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Our Ref: **J487/D01**

21st October 2022

Emanuel Flecken
Copeland Borough Council
The Market Hall
Market Place
Whitehaven
CA28 7JG

Dear Emanuel,

RE: Bat Inspection Survey, The Walled Garden, Distington Cemetery

Further to our visit to the above property to carry out an inspection survey for bats, I am writing to provide you with our survey findings.

Flight Ecology visited the site on the 3rd October 2022 to carry out an inspection survey to establish the potential presence of bats. The survey was undertaken by Rich Flight, a Class 2 Natural England licensed bat ecologist and member of the Chartered Institute of Ecology and Environmental Management (CIEEM). The survey comprised an internal and external inspection of the building.

Evidence of bat presence may include:

- bats;
- bat droppings;
- signs of feeding; and
- staining.

The proposed works involves the conversion of the property from meeting space and storage to a public café; this *will not* involve a replacement of the roof.



Bat Inspection Survey
Distington Walled Cemetery
October 2022

Site Location



Figure 1: Location and surrounding habitat

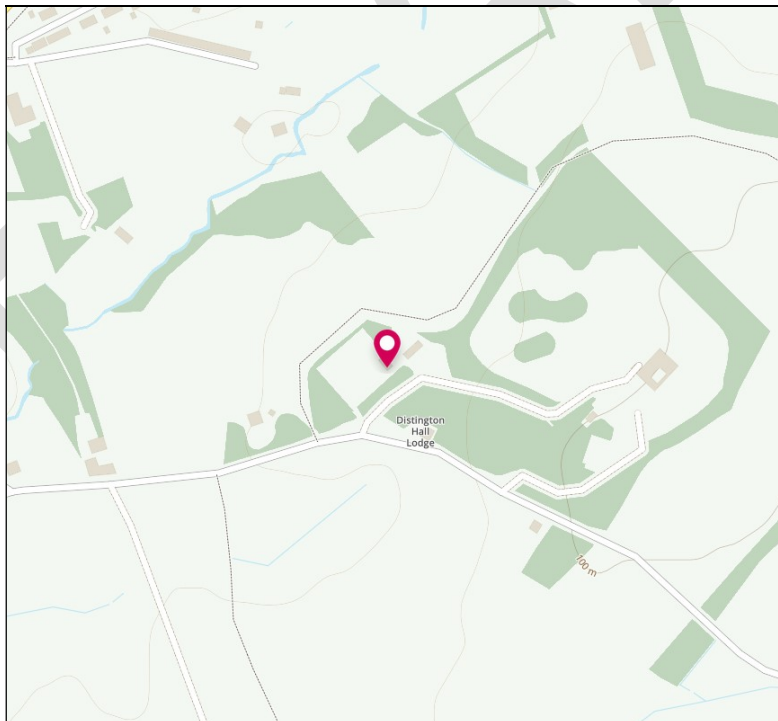


Figure 2: Ordnance Survey map of location

The building comprises a relatively small detached building, located approximately 650m to the east of Distington and 3.5km to the south of Workington, in west Cumbria. The building is brick built, while the roof is covered with ceramic tiles, which are capped with ceramic ridge tiles. The roof is lined with Type 1F bitumen felt.

The building lies within a walled garden, which is surrounded by a band of trees. To the east lies further woodland which is also surrounds Distington Cemetery, which is approximately 270m to the east. Beyond this lies areas of agricultural land. Lilyhall commercial and industrial park lies approximately 400m to the north.

The nearest major road is the A595, which lies approximately 550m to the north-west, while a more minor road passes approximately 70m to the south of the site.

Survey Results

The elevations of the property are brick built, which is all well pointed; this therefore prevents bat access to the walls themselves. The roof is covered with ceramic tiles which have a relatively uniform shape and therefore are tight-fitting and appear to prevent any bat access. No broken or slipped tiles were observed during the inspection. In addition, the ridge tiles appeared to be well sealed with mortar, as well as featuring areas of moss, which is likely to grow between the tiles and block internal access. The gables of the roof are capped with pvc caps, which essentially prevents any access to bats.

During the external inspection however, droppings were found adhering to the north-eastern wall. On inspection, a gap was visible between the soffit box and the adjacent gable caps. This appears to have allowed access for bats; the crevice was inspected with an endoscope and there was a sizable internal cavity in this location. However, no bats were observed.

Internally, the building features a single roof void which covers the entire property. The roof trusses are arranged in a fink arrangement, which makes the roof relatively cluttered. There are exposed timber beams and fibreglass ceiling insulation.

During the inspection, bat droppings were found along the north-eastern wall and on the insulation beneath. This collection of droppings corresponded with the droppings and opening found on the external elevation of the property. There was a relatively low number of droppings present within the roof void, which suggests the presence of single or low numbers of bats.

Also found within the roof void were two piles of stoat droppings (scat). No animals were seen in the void at the time, but some scats appeared to be fresh.

Conclusions

The site has been shown to contain an established bat roost, with droppings found both internally and externally along the north-eastern elevation. The droppings were morphologically similar to pipistrelle bat droppings, being small and fine-grained. A distinction between common and soprano pipistrelles cannot be determined from droppings alone.

The access point for the roost has been found to be a gap between the plastic soffit and gable caps; droppings were found directly beneath this location. Pipistrelle bats tend to occupy crevices or small cavities within buildings. It is therefore likely that the roost was located along the wall-top or within the cavity of the wall.

The proposed works will not have a direct impact on the roost location, as the roof will not be replaced and the roof void will not be impacted. It will therefore be possible to undertake the work without directly disturbing the bat roost. The roost is in a location that will also not be impacted by the operation of the building as a café. The roost entrance is at the rear of the building, where public access will be very limited, while the internal roosting location is well removed from the proposed operational areas of the café.

It is therefore concluded that works can continue without the need for further survey work. However, precautions must be taken to ensure that the bat roost is not impacted by the works;

- No works must be undertaken to the roof, such as a roof replacement;
- The roof void must not be converted as part of the proposed renovation;
- The gap between the soffit box and the pvc end caps at the rear of the building must not be sealed – this gap must be retained in order to preserve the roost site;
- Any loud or intrusive works that will result in vibrations must be undertaken outside of the peak activity season for bats. Intrusive works should therefore be undertaken between October and April (inclusive);
- If bats, or fresh signs of bats, are found during works then operations must cease until a suitably qualified ecologist is consulted with;
- If plans are altered to an extent that the roost location, or areas near to it, are to be modified, then a suitably qualified ecologist is consulted with – it may be that further surveys should be carried out;
- External lighting should be kept to a bare minimum and should not include any upward facing lights and/or high wattage lighting. Where possible, lighting should be limited to motion activated foot lights.

If you require any more information or have any questions about the findings of this survey, please feel free to get in touch.

Yours sincerely,

[Redacted Signature]

Rich Flight BSc (Hons) MCIEEM
Director
Flight Ecology

[Redacted Contact Information]

DRAFT

Photographs



Photograph 1: Western elevations



Photograph 2: North-western gable elevations



Photograph 3: North-eastern elevations, showing roost entry point



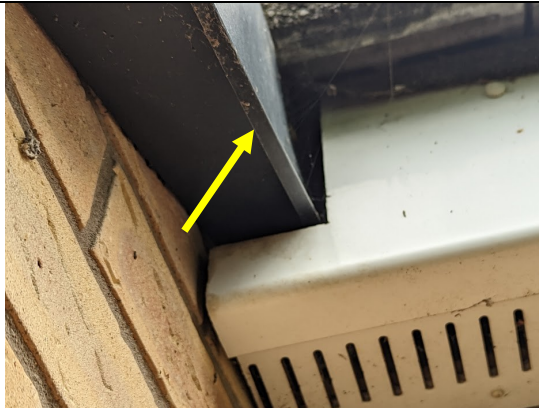
Photograph 4: South-eastern elevation



Photograph 5: Sealed soffit boxes



Photograph 6: Tight roof



Photograph 7: Roost entry point



Photograph 8: Droppings beneath roost entry point



Photograph 9: Roof void



Photograph 10: Roof void



Photograph 11: Bat roost location



Photograph 12: Droppings beneath roost location



Photograph 13: Stoop droppings



Photograph 14: Stoop droppings