 22: Roof of adjoining stores



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Photo 23: Walls and guttering



Photo 24: Rear Wall of adjoining stores.

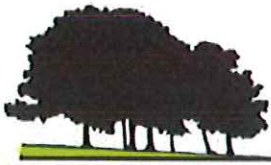


Photo 25: Gaps between rafter and gable end wall.



Photo 26: Workbench.

24 NOV 2015



24 NOV 2015



Photo 27: 3rd store room.



Photo 28: Bat dropping on door 1



Photo 29: Bat Dropping on door 2



Photo 30: Bat dropping on door 3



Photo 31: Bat dropping on window



Photo 32: Bat dropping on door 4.