

LEIGHTON PARK SCHOOL

DEMOLITION AND REFURBISHMENT AT GROVE HOUSE

BAT ACTIVITY SURVEY - ADDENDUM REPORT

20 MAY 2022



soltysbrewster

4 Stangate House
Stanwell Road
Penarth
Vale of Glamorgan
United Kingdom
CF64 2AA

Telephone: - 029 2040 8476

E-mail:- enquiry@soltysbrewster.co.uk

Web Site:- www.soltysbrewster.com

DEMOLITION & REFURBISHMENT WORKS AT GROVE HOUSE

BAT ACTIVITY SURVEY - ADDENDUM REPORT

DOCUMENT REF: E22108001/Doc 02. 20 MAY 2022

Issue	Revision	Stage	Date	Prepared by	Approved by	Signed
1	-	Draft For Review	20 May 2022		Dr Matthew Watts (Director)	
	-					
	-					

CONTENTS

1.0 Introduction

2.0 Methodology

Bat survey – dusk emergence

3.0 Results

Bat survey – dusk emergence

4.0 Conclusions and Recommendations

References

Appendix I Location Plan Showing Areas Proposed for Demolition

1.0 INTRODUCTION

- 1.1 Soltys Brewster Ecology were commissioned by Leighton Park School to undertake a supplementary bat emergence survey to inform the demolition and refurbishment works at Grove House, in the north of the school campus. A combination of desk study and day-time inspection survey in February 2022 (SBE, 2022) established that there was no evidence of current or historical use by bats within the areas proposed for demolition or the roof space on the eastern side of the building. However, identified features with **Low potential** to support individual or small numbers of roosting bats were identified associated with the vertical brick-lined 'opening' in the eastern gable end and around the lead cladding on the changing rooms /2 storey structure at the north east corner. The structure to the south of the main house was identified as of Negligible bat roost potential (SBE 2022). A plan showing the areas proposed for demolition is included in Appendix I.
- 1.2 Under best practice guidelines (BCT 2016), structures of **Low potential** require a single emergence or re-entry survey to provide a robust appraisal of the likely presence/absence of roosting bats. To supplement the daytime inspection a single dusk emergence survey was undertaken on 16 May with a team of three surveyors positioned to observe any emergence or bat activity around 1) eastern gable end of Grove House; 2) north eastern corner of the Changing Rooms & 3) north of the 2-storey structure along Pepper Lane. The current report provides the findings of the dusk emergence survey and provides additional recommendations with regards to bats.
- 1.3 The current report should be read in conjunction with the day-time inspection survey report (Soltys Brewster, 2022) which also contains information relating to nesting birds.

2.0 METHODOLOGY

Bat survey – dusk emergence

2.1 The dusk emergence survey was undertaken on 16 May 2022 by a team of three suitably experienced ecologists including a bat licence holder.¹ The bat activity survey aimed to identify:

- if bats are present within the surveyed parts of the building and, if so, which species are present;
- the type of roost (e.g. maternity roost, day roost used by males or non-breeding females, feeding perch);
- how bats use the building and curtilage (e.g. location of roosting bats, flight paths and flight behaviour, exit and entrance points to the roost); and
- the intensity of use (e.g. likely number of bats, time and duration of use).

2.2 The dusk survey commenced 15 minutes before sunset at 20.35h and extended for 90 minutes after sunset to 22.20h. Surveys were conducted using broad-band bat detectors (Peersonic & Bat Box Duet). Bat calls were either identified in the field or using computer-based sonogram analysis software (Wavesurfer). Surveyors were positioned as described in Section 1.3 so as to allow visual coverage of the areas/features identified as of Low potential during the day-time inspection (SBE, 2022). The front cover photograph illustrates the features observed from the surveyor north east of the changing rooms with Plates 1 & 2 identifying the positioning at the eastern gable and north side of the 2-storey structure.

2.3 Weather conditions were not considered a constraint during the survey with no rain, light winds (Beaufort scale Light Air – Force 1) and air temperatures 17°C at the start and 13°C at the end of the survey.

¹ Licence S088259/1

Leighton Park School

Demolition & Refurbishment Works at Grove House

Bat Activity Survey Report

E22108001/Doc 02

Plate 1 Surveyor position to eastern gable. Building lights visible



Plate 2 Surveyor position to north of 2-storey structure



3.0 RESULTS

- 3.1 No bats were seen to emerge from any of the surveyed areas and levels of bat activity were generally low throughout the survey period. The first bat activity noted was for Common Pipistrelle *Pipistrellus pipistrellus* at 20.56 & 20.57h by the surveyor positioned north of the 2-storey structure – a faint echo-location call was heard and the bat was subsequently seen foraging along the tree line adjacent to Pepper Lane. Subsequent observations at this location and by the surveyor north east of the Changing Rooms confirmed that both Common and Soprano Pipistrelle *P. pygmaeus* use this tree line for occasional foraging/commuting.
- 3.2 Low levels of bat activity were recorded over the course of the survey with a total of 19 separate observations made by the three surveyors. Only two bat species were confirmed as present – Common and Soprano Pipistrelle. The bat records were not consistently spread over the survey period with only 6 observations made between 20.35h & 21.13h and the remainder (13) between 21.45h and the end of the survey at 22.20h. No bat activity was recorded by any of the surveyors between 21.13h and 21.45h. As noted above, most of the bat activity was associated with the tree line along Pepper Lane, with few observations elsewhere – the surveyor at the eastern gable for example only noted 4 bat contacts over the survey period. With the exception of the tree line, there are no other foraging/commuting features in this part of the site and the light spill from windows or wall-mounted lights may also limit the suitability of this part of the site to bats (see e.g. Plate 1).
- 3.3 Other observations during the survey confirmed that Swift *Apus apus* feed over the school grounds/fields to the south of Grove House although no birds were seen alighting on or investigating the roof of the main building (Grove House).

4.0 CONCLUSIONS AND RECOMMENDATIONS

- 4.1 The combination of daytime inspection and dusk emergence survey has established the likely absence of roosting bats from the areas of Grove House proposed for demolition or refurbishment works (see Plan in Appendix I). On this basis, no specific mitigation or licensing would be required for the works although the adoption of 'reasonable avoidance measures' would be appropriate.
- 4.2 As set out in the day-time inspection report, there are features of Low bat potential associated with the building although the findings of the current survey indicate likely absence of roosting bats. In addition, the low levels of bat activity noted in this part of the site are such that the risk of occasional use by individual or small numbers of bats on an irregular basis is low/negligible. However, no amount of survey could rule out the possibility that bats may be present and the precautionary measures identified in the day-time inspection report (SBE 2022) remain applicable and are as follows:
- *Contractors briefed prior to the start of works on the low likelihood that birds or bats could be present and the action to take if a bat were discovered. In unlikely event that a bat were discovered at any point, all work will stop immediately and an ecologist contacted for advice on how to proceed;*
 - *Removal or repair of lead cladding to be undertaken using hand-held tools (crowbars, claw hammers etc.). Access for these works is likely to require use of scaffold and/or a Cherry picker;*
- 4.3 The start date for the repair works is yet to be confirmed, pending planning approval although ideally would commence from autumn (Sept/Oct 2022). This timing would avoid any possible conflict with nesting birds and would precede the winter hibernation period for bats.
- 4.4 Recommendations relating to nesting birds, and the provision of bird and bat boxes as part of the works are set out in the Building Inspection report (SBE 2022) and remain unchanged.

REFERENCES

Collins, J. (ed.) (2016). *Bat Surveys for Professional Ecologists, Good Practice Guidelines (3rd edn.)*. Bat Conservation Trust, Quadrant House, 250 Kennington Lane, London. ISBN-13 978-1-872745-96-1

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. Natural England. ISBN 1 85716 781 3

Soltys Brewster Ecology (2022). *Leighton Park School. Demolition & Refurbishment At Grove House, Building Inspection Report (Protected Species)*. Document Ref: E22108001 Doc 01 – 28 February 2022

APPENDIX I LOCATION PLAN SHOWING AREAS PROPOSED FOR DEMOLITION

DRAFT



AREA KEY	
GEFA	AREA: 2,313.8 sq m / 24,905.5 sq ft
AREA OF DEMOLISHMENT	
	AREA OF BUILDING TO BE DEMOLISHED AREA: 240 sq m / 2,583.3 sq ft
ACCESS KEY	
	MAIN ACCESS
	SECONDARY ACCESS
BOUNDARY KEY	
	INDICATIVE GROVE HOUSE SITE BOUNDARY (3,412 SQM) (0.8 ACRES)
	INDICATIVE LEIGHTON PARK SCHOOL BOUNDARY (220,195 SQM) (54.4 ACRES)

NOTES:

1. TOPOGRAPHICAL INFORMATION RECEIVED FROM CLIENT ON 10.11.2018

FEASIBILITY

Revisions: A J L J L S 28/06/2021 Initial Issue.
B E J T J L S 19/01/2022 Site context and colour added. Areas 'to be removed' annotated.

scale 1:250 @ A3 date 19/01/2022
drawn EJT checked JLS

1381-SK014 (B)

www.cube-designltd.co.uk

T: 01425 481 999

cube_design ©