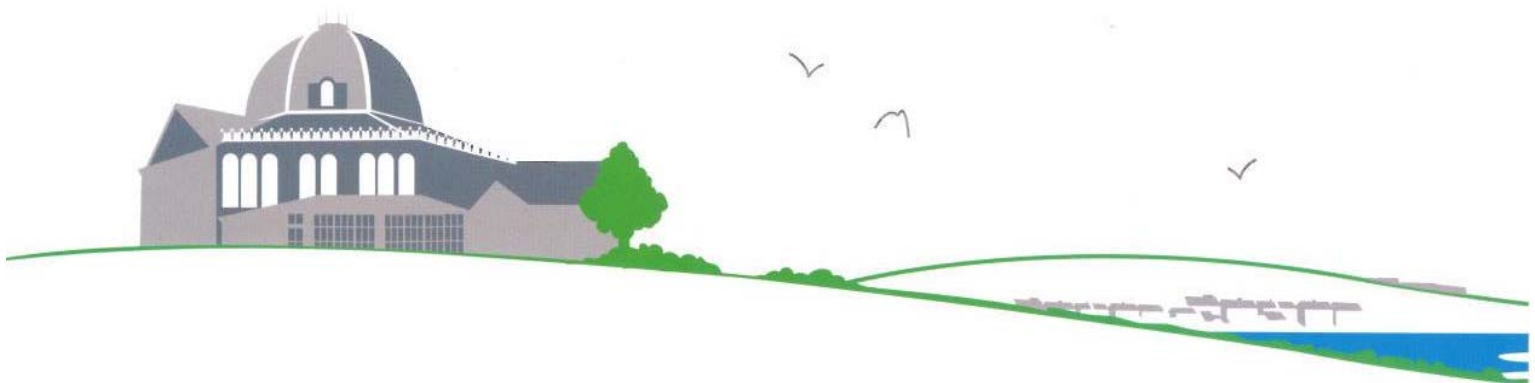




JAMES DARWENT ARCHITECTURE
SUNART, ECCLES ROAD, WHALEY BRIDGE
PRELIMINARY BAT ROOST AND
NESTING BIRD ASSESSMENT



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PRELIMINARY BAT ROOST AND NESTING BIRD ASSESSMENT

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May 2017

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.



Signed: _____

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1. INTRODUCTION

Background

- 1.1 Penny Anderson Associates Ltd (PAA) was commissioned by James Darwent Architecture, on behalf of Mr and Mrs Evatt, to carry out a preliminary assessment for roosting bats at a property called Sunart in Whaley Bridge, Derbyshire (OS grid reference SK 0207 8084). This report details the results of the site survey and evaluates the results in the context of the proposed works to the building, making recommendations for any further survey work, mitigation or ecological enhancement as required.

Site Description

- 1.2 Sunart is situated on Eccles Road, approximately 0.9km to the south east of the main urban area of Whaley Bridge. It is surrounded on all sides by agricultural land, predominantly grassland with dry stone walls along field boundaries and scattered broad-leaved trees.

Bat Biology

- 1.3 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.4 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features, such as rivers, hedgerows, roads and woodland edges, as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.5 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer period female bats gather together at maternity roosts to give birth and rear their young. Most births occur between late June and mid-July, with the young able to fly within three to five weeks (Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds of bats in a nursery colony or hibernation site (Altringham 2003).

Legislative Context

- 1.6 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2010 (further amended in 2011 and 2012); further details can be obtained from the Joint Nature Conservation Committee (JNCC) website at www.jncc.defra.gov.uk.
- 1.7 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora

and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA) (1981) (as amended) and Countryside and Rights of Way (CRoW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).

- 1.8 At the national level, the UK Post-2010 Biodiversity Framework published in 2012 is the Government's response to the Convention on Biological Diversity (2010). It describes the UK's biological resources, commits a detailed plan for the protection of these resources within the UK's devolved framework across England, Wales, Scotland and Northern Ireland. The document identifies future priorities for nature conservation and adopts a more strategic approach, including ecosystem services and sustainability alongside biodiversity. Despite administrative changes following devolution, there is still an underlying objective of protecting and enhancing a range of priority species and habitats, often still based on the objectives and classifications of the original UK Biodiversity Action Plan (BAP). Biodiversity 2020 is England's national biodiversity strategy. Building on the Natural Environment White Paper published in 2011, this provides a means of delivering the international and EU commitments to biodiversity. Under Biodiversity 2020, Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006.
- 1.9 Finally, the National Planning Policy Framework (NPPF), published in 2012 provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. The NPPF has replaced much existing planning policy guidance, including Planning Policy Statement 9: Biological and Geological Conservation. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for biodiversity, with a particular focus on the maintenance and creation of ecological networks. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated should be refused. Biodiversity 2020 Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England within Section 74 of the CRoW Act 2000, and Sections 41 (England) of the NERC Act 2006. The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:
- a) protecting and enhancing valued landscapes, geological interests and soils;
 - b) recognising the wider benefits of ecosystem services; and
 - c) 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.
- 1.10 Details of the protected species legislation relevant to this report can be found in Appendix 1.

2. METHODS

Site Survey

- 2.1 A daytime site visit was carried out on 22nd May 2017 by licensed¹ bat ecologist Hazel Robson MCIEEM². Hazel has been a professional ecologist for approximately nine years, has extensive experience of surveys for protected species, including bats, and is appropriately qualified to carry out this work based on the CIEEM competencies for survey (CIEEM 2013). Hazel was accompanied by Assistant Ecologist Sam Hubbard.
- 2.2 All existing structures within the site were assessed for their potential to support roosting bats following criteria described in current good practice guidelines published by the Bat Conservation Trust (Collins 2016). The survey comprised an inspection of the house (including roof voids) and outbuildings to search for potential roost features that could be used by bats, such as small holes and crevices in soffits or beneath roof coverings, and also potential access points for bats to enter/exit internal areas like lofts. A search was also made for any evidence of bat presence such as accumulations of droppings and feeding remains, or sightings of the animals themselves. Binoculars (Avian F 8x42), torch (Clulite 1 million candlepower) and endoscope (Rigid Micro CA300) were available to inspect features where necessary.
- 2.3 The habitats within the site and adjacent areas were also considered for their general suitability for commuting and foraging bats to place the site in the context of its surroundings.
- 2.4 The assessment of suitability was based on the broad criteria outlined in Table 1 and Table 2 below (Collins 2016), combined with the professional judgement and experience of the surveyor in recognising suitable habitat features and field signs of bats.

Table 1 Bat Roost Assessment Criteria (Collins 2016)

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically, but does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats. A tree of sufficient size to contain potential roost features but none seen from the ground or only those with very limited suitability. (i.e. suitable for occasional day roosting but unsuitable for maternity or hibernation roost.)

¹ Natural England class licence registration number 2015-10504-CLS-CLS, survey level 2 (CL-18)

² Full member of Chartered Institute of Ecology and Environmental Management

Suitability	Description of Roosting Habitats
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost type of high conservation significance (i.e. suitable for day roosting but unsuitable for maternity or hibernation roost.)
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. (i.e. suitable for maternity and/or hibernation roost.)
Confirmed Roost	A structure or tree with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.

Table 2 Bat Habitat Suitability Assessment Criteria (Collins 2016)

Suitability	Description of Commuting / Foraging Habitats
Negligible	Negligible habitat features likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to known roosts.

- 2.5 Potential presence of nesting birds was also considered, with particular attention paid to any scope for notable species such as house sparrow (*Passer domesticus*), barn swallow (*Hirundo rustica*) and house martin (*Delichon urbica*). Any incidental field signs were noted.
- 2.6 Photographs illustrating the results of the survey are provided in Appendix 2.

Limitations

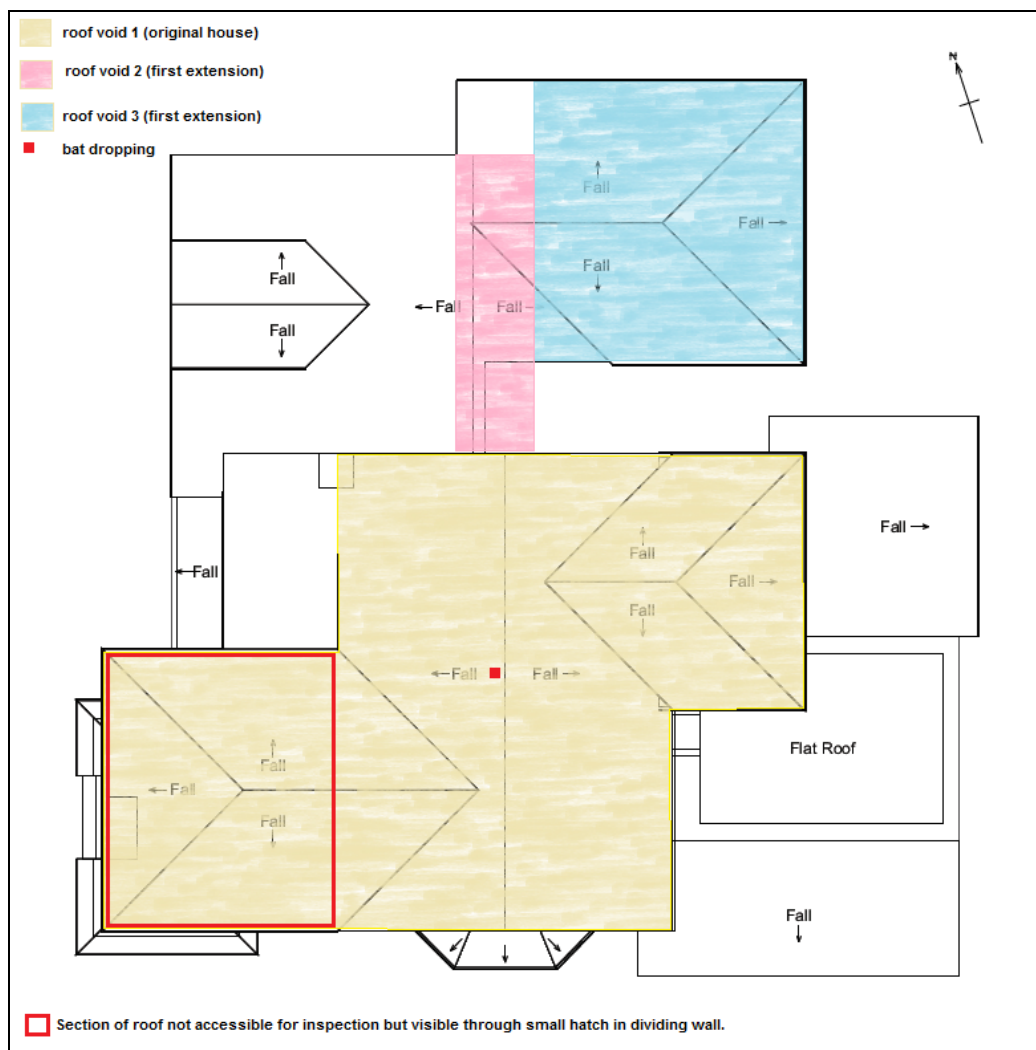
- 2.7 Different species of bats use buildings in different ways. Species such as brown long-eared bats (*Plecotus auritus*) typically use roosts with large enclosed spaces and fly around inside prior to emerging, which frequently leaves evidence such as droppings and feeding remains in visible areas. Species such as pipistrelle bats (*Pipistrellus* sp.) tend to utilise small cavities and crevices and, therefore, evidence of their presence may not be apparent during a visual inspection.
- 2.8 Daytime inspection, therefore, provides an assessment of the suitability of a structure or tree for use by roosting bats, but cannot necessarily confirm presence/absence of all bat species.
- 2.9 Although there were some areas of the roof void that could not be safely reached for close-up inspection due to the small size of access hatches between loft compartments, the majority of the area could be viewed from accessible areas, providing a good picture of the nature of potential roost features and the overall suitability for roosting. It is possible that there were accumulations of droppings that could not be seen.

3. RESULTS

Sunart

- 3.1 The house was a large, two-storey residential property originally constructed in the 1930s and with several later extensions. The layout of the house with the various extensions highlighted together with the adjacent outbuilding is illustrated on the drawing provided in Appendix 3 (an extract from a planning consultation document prepared by James Darwent Architecture in February 2017).
- 3.2 The house had a complex roof structure comprising sections that were either flat, sloping with dormer windows providing illumination to attic style internal rooms, or pitched with hipped sections and also gable ends with barge boards. The general layout of the roof and roof voids is illustrated on Figure 1 ('fall' indicates direction of slope). The majority of the roof had a covering of slate, but the morning room and the garden room at the southern corner of the building were single-storey with a flat, felted roof.

Figure 1 Layout of Roof Structure and Internal Roof Voids



- 3.3 The eaves of the pitched/sloping roofs were overhanging with exposed (painted) rafters, and there were gaps at the top of the wall plate (see Plates 5 and 6, Appendix 3) in numerous places around each side of the building that could provide access for crevice dwelling bat species such as pipistrelles. There were also numerous gaps between the individual roof slates that could provide potential roost features (see Plate 4, Appendix 3).
- 3.4 Internally the pitched roofs comprised three separate voids, as illustrated on Figure 1. The first of these was above the original house, the other two were within the first extension at the northern end of the house. Table 3 below provides a concise description of these internal areas.
- 3.5 Beneath the sloping roofed sections were attic style rooms with sloping ceilings (see Plate 7, Appendix 3); there were no roof voids other than potentially very small enclosed areas at the eaves that had no access for inspection.
- 3.6 The flat roof above the garden and morning rooms (southern corner of building) had no roof void. There was a narrow wooden fascia board at the eaves, and occasional crevices between this and the wall that provided potential roost features for crevice-dwelling bat species (see Plate 5, Appendix 3).

Table 3 Description of Roof Voids

Roof Void	Approximate Dimensions	Roof Lining	Evidence of Bats
1 (original house)	Central rectangular section with ridge running approximately SW / NE with gable at either end and linked on either side to smaller section with hipped roof. Height to ridge approximately 2m.	None, underside of tiles visible throughout. Daylight visible in several places between roof tiles.	Ridge beam obscured with cobwebs in all visible areas (SW area not accessible for inspection). Single bat dropping below ridge, found close to loft hatch. Size and shape consistent with those of brown long-eared bats.
2 (first extension)	Rectangular area approximately 2m x 6m. Height to ridge approximately 1m.	None, underside of tiles visible throughout.	Ridge beam obscured with cobwebs throughout. Very small loft, limited flying room for bats. No evidence of bats.
3 (first extension)	Rectangular area approximately 3m x 4m. Height to ridge approximately 2m.	Breathable roofing membrane. Daylight visible at eaves.	Ridge beam obscured with cobwebs throughout. No evidence of bats.

- 3.7 Externally, the brick walls were rendered. This covered over any potential gaps in the mortar of the brickwork behind, although there were some small areas where the render was loose, creating a narrow cavity between this and the wall (see Plate 5, Appendix 3), particularly around the garden room area.

Outbuilding

- 3.8 The outbuilding comprised a glazed greenhouse on one side and a single-storey metal roofed workshop on the other, which was divided into two separate rooms (see Plates 10, 11 and 12, Appendix 3). There was no evidence of bat droppings or feeding remains in either of these two rooms and they were considered to provide only very poor opportunities for roosting.

Bat Foraging Habitat

- 3.9 The garden of Sunart and the adjacent land provide good quality foraging habitat for bats, with a mosaic of grassland and mature trees with little artificial lighting.

Nesting Birds

- 3.10 Beneath the overhanging eaves at the south-western elevation of the house (first floor) there were four active house martin nests and the birds were seen flying to and from these during the survey. The location of the nests is highlighted in Plate 5, Appendix 3.
- 3.11 No evidence of birds' nests was noted anywhere else on the building.

4. EVALUATION AND RECOMMENDATIONS

Roosting Bats

- 4.1 The house was found to provide a number of potential roost features and there was evidence that bats have accessed the roof void above the original house. The house was considered suitable for use either as day roost³ or a maternity roost⁴ by crevice-dwelling species such as pipistrelle bats and also loft-dwelling species such as brown long-eared bats.
- 4.2 Overall, based on criteria in current good practice guidelines, the house was categorised as high potential for use by roosting bats and the outbuilding was categorised as negligible potential.
- 4.3 In line with current good practice guidelines, obligations under national planning policy and current wildlife legislation, when assessing any planning application the Local Planning Authority will require a detailed evaluation of the predicted impacts on bats that would arise from the proposals, including the type of any roost(s) present and the number and species of bats using the roost(s).
- 4.4 All British bats are European Protected Species, therefore, the following further surveys are recommended (for the house only) to establish presence/likely absence and to categorise the nature of any roost found:
- Three dusk emergence or dawn re-entry surveys during the bat active season May to September (inclusive), with at least two of the visits before the end of August.
- 4.5 In the event that any bat roost is confirmed, works may require licensing by Natural England. Further advice would be provided upon completion of the dusk/dawn surveys.

Nesting Birds

- 4.6 House martins are an Amber List species of moderate conservation concern due to recent population declines and they will habitually return to the same nest sites each year. All nesting birds, their nests, eggs and dependent young are protected under the WCA1981 (as amended), which will have implications for timing of any works that would affect the nests at the south western corner of the house.
- 4.7 Ideally works in this area should only undertaken outside of the nesting season (i.e. during the period October to March) or if it is necessary to undertake works in the nesting season, then further advice should be sought from an appropriately qualified and experienced Ecologist to minimise any disturbance to the birds.

³ Day roost - a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.

⁴ Maternity roost - where female bats give birth and raise their young to independence.

5. REFERENCES

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6. ABBREVIATIONS

BAP	Biodiversity Action Plan
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside Rights of Way
EU	European Union
JNCC	Joint Nature Conservation Committee
NERC	Natural Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
SSSI	Sites of Special Scientific Interest
WCA	Wildlife and Countryside Act 1981 (as amended)

APPENDICES

APPENDIX 1

Relevant Protected Species Summary Legislation

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CRoW) Act 2000 and the Conservation of Habitats and Species Regulations 2010, and this legislation is applicable to England and Wales. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2010.

The Conservation of Habitats and Species Regulations 2010¹ state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), that are frequently found in buildings, are listed as a 'Priority Species' under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CRoW Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. Section 11 of the National Planning Policy Framework (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. The NPPF also includes the requirement to contribute to the Government's commitment to halt the overall decline in biodiversity and to promote the reservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets. Reference is made to Circular 06/2005 *Biodiversity and*

¹ These regulations have been slightly amended by *The Conservation of Habitats and Species Regulations 2012*

Geological Conservation - Statutory Obligations and Their Impact within the Planning System in respect of statutory obligations for biodiversity and geodiversity conservation.

Local authorities in England are required to ensure that where significant harm resulting from development cannot be avoided (through locating on alternative sites with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, planning permission is refused. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

Please note: the above text provides a brief summary of the legislation in relation to bats in England and Wales and the original Acts, Regulations and any amendments should be referred to for the precise wording.

SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

'If any person intentionally or recklessly,

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- (b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as barn owl (*Tyto alba*), black redstart (*Phoenicurus ochrurus*), wood lark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species.

Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), black-billed magpie (*Pica pica*), feral pigeon (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

APPENDIX 2

Site Photographs



Plate 1

Complex roof structure of Sunart, with multiple gable ends, hipped roofs and sloping roofs with dormer windows.



Plate 2

Roof void above original house. No roof lining, underside of slates visible throughout.

Thick layer of insulation between joists.

Ridge covered with dense cobwebs.

Single bat dropping found near loft hatch.

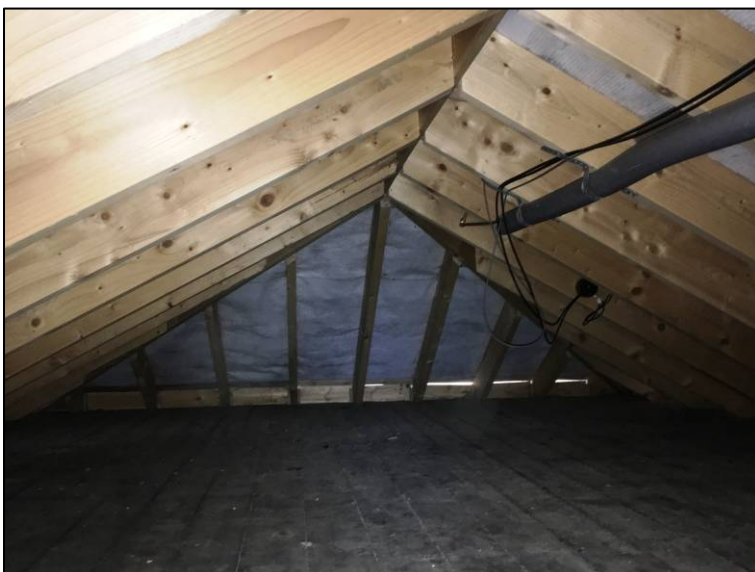


Plate 3

Roof void above first extension. Lined with breathable roofing membrane and boarded throughout.

No evidence of bats found.



Plate 4

Small gaps between roof slates and beneath overhanging eaves.

Potential roost feature for crevice dwelling bat species such as pipistrelles.



Plate 5

Narrow cavity behind loose render.

Potential roost feature for crevice dwelling bat species such as pipistrelles.



Plate 6

Overhanging eaves with small gaps between wooden boards and top of wall.

Potential roost feature for crevice dwelling bat species such as pipistrelles.



Plate 7

Attic style rooms with sloping with sloping ceilings that extend into the roof pitch.

Externally these are sloping roofed sections of the building with no roof void.



Plate 8

Flat roof of morning room viewed from above.

No roof void, but wooden fascia board at eaves.



Plate 9

Rear of house, with garden room at right and outbuilding in background.

House martin nests beneath eaves to left of gable end (red arrow).



Plate 10

Glazed lean-to style greenhouse with brick base.

No potential bat roost features.



Plate 11

Metal roofed workshop adjacent to greenhouse.



Plate 12

Interior of workshop.

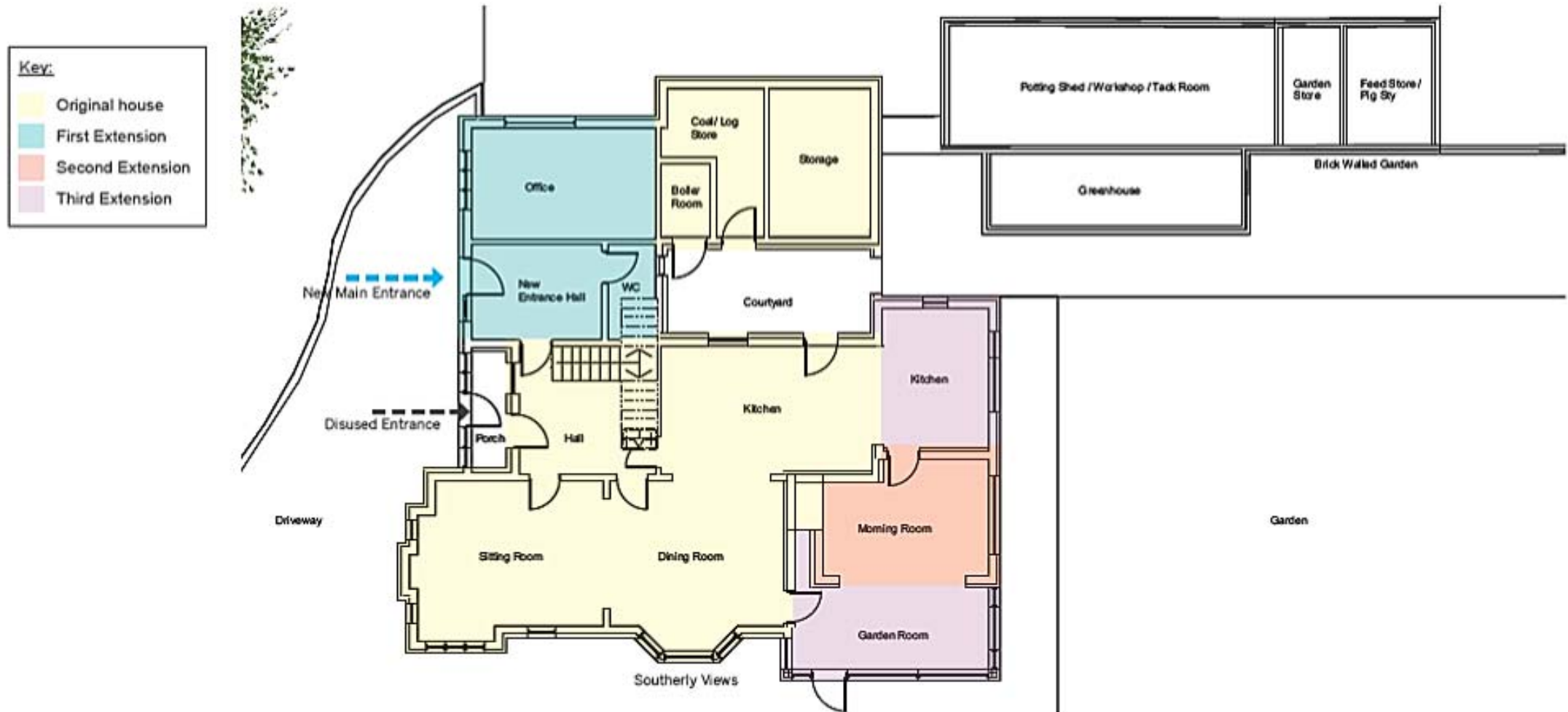
No evidence of roosting bats.

APPENDIX 3

Site Layout Plan

**(Extract from a planning consultation document
prepared by James Darwent Architecture in February
2017)**

3.0 Existing Property Cont



Ground Floor 1:100

The dwelling is accessed through a new entrance hall within the rear extension.

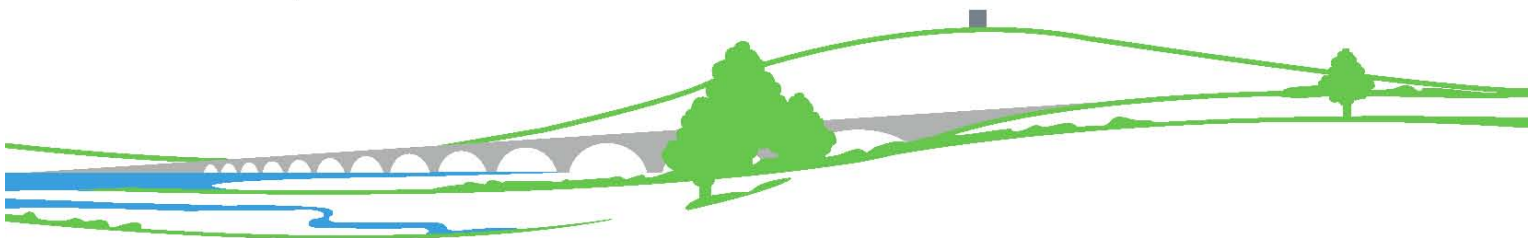
This then feeds into the original hallway behind the disused porch.

The original modest section of the main dwelling houses the kitchen to the north east, and dining room / sitting room spaces forming the southern frontage of the property.

The first one and a half storey extension to the north houses the new entrance, office and wc. Storage space and the boiler room is in a former outbuilding, assumed to be original to the house and is accessed externally via a courtyard. The third and fourth form part of the kitchen and a morning room/garden room to the front of the property.



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