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Site:	Former Baths Building – B2, Whitehaven
Client:	BEC
Job Number:	784-B064930
Date of Report:	04/11/2026

Document Control			
Revision:	**V1**	**Status:**	ISSUE
Prepared by: **Elizebeth Ferrier BSc (Hons) MSc ACIEEM,** Senior Ecologist [redacted]		**Approved by:** **George Siskos BSc (Hons) ACIEEM** Associate Ecologist [redacted]	

Ecology Report

Background

Tetra tech was commissioned by Bill Graham on behalf of BEC on 21st October 2026 to undertake a site visit and provide an Ecology Report as an update to the following report:

- Tetra Tech (2024), John Paul Jones, Whitehaven – Update Ecological Appraisal and Bat Roost Assessment Report, September 2024

As such, this assessment should be considered an addendum to the original report, with full details of the methodology and results presented in the accompanying technical report.

BEC has been asked by Cumberland Council to provide updated information to support a S80 Demolition Notice to Building Control & Planning for the demolition of the Former Baths Building - B2.

The bat roost assessment of the 2024 report was updated in 2026 in the following report:

- Tetra Tech (2026), Former Baths Building – B2, Whitehaven – Nocturnal Emergence Bat Survey Report

Site description

The site is located off Strand Street, Whitehaven, Cumbria, CA28 7UW and is centred at Ordnance Survey National Grid Reference: NX 9730 1832 (Figure 1). It comprises a derelict building (absent of a roof,

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exposed to the elements) and a hardstanding area used as a temporary pay and display carpark. The site is located within Whitehaven town, with the marina and Irish Sea to the West. The surrounding land is a mixture of built-up areas.

Previous reports

Tetra Tech (2024), John Paul Jones, Whitehaven – Update Ecological Appraisal and Bat Roost Assessment Report, September 2024

An extended UKHab survey was undertaken on the site on 20th June 2024. The site was previously comprised of developed land, sealed surface (u1b) with two buildings (u1b5): B1 and B2. Building B1 has been demolished since the 2024 survey. The habitats on site were assessed as being common and widespread with negligible botanical value.

In 2024, Building B2 was confirmed as containing an active common pipistrelle transitional / day roost. Building B2 was not considered suitable for hibernating bats. The bat information in the 2024 report was updated in 2026 in the Tetra Tech (2026), Former Baths Building – B2, Whitehaven – Nocturnal Emergence Bat Survey Report. In the 2024 report, all species groups (with the exception of bats) were considered likely absent from the site due to the highly urbanised nature of the site and absence of suitable habitats.

Tetra Tech (2026), Former Baths Building – B2, Whitehaven – Nocturnal Emergence Bat Survey Report

The 2026 nocturnal surveys were updated in June 2026. No bat activity was recorded emerging from or returning to B2 during the survey. Previously a historic roost was identified within Building B2, so there is risk of potential impacts in breach of wildlife legislation. Due to this, demolition of the building is advised to be undertaken under Licence (European Protected Species Licence or Bat Earned Recognition) which includes details of exclusion, supervision, and appropriate bat safeguarding.

Site Visit

A site visit to conduct an updated UKHAB survey was conducted on 29th October 2026 by Tetra Tech Senior Ecologist Elizebeth Ferrier BSc (Hons) MSc ACIEEM. The weather conditions were 12^{0}C, bright and dry with a light breeze.

The site was found to comprise the same habitats as on the previous visit on the 20th June 2024, and as such was dominated by developed land; sealed surface (u1b) (Appendix B, TN1). The former Baths Building (Building B2) (u1b5) was present at the eastern end of the site (Appendix B, TN2). There was

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hardstanding present in the location where the former John Paul Jones pub previously stood (Appendix B, TN3). The site was in use as a pay and display car park. Full site details can be found in Appendix B.

Data validity

The CIEEM's advice note "On the Lifespan of Ecological Reports and Surveys"[1] (Appendix C) was used to assess the validity of the survey data for this project.

The updated UKHAB survey in October 2026 recorded the same habitats and conditions as previous surveys. Based on professional opinion, the conclusions of the previous report regarding habitats and protected species (other than bats and nesting birds) are considered to still be valid.

The nocturnal bat surveys were updated in 2026, as the data from 2024 was considered to be out of date. No other protected species surveys were recommended for the site, but building B2 is still considered to have potential to support bats and nesting birds.

Conclusion

The 2026 Nocturnal Emergence Bat Survey Report provided updated conclusions to the 2024 Update Ecological Appraisal and Bat Roost Assessment Report. Cumberland Council should be satisfied that the findings and recommendations from the 2024 PEA relating to habitats and protected species (other than bats and nesting birds) remain valid due to there not being any significant changes to the site's habitats or their conditions and standard and most up to date methodologies being used. The bat assessment from 2024 was reviewed and updated in 2026 as it was nearing the end of its validity. This ensures the ecological data from both the 2024 and 2026 reports remains reliable for planning decisions for a period of eighteen months (until 10/12/2028).

[1] Chartered Institute of Ecology and Environmental Management (CIEEM). (2019). Advice Note on the Lifespan of Ecological Reports & Surveys. Retrieved from https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf.

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Appendix A: Site Location Plan

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Site Location Plan

John Paul Jones (Former Baths -B2)

BEC

Legend

- Site Boundary
- Building

Notes:

Drawn by: LILY.DUNWELL

Checked by: Seren Cunnah

Figure No. 1

Revision No. A

13 July 2026

0 20 40 60 80 Meters

Scale 1:1,500 @A3

British National Grid

NGR: 297286E 518293N

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Appendix B: Survey Data

FORMER BATHS WHITEHAVEN

Site Visit Details	
Project Number	784-B064930
Project Name	Former baths Whitehaven
Surveyor	Elizebeth Ferrier
Survey Date	29/10/26
Temperature	12 °C
Cloud	20%
Wind	1 - Light air
Precipitation	No precipitation

TARGET NOTES	
Other - TN1	
TARGET NOTE DETAILS	**PHOTO**
Parcel Reference: u1b **British National Grid:** E, N **Lat/Long:** 54.5493°N, -3.5895°E **Comments:** Developed land; Sealed surface (u1b), hard standing area in use as a car park.	

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Other - TN2	
TARGET NOTE DETAILS	**PHOTO**
Parcel Reference: u1b5 **British National Grid:** E, N **Lat/Long:** 54.5498°N, -3.5891°E **Comments:** Former baths building (Building B2): rear and frontage of façade.	 

Other - TN3	
TARGET NOTE DETAILS	**PHOTO**
Parcel Reference: u1b **British National Grid:** E, N **Lat/Long:** 54.5496°N, -3.589°E **Comments:** Developed land; Sealed surface Made ground where former John Paul Jones pub (Building B1) was demolished.	

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Appendix C: Excerpt from CIEEM Advice Note on the Life Span of Ecological Reports & Surveys

AGE OF DATA	REPORT / SURVEY VALIDITY
Less than 12 months	Likely to be valid in most cases.
12-18 months	Likely to be valid in most cases with the following exceptions: • Where a site may offer existing or new features which could be utilised by a mobile species within a short timeframe (see scenario 1 example); • Where a mobile species is present on site or in the wider area, and can create new features of relevance to the assessment (see scenario 2 example); • Where country-specific or species-specific guidance dictates otherwise. Report authors should highlight where they consider it likely to be necessary to update surveys within a timeframe of less than 18 months.
18 months to 3 years	A professional ecologist will need to undertake a site visit and may also need to update desk study information (effectively updating the Preliminary Ecological Appraisal) and then review the validity of the report, based on the factors listed below. Some or all of the other ecological surveys may need to be updated. The professional ecologist will need to issue a clear statement, with appropriate justification, on: • The validity of the report; • Which, if any, of the surveys need to be updated; and • The appropriate scope, timing and methods for the update survey(s). The likelihood of surveys needing to be updated increases with time, and is greater for mobile species or in circumstances where the habitat or its management has changed significantly since the surveys were undertaken. Factors to be considered include (but are not limited to): • Whether the site supports, or may support, a mobile species which could have moved on to site, or changed its distribution within a site (see scenario 1&2 examples); • Whether there have been significant changes to the habitats present (and/or the ecological conditions/functions/ecosystem functioning upon which they are dependent) since the surveys were undertaken, including through changes to site management (see scenario 3 example); • Whether the local distribution of a species in the wider area around a site has changed (or knowledge of it increased), increasing the likelihood of its presence (see scenario 4 example).
More than 3 years	The report is unlikely to still be valid and most, if not all, of the surveys are likely to need to be updated (subject to an assessment by a professional ecologist, as described above).