Survey for Bats and Breeding Birds at the Garage, Lingmell, Seascale, Cumbria, CA20 1HQ.

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Valid for approximately 12 months.

Status	Issue	Name	Date	Checked by	Date
Final	V1	Suzanne Collinson (author)	16.11.2026		

NON-TECHNICAL SUMMARY

A Preliminary Roost Assessment (PRA) and breeding bird assessment were undertaken at The Garage at Lingmell, Seascale, Cumbria, to assess the building's potential to support roosting bats and nesting birds in connection with the proposed conversion to a dwelling.

The building was found to have low suitability for roosting bats. Several potential access points were identified around the roof tiles, fascia and soffit, although no evidence of bat activity was recorded during the inspection. The existing bat box could not be inspected internally as it was sealed.

One dusk emergence survey is recommended during May, before the planning application is submitted, to establish the presence or likely absence of roosting bats and determine whether the building is used as a roost for individual bats or a small number of bats.

Nesting material was recorded within the existing bird boxes, indicating previous use by nesting birds. No active nests were identified during the inspection. Any works should take account of the possibility of nesting birds, and checks for active nests should be undertaken where necessary before works begin.

The findings and recommendations of this report should be considered alongside the proposed development plans and any further survey results.

1. INTRODUCTION

1.1. Terms of instruction

Suzanne Collinson, Ecological Consultant, was commissioned by C. Jeffery (the Client) to undertake a Preliminary Roost Assessment (PRA) for bats and a breeding bird assessment at The Garage at Lingmell, Seascale, Cumbria, CA20 1HQ (hereafter referred to as 'the Site'). The assessments were commissioned to support a planning application to convert the existing garage into a dwelling.

1.2. Proposal and documents provided

The proposed development involves converting the existing garage opposite Lingmell Cottage into a residential dwelling. The existing concrete tiled roof and verge details are to be retained, with four rooflights proposed and the existing roof space incorporated into the living accommodation.
The assessment has been undertaken in support of planning application 4/26/2278/0F1, following a request from Cumberland Council for ecological information to inform the planning application.
The following documents were provided for review:

- LC-CJ-001 – Existing and Proposed Site and Block Plan. (Figure 1).
- LC-CJ-002 – Existing Floor and Elevations (Rev A). (Figure 9).
- LC-CJ-003 – Proposed Floor and Elevations (Rev B).
- LC-CJ-004 – Proposed North and West Elevations (Rev A).
- LC-CJ-005 – Proposed South and East Elevations (Rev B).
- LC-CJ-006 – Existing and Proposed Drainage Plans.
- LC-CJ-007 – Proposed Landscape Plan.
- LC-CJ-007 – Proposed Section Plan.

1.3. Site location and description

The Site is located at The Garage at Lingmell, opposite Lingmell Cottage, within the residential area of Lingmell, Seascale, Cumbria. The approximate central grid reference is NY 044 017 (54.402097, -3.474006).

The Site comprises a detached garage building situated within a small, established residential plot (Figures 1 and 2).

The garage sits in a predominantly residential courtyard setting, with neighbouring properties including Lingmell Bungalow, Lingmell Cottage and Lingmell Lodge in proximity. The plot includes hardstanding for vehicle access and parking, along with grass and established vegetation along parts of the site boundary. Access is via an existing track serving the surrounding properties.

Lingmell is situated in the coastal village of Seascale, on the west coast of Cumbria, overlooking the Irish Sea. The wider area includes a mixture of residential development and rural landscape, with the Sellafield site located further north along the Cumbrian coast (Figure 3).

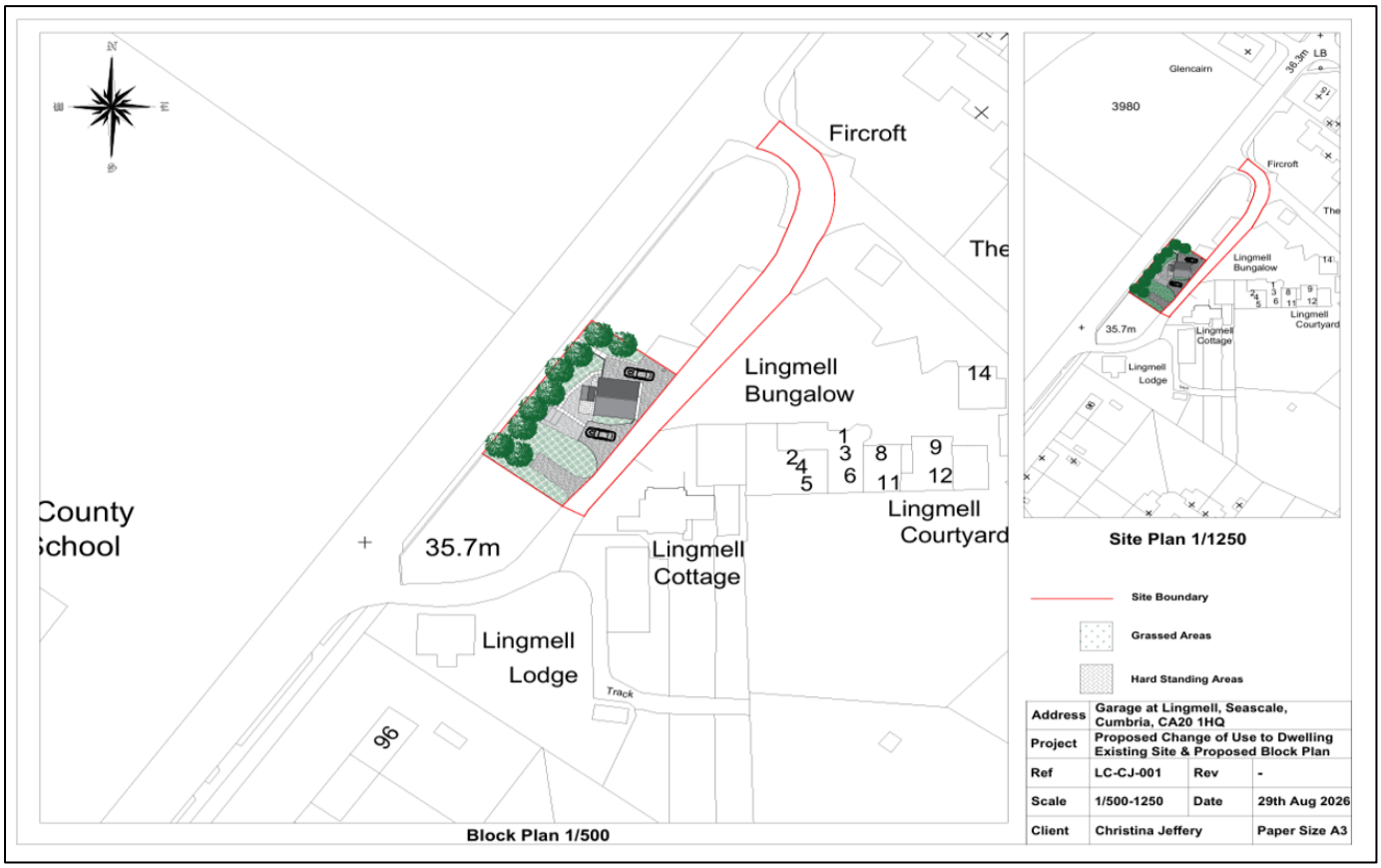


Figure 1. Existing and proposed site and block plan showing the location of the garage within its residential setting at Lingmell, Seascale. Drawing reference: LC-CJ-001.



Figure 2. Aerial view of the garage at Lingmell, Seascale (outlined in red), showing its location within the surrounding residential area and wider landscape.



Figure 3. Aerial view of Seascale and the surrounding landscape, showing the location of the site (red dot) in relation to the coastal area and the wider agricultural landscape.

1.4. Objectives of this survey

The objectives of the survey were to:

- Undertake a Preliminary Roost Assessment (PRA) of the existing garage to assess its suitability for roosting bats and identify any evidence of bat activity.
- Assess the building for its suitability to support nesting or roosting birds and identify any evidence of current or previous bird activity.
- Identify any potential ecological constraints associated with the proposed conversion of the garage.
- Determine whether further surveys are required to establish the presence or likely absence of protected species and inform any necessary recommendations.

2. METHOD

2.1. Preliminary Roost Assessment – Desk Study

A review of the following online resources was undertaken to gather information on protected species records, designated sites, and the site's ecological context.

Species and habitat data.

2.1.1. Multi-Agency Geographic Information for the Countryside (MAGIC) database

The MAGIC database was reviewed to:

- Identify any European Protected Species mitigation licences issued within a 2 km radius of the site.
- Identify statutory designated sites within a 2 km radius of the site.

2.1.2. Cumbria Mammal Atlas (Cumbria Biodiversity Data Centre and Cumbria Mammal Group)

The Cumbria Mammal Atlas was reviewed to identify bat species recorded within the 10 km grid square, including records from before and after 2000.

2.1.3. Local Planning Application Search Facility

A review of historical planning applications was undertaken using the Cumberland Council (formerly Copeland) planning application search facility. This was used to identify any previous applications containing bat survey information for the site and surrounding area.

2.1.4. Cumbria Landscape Character Guidance and Toolkit – Part 1

This guidance was reviewed to provide information on the landscape character and ecological features of the wider area.

2.2. Preliminary Roost Assessment – Building

2.2.1. The building was inspected internally and externally, where safe and accessible, to search for evidence of current or previous bat activity.

2.2.2. Internal areas and roof voids were inspected using ladders, high-powered torches and a bridge camera to look for signs of current or previous bat use. Particular attention was paid to gaps between rafters and beams, as well as potential roosting features. Searches included looking for bat droppings, feeding remains and urine staining.

2.2.3. An external inspection was undertaken to identify signs of bat activity, including droppings and staining, and to locate potential access points. Ladders and high-powered torches were used where appropriate. Binoculars and a Lumix bridge camera with 60× optical zoom were also used to examine areas that were difficult to access.

2.2.4. Where no direct or indirect evidence of bat roosts was identified, the building was assessed for its potential to support roosting bats. Suitability was categorised as high, moderate, low, negligible or none, based on the presence and type of suitable features, following best practice guidance (Collins, 2023) (see Table 1).

2.2.5. The surrounding habitat was also assessed to consider its suitability for bat foraging and commuting, providing a wider understanding of the site's ecological context (Collins, 2023) (see Table 2).

2.3. Survey of Breeding Birds

The building was inspected internally and externally for signs of bird activity, including nests, nesting material, feathers and droppings.

The building was categorised as follows:

Table 1. Summary - Suitability Category Descriptions for Roosting Habitats in Structures.

Suitability	Description of Potential Roosting Habitats in Structures
None	There are no habitat features present on site that would be suitable for bat roosting at any time of the year. There is a total lack of crevices or appropriate shelter at all ground and subterranean levels.
Negligible	There are no apparent habitat features on site that are likely to be used by roosting bats; however, there is still a slight degree of uncertainty, as bats may occasionally use small, seemingly unsuitable features.
Low	A structure offering one or more potential roost sites that bats may use opportunistically throughout the year. However, these sites lack adequate shelter, suitable conditions, or appropriate habitat to support regular use by many bats; they are generally unsuitable for maternity or stable hibernation, though individual bats may occasionally hibernate there.
Moderate	A structure containing one or more potential roost sites suitable for bats—based on factors such as size, shelter, protective conditions, and surrounding habitat—but unlikely to support a roost of high conservation significance by type alone (for example, a maternity or hibernation roost).
High	A structure containing one or more potential roost sites that are appropriate for regular use by large numbers of bats, and suitable for extended occupancy due to favourable size, shelter, protective conditions, and surrounding habitat. Such structures have the capacity to support high conservation value roosts, including maternity colonies or classic cool, stable hibernation sites.

Table 2: Summary - Suitability category descriptions for flight paths and foraging habitats

Suitability	Description of Potential Flight Path and Foraging Habitats
None	There are no habitat features on site that bats are likely to use for commuting or foraging at any time of year. Additionally, there are no habitats that provide continuous shaded flight paths or support insect populations that would attract foraging bats.
Negligible	There are no clear habitat features on site likely to serve as flight paths or foraging areas for bats, though a minor degree of uncertainty remains due to possible atypical bat behaviour.
Low	Isolated habitats such as sparse hedgerows, unvegetated streams, lone trees outside parkland, or small scrub patches may serve as flight paths or foraging sites for a few bats but are poorly connected to suitable surrounding areas.
Moderate	Continuous habitats connected to the wider landscape—such as lines of trees and scrub—can serve as flight paths for bats. These features often link back to garden habitats or other areas that provide foraging opportunities, including trees, scrub, grassland, or water.
High	Continuous, high-quality habitat well connected to the broader landscape is likely to be regularly used by bats as flight paths—such as river valleys, streams, head draws, tree lines, and woodland edges. Similarly, high-quality habitats connected to the wider landscape, including broadleaf woodlands, tree-lined watercourses, and grazed parkland, are often used by foraging bats. The site is also close to known, connected roosts.

Full Suitability tables available from Collins J 2023, Bat surveys for professional ecologists' good practise guidelines, 4th edition, London Bat Conservation Trust

3. REQUIREMENTS AND LEGISLATION

3.1. Requirements – Bats

3.1.1. Eighteen bat species have been recorded in the UK, of which seventeen are known to breed. Each species has its own requirements for roosting sites and habitat. When assessing the potential impacts of development, it is important to identify existing and potential bat roosts, consider their likely use and assess bat activity within the surrounding area.
A bat roost can be any place bats use for shelter or protection. All British bat species are insectivorous and generally select roosting locations close to suitable feeding habitats, although some species may travel considerable distances to forage. The availability of suitable feeding habitat and weather conditions can influence bat activity, as these affect the availability of insect prey.

3.2. Species Legislation – Bats and Birds

3.2.1. This section provides a summary of the legislation relevant to bats and birds in relation to the findings of this report. The information is intended as a general guide and should not be treated as a substitute for the full legislation. Current legislation can be accessed through the UK Government website: www.legislation.gov.uk.

3.2.2. Wildlife and Countryside Act 1981 (as amended)
The Wildlife and Countryside Act 1981 provides legal protection for wild birds, their nests and eggs, as well as additional protection for certain other wildlife, including bats. The Act was originally introduced in part to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC (the original Birds Directive), which was subsequently replaced by Directive 2009/147/EC on the conservation of wild birds.

3.2.3. Protection of bats
All bat species in England are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to deliberately capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a breeding site or resting place used by bats. A bat roost remains protected even when bats are not present.
The Wildlife and Countryside Act 1981 (as amended) also protects bats. It is an offence to intentionally or recklessly disturb a bat while it is occupying a place used for shelter or protection, or to intentionally or recklessly obstruct access to such a place.

3.2.4. Protection of wild birds
All wild birds, their eggs and active nests are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take a wild bird, take or destroy its eggs, or take, damage or destroy a nest while it is in use or being built.

3.2.5. Additional protection for Schedule 1 birds
Some bird species, including barn owls, are listed under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) and receive additional legal protection. It is an offence to intentionally or recklessly disturb these birds while they are building a nest, at or near a nest containing eggs or young, or while caring for dependent young.

4. RESULTS

4.1. Preliminary Roost Assessment - Desk Study

SPECIES DATA

4.1.1. The MAGIC database search identified six European Protected Species mitigation licence records within approximately 2 km of the site. All six records relate to common pipistrelle (Pipistrellus pipistrellus) and/or soprano pipistrelle (Pipistrellus pygmaeus) bats, with the licensed works recorded as involving the destruction of a resting place. The records are located at two different locations, both approximately 1.2 km north of the site. Details of the licence references and species recorded are provided in Table 3.

Table 3. European Protected Species mitigation licences recorded within 2 km of the site, based on a search of the MAGIC database.

CASE_REF	SPECIES	DESTROY_RESTING PLACE	Approximate DISTANCE km
2019-43966-EPS-MIT	C-PIP S-PIP	Yes	1.2km North
2019-43966-EPS-MIT-1	C-PIP S-PIP	Yes	1.2km North
2017-30913-EPS-MIT	C-PIP	Yes	1.2km North
2017-30913-EPS-MIT-1	C-PIP	Yes	1.2km North
2018-38025-EPS-MIT	C-PIP	Yes	1.2km North
2019-41537-EPS-MIT	C-PIP S-PIP	Yes	1.2km North

4.1.2. *Local Planning Application Search Facility.*

- This search identified zero planning applications for the site with bat surveys taking place in the area in the last 5 years.

4.1.3. *Cumbria Mammal Atlas (Cumbria Biodiversity Data Centre, Cumbria Mammal Group).*

- A total of 32 mammal species were recorded within the 10 km grid square NY00. Table 4 details bat species recorded before and after 2000.

Table 4. Bat species recorded within a 10km grid square before and after the year 2000.

Bat species recorded before 2000	Bat species recorded after 2000
Daubenton's bat (*Myotis daubentonii*)	**Daubenton's bat** (*Myotis daubentonii*)
Common pipistrelle (*Pipistrellus pipistrellus*) **Soprano pipistrelle** (*Pipistrellus pygmaeus*)	**Common pipistrelle** (*Pipistrellus pipistrellus*) **Soprano pipistrelle** (*Pipistrellus pygmaeus*)
Brown long-eared bat (*Plecotus auritus*)	**Brown long-eared bat** (*Plecotus auritus*)
Natterer's bat (*Myotis nattereri*)	**Natterer's bat** (*Myotis nattereri*)
	Noctule (*Nyctalus noctula*)
	Whiskered bat (Myotis mystacinus)

HABITAT DATA

4.1.4. *MAGIC (DEFRA, 2026)*

- The MAGIC database identifies one statutory designated site within 2 km of the proposed development: Drigg Coast, which is designated as both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC), as detailed in Table 5. Bats are not listed as qualifying or designated features of either designation. However, the site includes habitats that provide foraging opportunities for bats and supports notable invertebrate assemblages.
- No non-statutory designated sites within 2 km.

Table 5: Statutory designated sites within 2 km of the proposed development.

Site	Designation	Approximate proximity (km)
DRIGG COAST	**SAC and SSSI** The Drigg Coast Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) extend along approximately 11 km of the west Cumbrian coastline, from Seascale southwards towards Bootle. The designated area includes an extensive coastal dune system, dune heathland, saltmarsh, mudflats and estuarine habitats. The SSSI supports a diverse range of wildlife, **including nationally important invertebrate populations, with records of numerous butterfly and dragonfly species and nationally rare invertebrates.** It also supports important amphibian and reptile populations, including natterjack toads, great crested newts and adders. The SAC designation principally recognises the importance of its coastal and estuarine habitats rather than bat populations. Bats may use the wider coastal landscape for foraging and commuting, although they are not a qualifying feature of the SAC	1.4 km south
Key: SSSI- Site of Special Scientific Interest SAC- Special Area of Conservation		

4.1.5 Landscape Character and Ecological Context

The Cumbria Landscape Character Guidance and Toolkit (Cumbria County Council, 2011) identifies the wider landscape to the east of Seascale as Type 5b – Low Farmland (page 72). This landscape is characterised by gently undulating, rolling farmland, predominantly agricultural pasture, with fields bounded by hedgerows, hedgerow trees, and occasional woodland. The landscape is generally open, with views towards the coast and surrounding Lakeland Fells.

The guidance identifies hedgerows, trees, wetlands and areas of grazing marsh as important ecological features within this landscape. These features provide habitat and connectivity for wildlife and contribute to the area's wider ecological value. (Cumbria Landscape Character Guidance and Toolkit, 2011, pages 72–73).

4.2 Preliminary Roost Assessment - Habitat

The surrounding area is predominantly residential, comprising housing, gardens and associated areas of amenity grassland. Several properties are surrounded by established trees, shrubs and garden vegetation, with mature tree cover and linear belts of vegetation present between some properties and along parts of the surrounding roads and boundaries. Areas of open agricultural land are also present to the north and west of the settlement.

4.3 Preliminary Roost Assessment – Building

4.3.1. A preliminary roost assessment (PRA) was carried out on 7th November 2026 by Suzanne Collinson, a Level 1 Bat Survey and Research Licence holder (CL17). Professional details are provided on page 23.
Weather conditions during the site visit on 7 November 2026, between 10:30 and 11:30, were dry and cloudy, with temperatures of approximately 10–11°C. Winds were light, from the south-easterly to southerly direction, at approximately 3 mph. Visibility was very good.

4.3.2. Full access to the building was available, and a walkover survey of the surrounding area was undertaken.

4.3.3 Building – External

The building is a detached, two-storey garage of rendered masonry construction, finished with a light-coloured textured external render. It has a pitched roof covered with concrete interlocking roof tiles, with dark rainwater goods and fascia details. The east elevation has two large garage doors, with additional PVC window and door openings on the other elevations. The building is used intermittently for garage and storage purposes and is not in regular daily occupation.

The external inspection identified several features that may provide potential access and egress points for bats, as well as opportunities for sheltering and roosting. These included gaps beneath sections of the concrete roof tiles where the mortar bedding was deteriorating, gaps at the junctions of the roof verge and timber fascia, and a gap above the garage door frame on the side elevation. A further feature was identified along the north and south elevations, where a continuous gap was present between the external wall and the timber soffit beneath the roof overhang. This may provide access behind the fascia and into spaces within the timber soffit. An existing bat box was also noted on the building; however, this was sealed and could only be inspected externally (Figures 4 to 8).

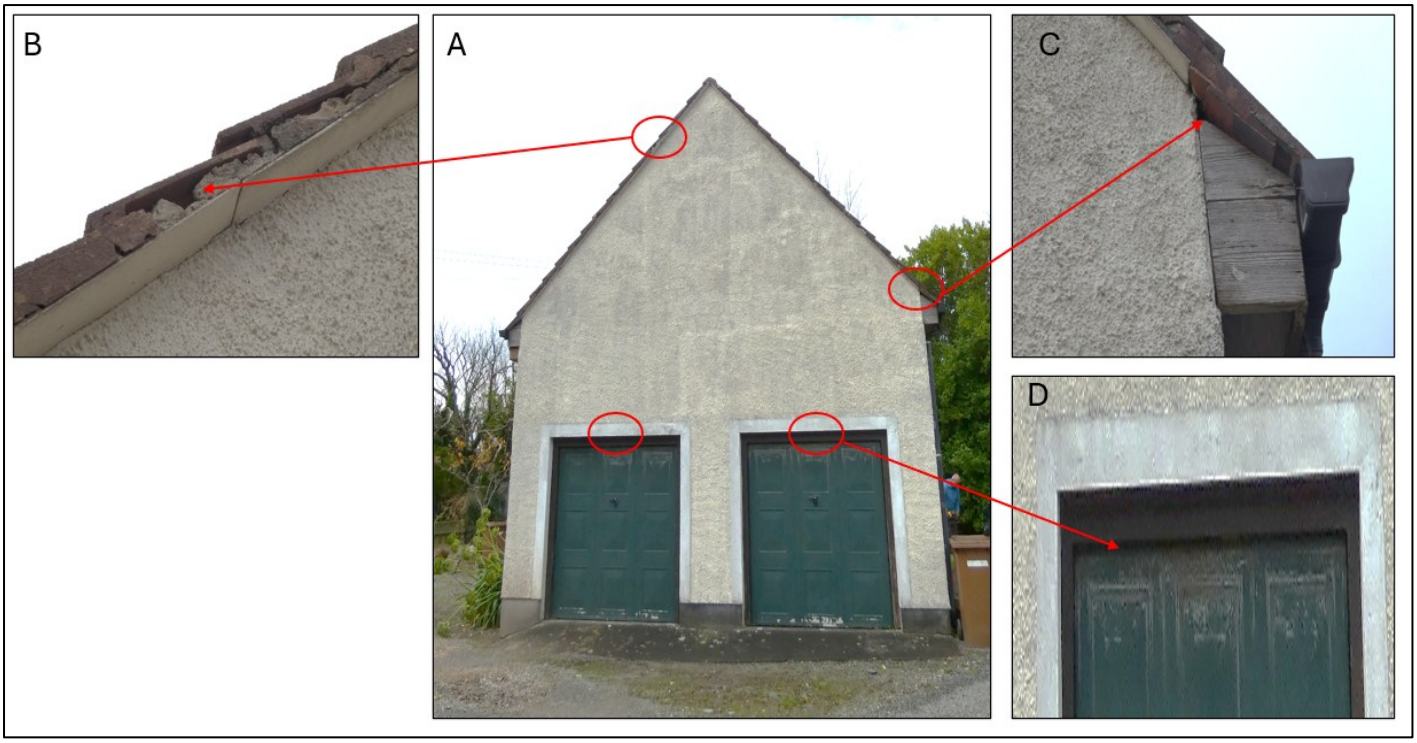


Figure 4. A- East elevation. B- Roofline: Areas of damaged and deteriorating mortar/cement beneath the roof tiles, creating potential crevices. C- Fascia: A gap at the corner of the wooden fascia board, providing a potential access point beneath the roofline. D- A gap above the garage door, providing a further potential access point.

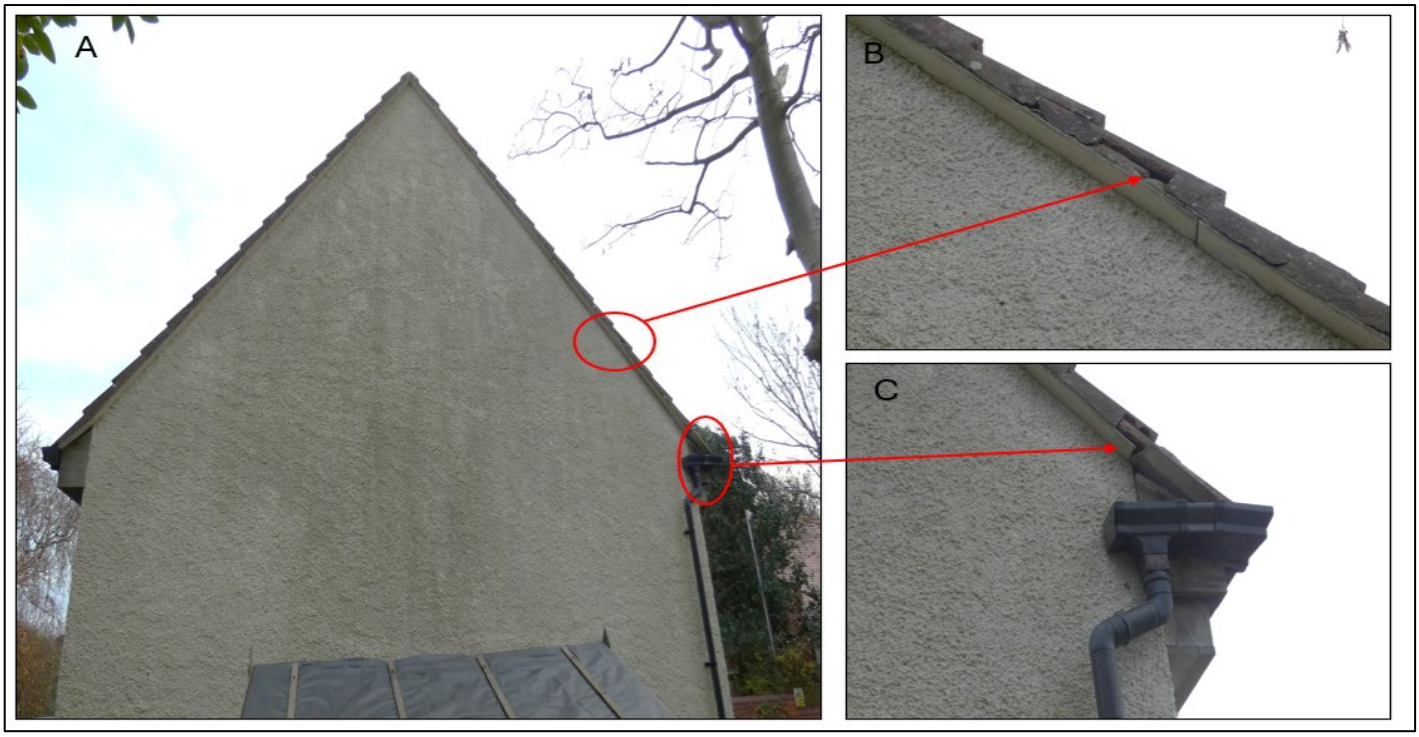


Figure 5. A- West elevation. B - Roofline: A gap beneath the concrete roof tiles, where the mortar/cement bedding appears to be deteriorating, creating a potential crevice. C – Roof verge: A gap at the junction of the roof verge and fascia/roofline, providing a potential access point beneath the roof covering.



Figure 6. A- North elevation. B – Roofline: A continuous gap was observed between the external wall and the timber soffit beneath the roof overhang



Figure 7. A- South elevation. B – A small number of gaps between roof tiles. C – Roofline: A continuous gap was observed between the external wall and the timber soffit beneath the roof overhang



Figure 8. South elevation. A, C, and D: bird boxes; signs of previous bird nesting use. B- Sealed bat box with bird box above; the bat box had no external signs of bat use

4.3.4 Building – Internal

The internal inspection covered three levels (Figure 9) within the building: the ground-floor garage, mezzanine level and upper loft space. The ground floor comprises exposed concrete blockwork walls and a solid floor, with PVC-framed windows providing natural light. The mezzanine incorporates a timber platform and supporting structural timbers, providing additional storage space beneath the upper loft space. The upper loft forms an open roof void with exposed timber rafters and supporting roof timbers, incorporating a metal ridge beam along the roof apex. The underside of the roof is lined with bituminous roofing felt, which appeared to be in good condition and well maintained.

The internal roof structure and associated soffit areas were inspected where accessible. Some sections beneath the roofline and within the soffit were only partially accessible, limiting a full inspection of these areas. Cobwebbing was recorded throughout the upper loft, with more concentrated accumulations towards both gable ends, as well as within the accessible sections of the mezzanine and soffit areas. Some accumulated debris was also present. No bat droppings, feeding remains, urine staining or other evidence of bat activity was identified during the internal inspection (Figures 10 to 12).

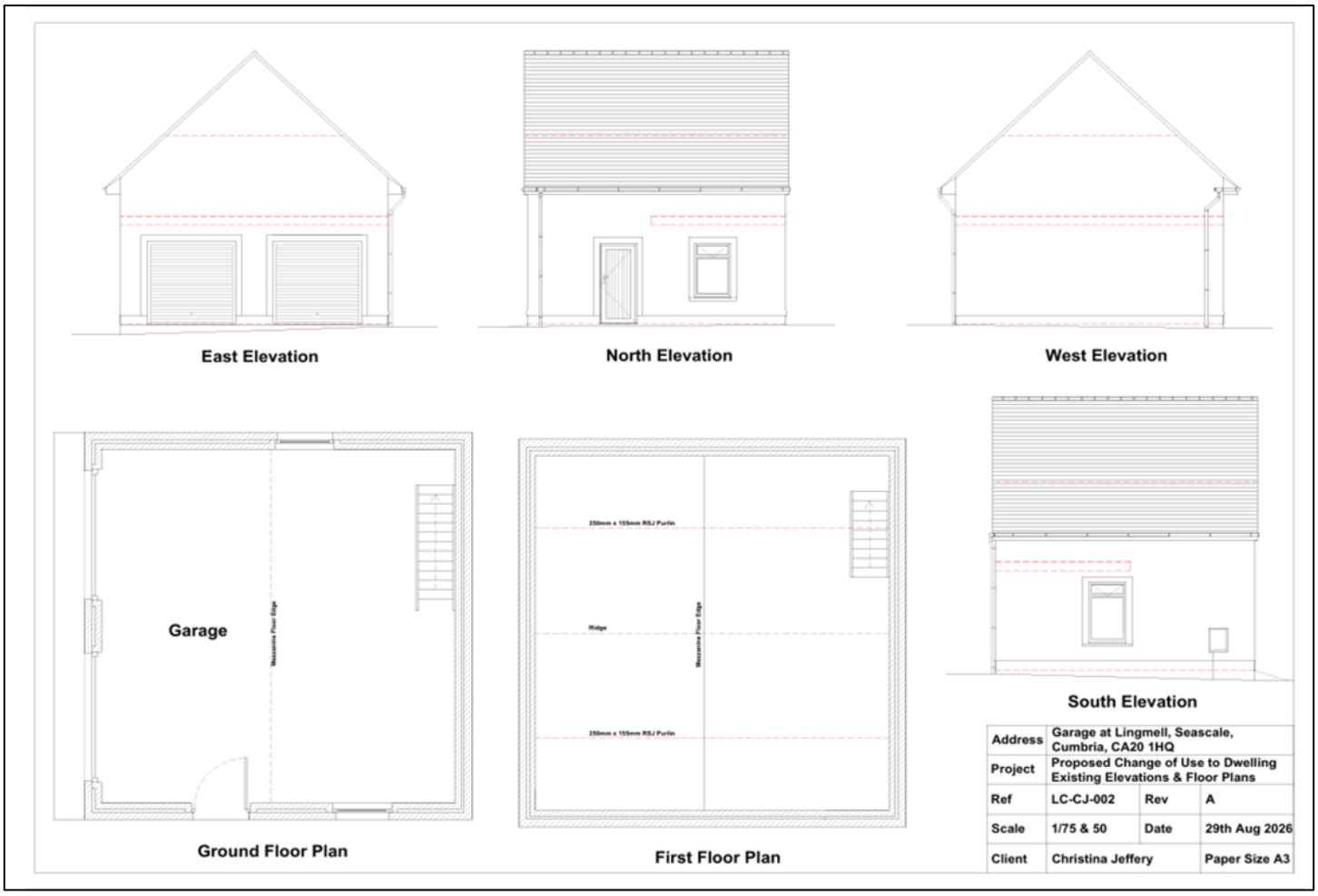


Figure 9. Existing floor plans and elevations of the garage at Lingmell, Seascale, showing the east, north, south and west elevations, together with the ground-floor and first-floor (mezzanine) layouts. Drawing reference LC-CJ-002, Existing Floor and Elevations (Revision A).



Figure 10. Internal inspection of the upper loft space. A–B: General views of the loft space, showing the exposed roof timbers, metal ridge beam, and felt lining. C: View through the loft access hatch into the roof void. D: Close-up of the roof structure and felt lining, with cobwebs present.



Figure 11. Internal inspection of the mezzanine level. A–B: General views showing the storage area, exposed blockwork walls and roof structure. C–D: Closer views of the internal roofline and soffit areas, showing cobwebbing and accumulated debris.



Figure 12. Internal inspection of the ground-floor garage. A–B: General views showing the blockwork walls, overhead timber structure and mezzanine level. C: PVC-framed window on the ground-floor elevation. D: View of the roof structure and soffit area, with some sections inaccessible for close inspection.

4.4 Assessment of Bat Roosting Potential

The building is situated within an established residential setting, with surrounding gardens, mature trees, hedgerows and areas of open grassland providing some potential foraging and commuting habitat for bats. Although the immediate surroundings are predominantly residential, established vegetation and connectivity to the wider agricultural landscape provide opportunities for local bat activity. The building is rendered masonry with a concrete tiled roof. The external inspection identified several potential access points and roosting features, including gaps beneath sections of the roof tiles, deteriorating mortar bedding, gaps around the timber fascia and soffit, and potential access into concealed spaces beneath the roofline. An existing bat box was also present, although this was sealed and could not be inspected internally. No evidence of bat activity was identified internally or externally during the inspection. The internal roof structure was generally well maintained, with bituminous felt lining, and cobwebbing was present throughout the accessible loft space, with some areas (interior of soffit sections) beneath the roofline only partially accessible. Taking these factors into consideration, the building is considered to offer low potential for roosting bats, with the identified features potentially suitable for individual bats or small numbers of bats using the building occasionally, rather than supporting larger roosting assemblages.

4.5 Birds

The building was inspected for evidence of current or historic bird activity, including nesting and roosting opportunities. Nesting material was identified within the existing bird boxes attached to the building, indicating previous use by nesting birds. No other evidence of active nesting was identified during the inspection.
The gaps around the roof tiles, fascia and roofline may also provide potential nesting opportunities for small bird species. Any works affecting these areas should take account of the potential presence of nesting birds. If works are undertaken during the main bird nesting season (generally March to August), checks for active nests should be made beforehand.

4.6 Limitations

The assessment was undertaken as a visual inspection of the accessible internal and external areas of the building. Some areas beneath the roofline and within the soffit were only partially accessible, and the existing bat box could not be inspected internally as it was sealed.
The inspection represents a snapshot of conditions at the time of the visit. The absence of evidence during the inspection does not confirm that bats are absent, particularly where potential access points and concealed spaces remain present.
The assessment was undertaken in November, outside the main bat activity season and during the period when bats may begin to enter hibernation. Although the weather conditions were relatively mild at the time of the visit, care was taken during the inspection to avoid disturbing any bats that may have been present within potential roosting features. The time of year and seasonal conditions should be considered when interpreting the findings. No detailed inspection of concealed structural spaces or removal of building materials was undertaken.

5. RECOMMENDATIONS

Bats – further survey required

The building is considered to have low suitability for roosting bats, in accordance with BCT guidance. However, the inspection identified several potential access points and roosting features. Although no evidence of bat activity was recorded, occasional use by individual bats or small numbers of bats cannot be ruled out.

It is therefore recommended that one dusk emergence survey is undertaken in May, prior to submission of the planning application. The survey will help establish the presence or likely absence of roosting bats and determine whether the building is being used as a roost. The findings will inform the ecological assessment and any mitigation or recommendations required to support the proposed conversion.

The survey should be undertaken by two suitably experienced surveyors, positioned to cover the identified potential access points around the building. Surveyors should be equipped with bat detectors and suitable thermal and infrared equipment to help detect and record any emerging bats.

The survey must be undertaken in suitable weather conditions, with no heavy rain, strong winds or unseasonably cold temperatures, and in accordance with current BCT guidance.

If bats are recorded, further survey work or appropriate mitigation may be required and should be agreed before the proposed development proceeds.

6. TECHNICAL SUMMARY

6.1 A Preliminary Roost Assessment (PRA) and breeding bird assessment were undertaken at The Garage at Lingmell, Seascale, Cumbria, in support of a proposed conversion of the existing garage into a dwelling.

6.2 The building comprises a detached, two-storey rendered masonry structure with a pitched, concrete-tiled roof. The external inspection identified several potential bat access points, including gaps beneath roof tiles, deteriorating mortar bedding and gaps around the timber fascia and soffit. An existing bat box was also present but was sealed and could not be inspected internally.

6.3 The internal inspection covered the ground-floor garage, mezzanine and upper loft space. No evidence of bat activity was recorded. The building was assessed as having low suitability for roosting bats, with the potential features considered suitable for occasional use by individual bats or small numbers of bats.

6.4 One dusk emergence survey is recommended in May, before submission of the planning application, to establish the presence or likely absence of roosting bats and assess potential use as a roost. The survey should be undertaken by two suitably experienced surveyors using bat detectors and suitable thermal and infrared equipment, in appropriate weather conditions.

6.5 Nesting material was recorded within the existing bird boxes, indicating previous nesting activity. No active nests were identified during the assessment.

7. REFERENCES

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Wildlife and Countryside Act 1981 (as amended).
Further Reading
Bats from Evolution to Conservation by John Altringham
British Bats by John Altringham
Bats by Phil Richardson
Identifying Bats of Britain and Ireland: A Field Worker's Guide by James Shipman

8. REPORT VALIDITY

This report is based on the conditions observed at the time of the site visit and the information available when it was prepared. The findings and recommendations should be reviewed if there are significant changes to the building, surrounding habitats or proposed development.
In the absence of any such changes, the report should normally be considered valid for a period of 12 months from the date of the assessment. If works or submission of the planning application are delayed beyond this period, or if the building undergoes any changes, further ecological advice should be sought to confirm whether the assessment remains appropriate.
The recommended dusk emergence survey must still be completed before the planning application is submitted.

9. PERSONNEL

Professional Background

Further Education and Academic Background

I have accumulated ten years of experience in further education, specialising in animal management. During this time, I have worked as an animal technician, lecturer and course manager. My academic credentials include a degree in zoology, which has provided me with a strong understanding of animal biology and ecological concepts essential to my professional activities.

Ecological Consultancy and Government Roles

Since 2019, I have been working as a freelance ecologist, offering ecological advice and services. My career also includes advisory and project management positions within government agencies, particularly in areas relating to environmental protection and nature conservation. I currently work as a Cumbria Officer for the European protected species, the natterjack toad (*Epidalea calamita*), supporting its conservation and management across the county. These roles have enabled me to contribute to the development and delivery of policies and projects aimed at environmental protection.

Leadership and Voluntary Work in Conservation Groups

I am actively engaged in the county bat group, where I serve as a registered bat carer and coordinator for bat care volunteers. Additionally, I hold the position of Chairperson for the Cumbria Amphibian and Reptile Group and act as a trustee for ARG UK, supporting the conservation of native amphibians and reptiles at both local and national levels.

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