



**Preliminary Roost Assessment of garages at Lynton Grange,  
Fortis Green, N2 9EU**

**Commissioned by Fortis Green Mews Ltd.**

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**Author: Pete Howarth BSc (hons) (Ecologist)**

| Status   | Personnel     | Date     |
|----------|---------------|----------|
| Draft    | Peter Howarth | 10/10/22 |
| Proofed  | Peter Howarth | 10/10/22 |
| Reviewed | Dan Sullivan  | 11/10/22 |

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# 1 Executive Summary

## 1.1 Background information

A Preliminary Roost Assessment was carried out at garages at Lynton Grange, Fortis Green, N2 9EU to assess the potential for the presence of roosting bats on site. The development proposal was for demolition of existing garages and redevelopment of the site to provide five residential units with associated parking, cycle parking and landscaping.

## 1.2 Survey results

The result of the survey found that the buildings on site had a low potential to support bat roosts

## 1.3 Evaluation

The proposed development may have a negative effect on bat roosts if present

## 1.4 Recommendations

A further bat survey is required to establish the present or likely absence of roosting bats. This survey can be carried out between May and August inclusive. It would require one dusk emergence visit to be carried out by 4 surveyors, to check for bats emerging from the garages.

## 2 Introduction

### 2.1 Surveyor

The surveyor was Pete Howarth BSc (Hons), holder of level 2 bat survey license, level 1 dormouse survey license and level 1 Great Crested Newt survey licence.

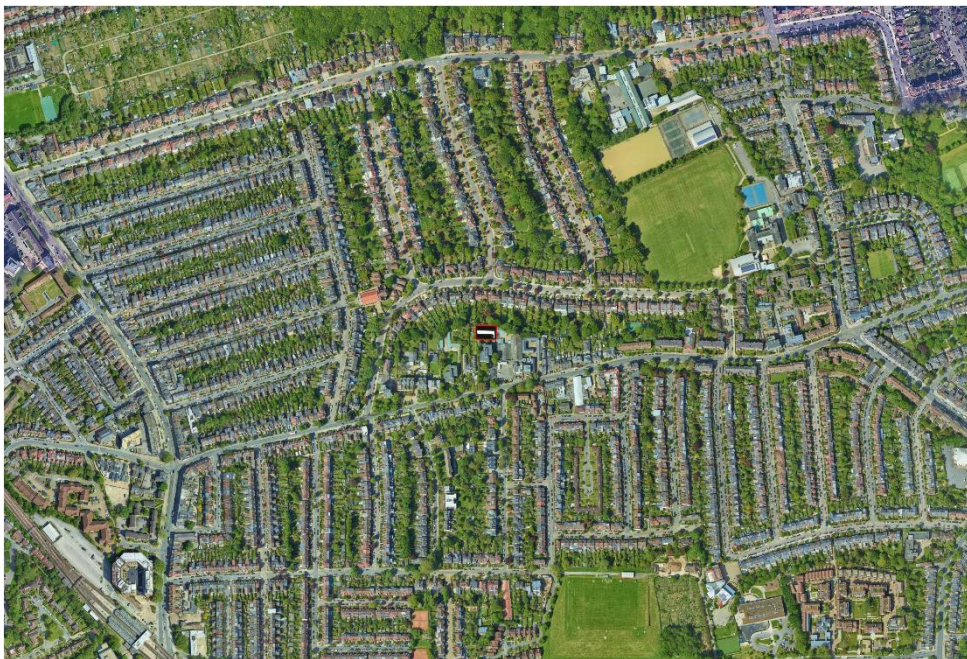
### 2.2 Client

The client was Fortis Green Mews Ltd.

### 2.3 Site location

The site was located in Fortis Green, London

### 2.4 Site location map



0 100 200 m

### 2.5 Development proposal

The development proposal was for demolition of existing garages and redevelopment of the site to provide five residential units with associated parking, cycle parking and refuse stores.

### 2.6 Survey instruction

The client commissioned Green Shoots Ecology to carry out a Preliminary Roost Assessment

### 2.7 Site visit date

30/09/2022

## 3 Desk Survey

### 3.1 Biological records search

A data search for bat species within 1km of the site was commissioned from London Bat Group.

### 3.2 MAGIC search

A search of the MAGIC ([magic.defra.gov.uk](http://magic.defra.gov.uk)) website was carried out to determine if any European Protected Species Mitigation Licences (EPS) for bats had been granted in the same search area.

## 4 Relevant legislation and planning policies

All species of British bat are listed in Appendix II of the Berne Convention and various annexes of the Habitats Directive. They are protected under Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 2 of the Conservation (Natural Habitats, etc) Regulations 2017 (Regulation 43). It is therefore illegal to kill, injure or handle any bat or obstruct access to, destroy or disturb any site that they use. A £5000 fine and/or 6 months imprisonment per offence is the maximum penalty. Where a bat roost will be affected by development a licence to carry out the work will be required (issued by Natural England). This will be granted only if suitable mitigation for any adverse impacts on bats is to be carried out.

## 5 Survey Methodology

### 5.1 General information

The survey methodology for the surveys carried followed the guidelines as set out in the Bat Conservation Trust publication, Bat surveys for Professional Ecologist (Good practice guidelines), 3<sup>rd</sup> edition, 2016.

### 5.2 Type of survey

#### 5.2.1 Preliminary Roost Assessment.

This a detailed inspection of the exterior and interior of a structure (where access is available) to look for features that bats could use for entry and exit and roosting and to search for signs of bats. The aim of the survey is to determine the actual or potential presence and the need for further survey and or mitigation.

### 5.3 Types of Equipment used for Preliminary Roost Assessments

- Endoscope
- Clulite/LED Lenser torches
- Leica/Minox binoculars
- Ladders (Standard 4m telescopic surveying ladder).
- Mirrors (extendable and movable mirror face).
- Thermometer/hygrometer.
- Camera - Olympus Tough 4
- Sample bags for collecting dropping and feeding evidence.

## 5.4 Constraints

Significant areas (the internal spaces of the garages) could not be surveyed. The areas not accessible have been described in the survey results section of this report. Where necessary recommendations have been made which take this into account.

# 6 Desk survey results

## 6.1 Biological records search

Records of the following bat species were found:

Natterer's bat  
Daubenton's bat  
Common noctule  
Leisler's bat  
Common pipistrelle  
Soprano pipistrelle  
Nathusius pipistrelle  
Brown long-eared bat

Myotis nattereri  
Myotis daubentoni  
Nyctalus noctula  
Nyctalus leisleri  
Pipistrellus pipistrellus  
Pipistrellus pygmaeus  
Pipistrellus nathusii  
Plecotus auritus

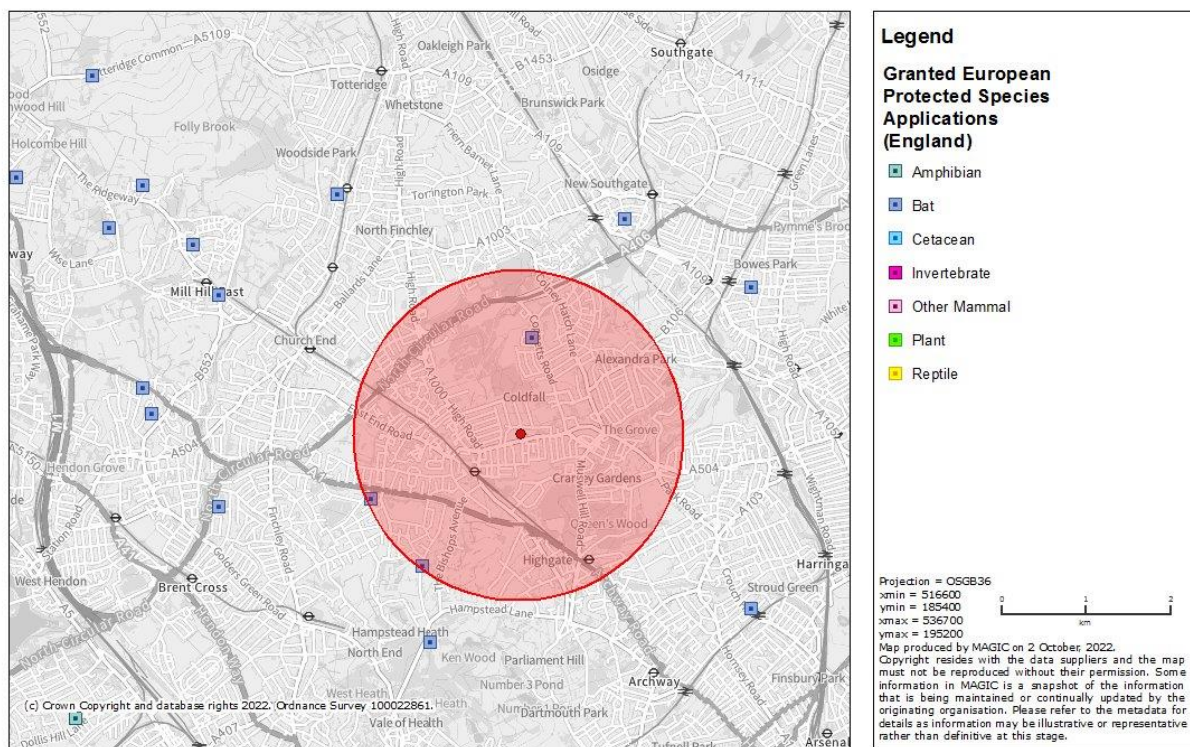
## 6.2 MAGIC search

### 6.2.1 European Protected Species Mitigation licences

The magic search found three European protected species mitigation licences for bats had been applied for from 2km radius from the site. Locations as shown in figure below:

MAGiC

Magic Map



## 7 Site survey results

### 7.1 Weather conditions

| Date       | Survey                       | Times         | Weather                                                    |
|------------|------------------------------|---------------|------------------------------------------------------------|
| 30/09/2022 | Preliminary Roost Assessment | 11:45 - 13:00 | Temp: 18<br>Humidity: 60<br>Wind: 2<br>Precipitation: None |

### 7.2 Preliminary roost assessment of structures

| Building ref | Description of structure                                                                                                                                                                                                                                                  | Description of potential and actual roost features                                                                                                                                                      | Bat evidence found |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| Building 1   | The building was a set of garages located to the north of the site, dating from the 1960's. The structure was single storey constructed of brick, with a corrugated metal roof and with metal doors. Due to access problems the internal structure could not be examined. | There were gaps over the doors of the garages which allow access in the internal spaces of the building. Also, parts of the roof were obscured by vegetation which could hide potential roost features. | None found         |
| Building 2   | The building was a set of garages located to the south of the site dating from the 1960's. The structure was single storey constructed of brick with a corrugated metal roof and with metal doors. Due to access problems the internal structure could not be examined.   | There were gaps over the doors of the garages which allow access in the internal spaces of the building. Also, parts of the roof were obscured by vegetation which could hide potential roost features. | None found         |

#### 7.2.1 Description of areas not surveyed and reasons why not

The internal spaces of the garages were not accessible at the time of the survey visit.

### 7.2.2 Photographs



Southern block of garages



Northern block of garages



Corner of garages with overgrown vegetation



Gap over garage door



Plant covered rear of southern block of garages



Side elevation of garages



Upper part of northern block of garages with mature oak offsite behind garages

## 8 Evaluation

Due to potential roost features being present in the interior of the structures that could not be accessed, the buildings were assessed as having a low potential for bats.

## 9 Impact assessment

Due to the evaluation of the buildings as having potential to contain bats, if the development proceeded without further bat surveying a bat roost could potentially be destroyed.

## 10 Recommendations

### 10.1 Further surveys

The potential for roosting bats is considered low, therefore under current guidelines one further emergence survey is required. This would require one survey visit by 4 surveyors at dusk. The surveyors would check visually and using bat detectors for any bats emerging from the garages. The visit must be carried out between May and August inclusive. Survey visits during this time can only be carried out when temperature at sunset is 10 C or more on the evening of survey and there are no strong winds or heavy rain. Should bats be found to be roosting in the buildings two further survey visits will be required and then a licence applied for from Natural England to allow demolition of the building.

## 11 References

Collins, J. (ed), (2016), Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd Edition, BCT, London

Mitchell-Jones, A.J. (2004), Bat Mitigation Guidelines, English Nature, Peterborough

## 12 Appendices

Appendix 1 - Site Map

## Appendix 1 – Site map



8 Darnley Road, Woodford Green, London, IG8 9HU  
T: 020 8989 4114  
M: 07776 484 947