ADDENDUM TO BAT SURVEY

HIGHGREEN MANOR, TARSET

January 2020

Produced by:

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Newton Architects	R01	Addendum	17.1.20	MEM		ADM
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A.1 Assesment

This report forms an addendum to 3833 High Green Manor R03 which the council ecologists have already received as part of the planning application.

E3 Ecology Ltd was commissioned by Newton Architects in June 2014 to undertake a daytime bat risk assessment and 3 dusk/dawn bat surveys of parts of Highgreen Manor, Tarset. Further updating surveys were commissioned in 2015 (day and emergence), 2017 (day) and 2018 (day and emergence). A training session was also undertaken at the site by E3 in 2016.

A new planning application was submitted in late 2019 to allow the opening of a wall in a barn adjacent to the existing residential building (the cottage), to provide access to the gable wall of the cottage and to help address damp problems existing in that structure. The two existing walls currently only have a very narrow gap between.

Activity surveys over the years have confirmed the presence of a Natterer's maternity colony in the farmhouse, with the key access route associated with gaps along the eaves and around lifted lead at the south eastern end of the farmhouse. The peak count from formal surveys from the farmhouse loft was ~100 (early September 2015). Around 120 were thought to be present during the training event in June 2016 but this is not confirmed. Approximately 84 were recorded emerging from this loft in June 2018. From call parameters, it is considered that these counts may include a small number of whiskered/alcathoe/Brandt's. In August 2014, the Natterer's maternity colony temporarily relocated to another location within the complex, with a peak count from that location of 87.

In addition to the above, a number of day roosts used by common and soprano pipistrelle, brown long eared and probable whiskered/Brandt's were identified in both the farmhouse, cottage and some of the adjacent buildings in surveys in 2014, 2015 and 2018. Numbers from each roost would not indicate maternity colonies of any of these species. Not all access routes were used in every survey and it is likely that bats are using the whole complex.

Survey work over the years confirmed occasional use of the barn by individual common pipistrelle and Myotis bat species.

The section of barn wall to be removed was inspected on 15th January 2020. Internally the wall was very well pointed, with the only potential suitable crevices associated with a small number of gaps within the arrow slit windows. These were inspected with an endoscope and no bats or field signs were found associated with them. The wall tops were also well sealed, with no gaps noted. The roof will be retained. The external wall could not be inspected in detail due to the narrowness of the gap between the cottage and barn, complicated further by the fact that drainage was currently being installed between the gap making access difficult. However, this section has been surveyed throughout the years, with surveyors standing at both ends of the gap between the two buildings whilst monitoring the cottage/farmhouse structure, and no possible roosts were identified and no bats were seen potentially emerging from this space.

No roosts have been proven within the section of wall to be removed, and it is considered that the works will not cause any significant disturbance to roosts associated with the remaining structure of the cottage, being limited in nature and not affecting the roof or other areas of wall where potentially suitable crevices are present.

It is recommended that works are undertaken to a precautionary method statement, including an endoscope check of the small number of crevices within the arrow slit windows prior to removal, and avoiding the hibernation period (mid Nov to end Feb) as good working practice.

A.2 Personnel

Survey work and reporting was undertaken by:

- Mary Martin BSc MCIEEM (Natural England Licence No. 2015 12822 CLS CLS)

A.3 Survey area

A section of wall (approx. location marked by a red line below) will be removed from building 3, to allow access to the cottage and minimise damp.

Figure 1 – Aerial photograph illustrating the extent of the site with a key buildings outlined (Reproduced under licence from Google Earth Pro.)

Barn 3: Large Barn (section of wall to be removed)

- Immediately adjacent to the cottage, with very narrow walk-way between the two structures allowing access to the lightwell area of the cottage
- Random stone construction
- King trusses sit on wall tops
- Internal walls generally appear well-sealed with the area to be affected very well sealed.
- There are arrow slit windows and a small number of potential gaps associated with these where the walls are to be removed.
- Traditional sarking
- Open in two areas to one side
- Possible gaps on gable walls (unaffected)
- **No evidence of bat use within section of wall to be removed or immediately adjacent.**