2 Spire Mews, Salisbury

Preliminary Roost Assessment
Samantha Henderson

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Document Control

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Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

Contents

Executive Summary 4
Introduction 5
1.1. Introduction 5
1.2. Site Location and Description 5
1.3. Development Proposals 5
1.4. Survey Objectives 5
1.5. Quality Assurance 6
Methodology 6
2.1. Preliminary Roost Assessment 6
2.2. Desk Study 6
2.3. External Inspection 6
2.4. Internal Inspection 6
2.5. Bat Roost Assessment 7
2.6. Equipment 7
2.7. Limitations 7
Results 8
3.1. Preliminary Roost Assessment 8
3.2. Desk Study 8
3.3. Bat Inspection Survey 8
Discussion and Recommendations 9
4.1. Discussion 9
4.1.1. Desk based assessment 9
References 9
Photographs 10
Legislation and Policy 10
Bats 10
Breeding Birds 10

Executive Summary

- In August 2023 Daniel Ahern Ecology Ltd were commissioned by Samantha Henderson to undertake a Preliminary Roost Assessment (PRA), also known as a bat inspection survey, of a terraced property off Exeter Street, Salisbury.
- The desk-based assessment returned no SACs relating to Annex II bats within 7.5km Furthermore, a single EPSL was found within 2km of the site. The licence covered common pipistrelle and lesser horseshoe. It is not believed the proposed development will have a significant impact on the status of the known local roosts.
- The PRA determined that the building had **NEGLIGIBLE** bat roost potential based on the absence of Potential Roost Features (PRF) recorded.
- **No further survey work is required.**
- Habitat enhancement recommendations are set out in section 4.1.3.

Introduction

1.1. Introduction

In August 2023 Daniel Ahern Ecology Ltd were commissioned R & C Developments on behalf of their client to undertake a Preliminary Roost Assessment (PRA), also known as a bat inspection survey, of a two-storey terraced building, off Exeter Street in the middle of Salisbury.

1.2. Site Location and Description

2 Spire Mews, hereafter referred to as 'the Site', is situated to the south of Salisbury city centre in Wiltshire. The site was accessed by driving along Exeter Street, which runs to the west of the property, and gaining access through the gated private access road. (NGR SU 14546 29419). An aerial photo view of the site can be seen in Figure 1 below.

Figure 1. Red line boundary for the Site.



1.3. Development Proposals

The current proposal has not been finalised, but it will consist of the following:

- Roof restoration work to fix a leak.

1.4. Survey Objectives

The objectives of the bat inspection survey comprise the following:

- Assess the building within the survey area for the potential for bats to use it to roost.

1.5. Quality Assurance

All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

Methodology

2.1. Preliminary Roost Assessment

An internal and external bat inspection was undertaken on 16th August by Peter Allen MSc QCIEEM. The inspection followed methods described in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (third edition) (Collins; 2016).

2.2. Desk Study

A desk study was carried out with the aim of supplementing the field survey results by collating and reviewing existing ecological information relevant to the site and the local area.

Bat European Protected Species Licences (EPSL) records from within 2km of the site were obtained from the MAGIC website, in addition details of designated sites, within 7.5 km of the site, relating to Annex II bat species were also obtained from the same website.

2.3. External Inspection

The exterior walls and roof of the building were viewed from ground level and features that provide potential bat access points or roosting places were noted and referred to as Potential Roost Features (PRF). Features that were looked for include:

- cracks/holes in mortar;
- gaps between ridge tiles and ridge and roof tiles;
- gaps in soffit boxes;
- gaps under wooden cladding; and
- gaps around the eaves.

Areas where bat droppings may accumulate, such as on the ground, ledges, window sills and walls, were also inspected.

Any features that may potentially be used by bats were identified and any evidence of bat activity, as listed below, were noted.

2.4. Internal Inspection

The internal inspection comprised a thorough search of the roof void within the building, see Figure 2 below for a floor plan, for evidence indicative of past or current use by roosting bats. Direct evidence of bat presence may include:

- live bats or bat corpses;
- droppings;
- bat sounds;
- scratch marks;
- urine stains; and
- clean, cob-web free gaps around potential entrance points.

Potential access points and roosting sites were also noted.

In any roof voids, a systematic search for evidence of bat presence was undertaken, concentrating on roof beams, ceiling joists and exposed surfaces.

Any evidence was recorded.

2.5. Bat Roost Assessment

The findings of the internal and external surveys inform an assessment of the structure, classifying the bat roost potential it has. The different classifications are set out in Table 1 below.

Table 1: Bat Roost Assessment Classifications

Classification	Description
NEGLIGIBLE	Negligible habitat features on site likely to be used by roosting bats
LOW	A structure with one or more potential roost sites which could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter or protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats, (ie unlikely to be suitable for hibernation or maternity).
MODERATE	A structure with one or more potential roost sites which could be used by bats due to their size, shelter, protection, conditions and suitable surrounding habitat but unlikely to support a roost of high conservation status.
HIGH	A structure 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 suitable surrounding habitat.
CONFIRMED	Evidence of bats roosting in the building or structure is recorded, bats, their droppings or feeding remains.

2.6. Equipment

The following equipment was available to use during the survey:

- close-focusing binoculars;
- P7 Lenser torch;
- camera;
- Eazyview endoscope.

2.7. Limitations

The data provided by the online resources were not exhaustive. It is possible that bat species not included in the data search occur within the vicinity of the proposed development site.

The internal and external inspection survey provides a snapshot of conditions at the time of survey. Bats are mobile creatures that will move into and out of areas.

The details within this report will remain valid for a period of 12 months from the date of issue.

Results

3.1. Preliminary Roost Assessment

3.2. Desk Study

Statutory Conservation Sites

Records of Special Areas of Conservation relevant to Annex II bat species within 7.5km of the Site are presented in Table 2 below.

Table 2: Statutory Designated Sites.

Name	Area (ha)	Designation	Description	Distance & direction from the Site
Statutory sites				
N/a	N/a	N/a	N/a	N/a

Key

SAC – Special Area of Conservation

Bat Species

Records of bat EPSL within 2km of the Site are presented in Table 3 below recorded within the last 30 years.

Table 3: Bat EPSL Records within 2km of the Site

EPSL Reference	Species named	Distance & direction from the Site
2018-37141-EPS-MIT	common pipistrelle *Pipistrellus pipistrellus* lesser horseshoe *Rhinolophus hipposideros*	1,683m northwest.

3.3. Bat Inspection Survey

The results of the building inspection are set out in Table 4, below.

Table 4: Bat inspection External & Internal Survey Results

Building	External description	Internal description
Building 1 – Main house	The two-storey terraced building had a balcony on the northern elevation, The walls were rendered with plaster which had cracked and flaked off in some areas. The brickwork was in good condition. The tiles on the northern elevation (The only elevation visible from the ground) were machine made concrete tiles, and tight fitting, no PRF were recorded. No evidence of bats was recorded externally.	The roof void had been extended into, leaving a void which was only 40cm at the apex, and ran the length of the building. It was heavily cobwebbed and lined with type 1F roofing felt. There was light coming in from the eastern gable end, where the building met the next one. Beneath this area was where the water damage to the property was occurring. No evidence of bats was recorded internally.

Results of the bat roost assessment are set out in Table 5 below.

Table 5: Bat Roost Potential for the Buildings Surveyed

Building	Bat Roost Potential	Reason	Recommendations
Building 1 – 2 Spire Mews	**NEGLIGIBLE**	• Negligible PRFs recorded in fabric of building. • No evidence of bats recorded externally or internally.	No further survey work required

Discussion and Recommendations

4.1. Discussion

4.1.1. Desk based assessment

The desk-based assessment returned no SACs relating to Annex II bats within 7.5km Furthermore, a single EPSL was found within 2km of the site. The licence covered common pipistrelle and lesser horseshoe. It is not believed the proposed development will have a significant impact on the status of the known local roosts.

4.1.2. Survey results – Preliminary Roost Assessment

There was no evidence of bats recorded externally or internally. The building had **NEGLIGIBLE** bat roost potential due to the absence of PRF's found within the structure of the building. The single hole in the roof was heavily cobwebbed indicating that bats were not using it as a point of entry to roost in the roof void.

Recommendations

4.1.3. Survey recommendations

No further survey work is required based on the building being assessed as having **NEGLIGIBLE** bat roost potential.

Habitat enhancement recommendations are set out below.

The findings of this report are valid for 12 months from the issue.

References

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn.) The Bat Conservation Trust, London.

Photographs

Photo 1 – Light visible within the roof void.

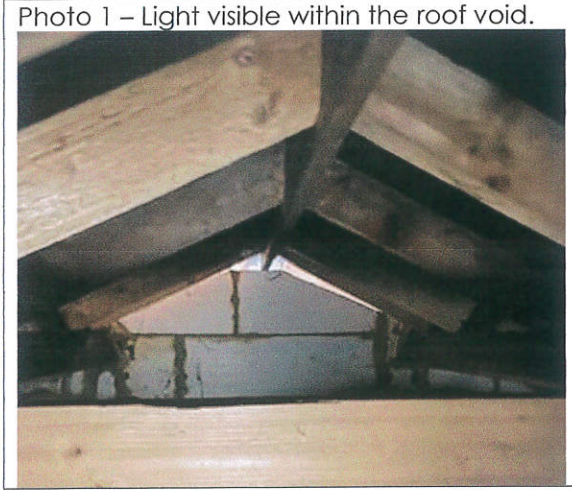


Photo 2 – Externally visible part of the roof



Legislation and Policy

Bats

All species of bat found in the UK are listed under Schedule 5 of *The Wildlife and Countryside Act 1981* (as amended 2018) and are afforded protection under Section 9(1), Section 9(4)(b&c) and Section 9(5) of the Act. Under this legislation, a person is guilty of an offence if he intentionally or recklessly:

- Kills or injures any bat;
- Disturbs any bat while it is occupying a structure or place which it uses for shelter or protection; or
- Obstructs access to any structure or place which any bat uses for shelter or protection.

Bats are afforded additional protection through their inclusion on Schedule 2 of *The Conservation of Species and Habitats Regulations 2017* (as amended). Under Part 3 of this legislation, a person is guilty of an offence if he:

- Deliberately captures, injures or kills a bat;
- Deliberately disturbs a bat; or
- Damages or destroys a bat breeding site or resting place.

Disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also includes any disturbance likely to affect significantly the local distribution or abundance of the species. Consequently, attention should be given to dealing with the modification or development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

Breeding Birds

Wild birds, their nests and eggs, are afforded protection under Section 1(1) of *The Wildlife and Countryside Act 1981* (as amended). Under this legislation, a person is guilty of an offence if he intentionally:

- Kills, injures or takes any wild bird;
- Takes, damages or destroys the nest of a wild bird included in Schedule ZA1;
- Takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- Takes or destroys an egg of any wild bird.