



# CRESTWOOD ENVIRONMENTAL LTD

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## Preliminary Roost Assessment

The White Lion Inn, Pailton

Report Reference: CE-TW-2332-RP01 - FINAL

Report Date: 6 July 2023

Produced by Crestwood Environmental Ltd.

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ENVIRONMENT	LANDSCAPE	NOISE	LIGHTING
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MINERALS / WASTE	AIR QUALITY	LAND QUALITY	VISUALISATION



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## SUMMARY OF KEY INFORMATION CONTAINED WITHIN THIS REPORT

- A Preliminary Roost Assessment was conducted at the Site on 14<sup>th</sup> June 2023.
- The survey has determined that B1 provides moderate suitability for roosting bats and a further two nocturnal emergence/re-entry bat surveys is required. B2 provides low suitability for roosting bats and a single nocturnal emergence/re-entry bat survey is required.
- There was also evidence of disused nests on the buildings however this is only considered to be a minor constraint to the development and impacts to nesting birds can be avoided through precautionary working measures.

# 1 INTRODUCTION

## 1.1 BACKGROUND

1.1.1 BFF Architects ('the Client') is applying for permission to renovate the disused White Lion Inn comprising a roof strip and extensive renovations throughout the property ('the Proposed Development'). Crestwood Environmental Ltd. ('Crestwood') was appointed by the Client to conduct a Preliminary Roost Assessment (PRA) at The White Lion Inn, Pailton, Coventry Rd, Pailton, Rugby CV23 0QD at National Grid Reference SP 47056 81975 ('the Site').

## 1.2 PURPOSE OF THIS REPORT

1.2.1 This PRA has been produced to document the methods, results and conclusions from the ecology work undertaken in respect of the Site. This report is intended to inform the client of the

## 1.3 SITE LOCATION AND CONTEXT

1.3.1 The Site contains two buildings which were included in the survey; a disused pub and associated disused one storey hotel, which were both in a state of disrepair. B1 comprises a three-storey brick-built building which contains dormer windows and loft conversion. B2 comprises a one storey brick-built disused accommodation associated with the pub. A plan showing the buildings is located within appendix 3.

Plate 1 Site Location



# 2 METHODOLOGY

## 2.1 PRELIMINARY ROOST ASSESSMENT

- 2.1.1 The survey was undertaken on 14<sup>th</sup> June 2023 by a Crestwood ecologist.
- 2.1.2 The weather conditions at the time of survey are shown in the table below.

Table 1 Survey Weather Conditions

Parameter	Recorded Figure
Temperature (°C)	18
Cloud Cover (in Oktas)	1/8
Wind Speed (Beaufort Scale)	2
Precipitation	None

## 2.2 ROOSTING BATS

- 2.2.1 A Preliminary Roost Assessment (PRA) was undertaken on buildings and other structures within the Site. These were externally inspected from ground level, recording any Potential Roost Features (PRFs), potential access points, surrounding habitat and other relevant characteristics, and were categorised for their overall level of suitability for roosting bats in accordance with Bat Conservation Trust (BCT) guidelines (see table below).
- 2.2.2 The broad habitats present within and around the site were also assessed to determine their level of suitability for foraging and commuting bats in accordance with BCT guidelines (see table below).

Table 2 BCT Guidelines for Assessing the Potential Suitability for Bats (Collins, 2016).

Suitability	Roosting Habitats
<b>Negligible</b>	Negligible habitat features likely to be used by roosting bats
<b>Low</b>	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection or appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
<b>Moderate</b>	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
<b>High</b>	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, condition and surrounding habitat.

# 3 RESULTS

- 3.1.1 B1 was assessed as moderate suitability and B2 was assessed as low suitability for roosting bats. No evidence of bats was recorded within the converted loft of the B1. Multiple PRFs were present on all external elevations of B1 including missing, slipped and lifted tiles and gaps under lead flashing the converted loft did not present any PRFs. B2 contained PRFs of gaps in the loft lining as well as lifted and missing tiles on the northern elevation.
- 3.1.2 Photographs of the PRFs are shown in Appendix 1

Table 3 Preliminary Roost Assessment

Building Reference	Description of Potential Roost Features	Suitability for Roosting Bats
B1	Multiple lift, slipped and missing tiles on all elevations of the building.	Moderate
B2	Missing tiles on northern elevation. Gaps in the loft lining and missing tiles on B2	Low

### Birds

3.1.3 During the PRA it was noted that there were several disused nests present on the building as well as the presence of carrion crows. It is suspected that that the crows are using the chimney pots as nests and other disused bird nests were identified of unknown species within the guttering on the northern elevation.

## 4 CONSTRAINTS AND RECOMMENDATIONS

### 4.1 PROTECTED SPECIES

#### Bats

4.1.1 The Proposed Development requires the stripping of the roof which could result in destruction of a bat roost or killing, injury or disturbance to roosting bats if present at the time. Further surveys are required to determine presence or likely absence within these buildings. The survey will follow current BCT guidance, comprising dusk emergence and/or dawn re-entry surveys. Surveys will begin at least 15 minutes before sunset and continue up to two hours or begin two hours before dawn and continue until at least 15 minutes after sunrise. The level of survey effort required is dependent on the buildings suitability for roosting bats, as follows:

- Moderate suitability: Two survey visits. One dusk emergence and a separate dawn re-entry survey. At least one survey carried out between May – August.
- Low suitability: One survey visit carried out between May - August. One dusk emergence or re-entry survey.

4.1.2 If the building is found to support bat roosts and the roost features cannot be retained, a European Protected Species (EPS) licence will need to be granted by Natural England prior to any building works, or the works will need to be carried out under a Low Impact Class Licence (LICL) if the roosts fit the criteria. All parties should be aware that the granting of a licence would require that Natural England is satisfied that the 'three tests of derogation' can be met. This requires that the proposals are for a purpose which is in the public interest; that there is no satisfactory alternative, and that the favourable conservation status of the species can be upheld through appropriate mitigation. Full planning permission is required to be granted prior to applying for a licence. Furthermore, Natural England require survey data generated from the latest season prior to a licence application (e.g., a licence application in November 2024 would require survey data from summer 2024).

#### Birds

4.1.3 Nesting birds is a minor constraint to the development and impacts can be avoided through timings of works. The removal of the building roof should be undertaken between September – February to avoid impacts on nesting birds. If removal is required during the nesting bird season (March – August), an Ecological Clerk of Works (ECoW) will undertake a pre-commencement check for nesting birds prior to the works, and the roof will be removed within the following 48 hours if no active nests are recorded.

4.1.4 Faunal enhancements should be included within the proposal due to the removal of nesting opportunities from the proposed development. (i.e. inclusion of bird nest boxes within the new development).

## Summary of Ecological Requirements

Table 4 Recommendations

Receptor	Recommendations
Bats (Roosting)	B1 - Two nocturnal bat emergence/re-entry surveys are required. A minimum of 5 surveyors will be required on each survey to appropriately cover the building. B2 – One nocturnal bat emergence or re-entry survey is required. A minimum of 2 surveyors will be required on the survey to appropriately cover the building.
Birds (nesting)	Stripping of the roof should be undertaken outside the nesting bird season.

## 5 CONCLUSION

5.1.1 The survey identified building B1 to have **moderate** bat roost suitability and B2 was assessed as having **low** bat roost suitability.

5.1.2 Due to the legislative risks posed by the proposals, further bat surveys are required to confirm whether the buildings support bat roosts. Two survey visits are required on B1 and one survey visit is required on B2. These will comprise dusk emergence surveys and dawn re-entry surveys. A minimum of five surveyors are required for B1 and a minimum of two surveyors are required B2 to ensure appropriate coverage during the surveys.

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## APPENDIX 1 SITE PHOTOGRAPHS



Photo 1: B1 - Northern Elevation with missing and lifted tiles



Photo 2: B1 - Eastern Elevation ground floor roof with lifted tile



Photo 3: B1 - Southern elevation with lifted tile



Photo 4: B1 - Northern elevation with dormer window showing lifted tiles



Photo 5 B1- Dormer windows with Lifted tiles



Photo 6: B1 - Northern elevation showing lifted and missing tiles around the dormer windows and disused bird nests within the guttering.



Photo 7: B1 converted loft space – no PRFs present



Photo 8: B1 Converted loft space with no PRFs present



Photo 9: B2 - with a gap in the lining of the loft of the southern gable end elevation



Photo 10: B2 Northern elevation with missing tiles

## APPENDIX 2 LEGISLATION

All UK bats are designated and protected as European protected species (EPS). EPS are protected under The Conservation of Habitats and Species 2017 (the Habitat Regulations, as amended). Bats are also protected under the Wildlife and Countryside Act 1981 (WCA 1981, as amended). It is an offence to deliberately kill, injure, or capture them, obstruct access to their resting or sheltering places, damage or destroy their breeding sites and resting places, intentionally or recklessly disturb a bat while it's in a structure or place of shelter or protection, and possess, control or transport them.

Barbastelle, Bechstein's bat, noctule, soprano pipistrelle, brown long-eared bat, greater horseshoe bat and lesser horseshoe bat are also listed as species of principal importance for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Section 40 of the NERC Act requires that these species are a material consideration in the planning process.

Due to the high level of protection afforded to bats and their roosts sites, mitigation for these species is governed by a licensing procedure administered by Natural England. Planning permission, with all conditions discharged, must be obtained before a licence can be sought.

Granting of a licence will require that Natural England is satisfied that the 'three tests of derogation' can be met. This requires that the proposals are for a purpose which is in the public interest; that there is no satisfactory alternative, and that the favourable conservation status of the species can be upheld.

The developer must comply with the legal protection of bats.

All birds, their nests and eggs are protected by law and it is an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest while it is in use or being built.



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