St. Pancras Cruising Club New Clubhouse and Visiting Boaters Facilities

Bat Check Report

December 2016

St Pancras Cruising Club
St. Pancras Yacht Basin
Camley Street
London N1C 4PN

Zoe Trent (MCIEEM) zoe_trent@yahoo.co.uk
83 Ashurst Road, Brighton BN2 4PJ

Contents

Zoe Trent (MCIEEM) zoe_trent@yahoo.co.uk
112 Ditchling Road, Brighton BN1 4SS

Executive Summary

St. Pancras Cruising Club (SPCC) is planning to replace their existing clubhouse. The existing clubhouse, which is a prefabricated structure, was vacated in 2007 and a report by Halcrow concluded that it had come to the end of its useful life and was beyond repair. The building has had its internal walls and ceilings removed but it has been kept water tight.

The planning application for a new clubhouse was received by Camden Council on 1st August 2014 and planning permission was granted on 9th October 2014 (Planning Application Number 2014/4871/P). One of the planning conditions required that a check for bats be carried out prior to the existing clubhouse being demolished.

As required by the planning condition, a check of the development site was carried out by Zoë Trent on 26th November 2016. This inspection was a check to determine if there was any evidence of bats using the existing building. If any evidence had been found then a survey by a bat specialist would have been required. However, the check found that there was no evidence of bats and so no further survey was deemed necessary.

There, was however, features that could be utilised by bats in the future and so it is recommended that the existing clubhouse is demolished during the winter (before March 2017). This is because bats are not using the building for hibernating but could move in when the weather warms up in the spring. Demolishing the building before the end of February would also reduce the likelihood of an offence being committed with regard to nesting birds as they could also utilise the clubhouse in the spring.

In the unlikely event that bats are found during the demolition. All work would need to stop and a bat specialist would need to be contacted immediately.

Zoe Trent (MCIEEM) zoe_trent@yahoo.co.uk
53 Ashurst Road, Brighton BN2 4PJ

1 Introduction

1.1 Background

Saint Pancras Cruising Club, which is located in Saint Pancras Basin adjacent to The Regent's Canal, is planning to build a new club house. The existing clubhouse on the site is a single storey prefabricated structure and was vacated in 2007. A report by Halcrow concluded that it had come to the end of its useful life and was beyond repair. The building has, however, been kept water tight. A Preliminary Ecological Appraisal (PEA) was carried out in September 2014. This found that there was no evidence that bats were utilising the structure but also recommended a check prior to demolition in case bats moved into the structure.

1.2 Scope

The scope of this report is to identify whether any bat roosts are present in any areas to be affected by the proposed development, in particular, to determine if they are using the existing clubhouse that is due to be demolished. The check involved an external and internal assessment of the clubhouse to provide an initial assessment of bat roosting potential. If features could not be ruled out for the presence of roosting bats, complete "dusk emergence" and "dawn return" surveys would have been undertaken, to identify any bats leaving or re-entering a roost. This report also makes recommendations for any licensing requirements, or any non-licensable mitigation, compensation and enhancement measures which may be required.

1.3 Legislative and Planning Context

The construction and operational activities for the proposed works must comply with the European and UK nature conservation legislation and national and local biodiversity policies. The main pieces of UK legislation on nature conservation are the Wildlife and Countryside Act (WCA) 1981 (as amended); the Conservation of Habitats and Species (Amendment) Regulations 2012 and Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.

The biodiversity policies which are most relevant are National Planning Policy Framework (2012) and the Greater London Biodiversity Action Plan (LBAP).

All bat species are protected under the WCA (as amended) 1981 and the Conservation of Habitats and Species Regulations 2012. This means it is illegal to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; and
- Intentionally or recklessly obstruct access to a bat roost.

Zoe Prent (MCIEEM) zoe_prent@yahoo.co.uk
1 83 Ashburne Road, Brighton BN2 4PJ

2 Methodology

2.1 Survey Area

The survey area consisted of the existing clubhouse located at National Grid Reference (NGR) TQ2991783585, adjacent to the Regent's Canal in the London Borough of Camden.

2.2 Desk Study

The species which could potentially be encountered were checked using information available from the London Bat Group.

2.3 External Building Assessment

An initial assessment of the clubhouse's potential to support bats was made by conducting an external inspection to search for potential roost features which would give bats access to a suitable roosting cavity or crevice. This involved a visual inspection to search for these features including:

- Damaged roofing tiles;
- Gaps behind cladding/barge boards;
- Holes in soffit boards;
- Gaps behind any flashing or roofing;
- Holes in brickwork which may lead into a cavity wall; and
- Any existing mitigation measures such as bat boxes, bat bricks and bat tiles.

The location of each identified feature is shown on the map in Appendix A and the photographs in Appendix B.

The initial assessment allows a building to be categorised as having negligible/low/moderate/high or confirmed roosting potential (Collins, 2016) (see Table 2.1).

Zoe Trent (MCIEEM) zoe_trent@yahoo.co.uk
33 Ashurst Road, Brighton BN2 4PJ

Table 2.1: Categories of roost inspection

Bat Roost potential	Description
Negligible	An inspected building which is considered to have no features of importance for roosting bats.
Low	From the ground, the building appears to have superficial features (e.g. cracks and crevices) that are sub-optimal for roosting bats but may be used in some circumstances. Surrounding habitat appears to provide little or no foraging potential and/or connectivity to further suitable habitats.
Moderate	A building in which no evidence of bats has been found, but a small number of features have been identified that could support roosting bats (such as cracks, crevices and/or structural features). Surrounding habitat provides good foraging potential and/or connectivity to further suitable habitat.
High	A building in which no evidence of bats has been found, but there are a larger number of features have been identified that could support roosting bats (such as cracks, crevices and/or structural features). Surrounding habitat provides excellent foraging potential and/or connectivity to further suitable habitat.
Confirmed	Bats or evidence of bats recorded within the building, including both current and/or historic roosts.

2.4 Internal Inspection

An internal inspection was carried out in areas that were accessible to determine if bat evidence was present within. This included the main structure as well as the vestibule. It was possible thoroughly inspect all features.

Zoe Trent (MCIEEM) zoe_trent@yahoo.co.uk
63 Ashurst Road, Brighton BN2 4PJ

3 Results

3.1 Bat Species known in the vicinity

The following bat species may be present within the vicinity of the development:

Pipistrelle *Pipistrellus sp.*: There are three separate pipistrelle species (*Pipistrellus pipistrellus and P. pygmaeus* and *Pipistrellus nathusii*) all of which are known to breed in Greater London (London Bat Group, 2016). Pipistrelles are the most common species of bat in Britain and they often roost in houses under eaves and soffit boards. The feed in woodland, over water, along hedgerows and gardens.

Noctule *Nyctalus noctula*: Noctule bats are found in Greater London. However, they roost in woodpecker holes or rot holes in trees and are unlikely to utilise a derelict building.

Daubenton's bat *Myotis daubentonii*: Daubenton's bat is recorded along the Grand Union Canal. They roost near water, usually in tunnels and bridges.

3.2 External/Internal Building Inspection

The features which were identified with suitability for bats are described in Table 3.1. Their locations are shown on the map in Appendix A.

Table 3.1: Features suitable for bats

Building Description	Feature Number	Feature and Location	Feature Details	Evidence	Building Potential
The building is comprised of two sections, the main clubhouse and the vestibule. The building is constructed of steel uprights with pre-cast concrete panels. The roof on the main clubhouse is corrugated coated steel and the roof on the vestibule is roofing felt.	A	SE, Ground level to 2.5m	Gap between main clubhouse and vestibule.	No	The building is in an urban area where there is a high level of disturbance. On the opposite side of the Regents canal there is extensive building work occurring. There is some light spill but the building is not illuminated at night. Bats are known to forage along the adjacent canal and Camley Street Natural Park is nearby. The building thus has **moderate potential** to support roosting bats.
	B	NW, 2.5m	Gaps under soffit boards.	No	
	C	N, 3m	Hole above northern door.	No	
	D	Inside vestibule where join with main clubhouse is.	Missing plasterboard between vestibule and main clubhouse. Cobwebs present indicating bats are not present.	No	
	E	Inside main clubhouse above internal vestibule door.	Gap between wooden structure. Fully visible with no sign of bats.	No	

Zoe Trent (MCIEEM) zoe_trent@yahoo.co.uk
33 Ashurst Road, Brighton BN2 4PF

4 Conclusion and recommendations

4.1 Conclusion

Bats are known to forage in St. Pancras Yacht Basin but although the existing clubhouse has potential for bats no evidence was found that they are present.

4.2 Recommendations

The clubhouse should be demolished by the end of February 2017, otherwise a further check for bats will be required. This is because when the weather gets warmer (around March) bats will come out of hibernation and can start moving between roosts sites. This could mean that bats start to utilise the clubhouse.

In the unlikely event that bats are found during the demolition, a bat specialist will need to be contacted for advice and all demolition work must stop.

4.3 Habitat enhancement

The existing plans require the installation of bat (and bird) boxes. These should be selected to be appropriate for the species that are most likely to be present in the area (pipistrelles, noctules and Daubenton's).

[illegible] (MCIEEM), [illegible]
[illegible] Road, Brighton [illegible]

5 References

Bat Conservation Trust (2012) Bats and Buildings Guidance for built environment professionals, consultants, building owners and managers on the conservation actions to promote and cater for bats in buildings.

Collins J. (ed) (2016) Bat Surveys for Professional Ecologists Good Practice Guidelines (3rd Edition) The Bat Conservation Trust

Joint Nature Conservation Council (2012). [online] UK Biodiversity Action Plan (UK BAP). [Online]. Available from: http://jncc.defra.gov.uk/page-5155

London Biodiversity Partnership, London Biodiversity Action Plan http://www.lbp.org.uk/londonap.html

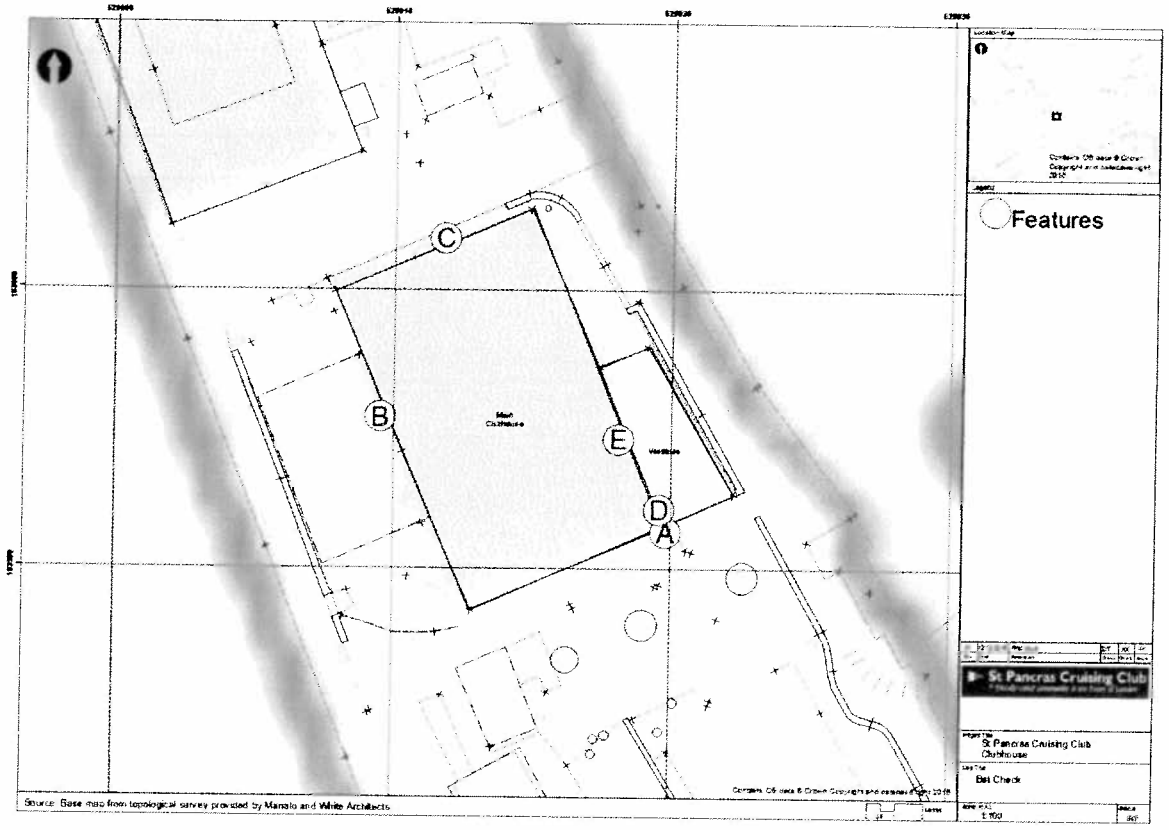
London Bat Group, The bats of London http://www.londonbats.org.uk/lonbats.htm

National Planning Policy Framework (2012). [Online]. Available from: http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf

Waite, M. (2005) Bat roost creation opportunities in Greater London. London Biodiversity Partnership, Greater London Authority

Zoe Trent (MCIEEM) zoe_trent@yahoo.co.uk
33 Ashurst Road, Brighton BN2 4PJ

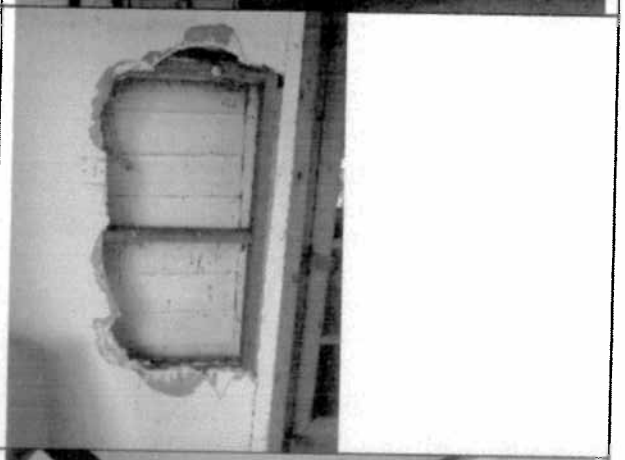
Appendix A. Map showing features



Zoe Trent (MCIEEM) zoe_trent@yahoo.co.uk
83 Ashurst Road, Brighton BN2 4PJ

Appendix B. Feature Notes and Photographs

Feature	Description	Photograph
General photo of clubhouse and vestibule	External	
General photo of clubhouse	Internal	
A	Gap between main club house and vestibule.	

Feature	Description	Photograph
B	Gap under soffit boards.	
C	Hole above northern entrance to main clubhouse.	
D	Inside vestibule. Broken plaster board revealing concrete panel of main clubhouse.	
E	Gap above door between vestibule and main clubhouse.	

Zoe Trent (MCIEEM) zoe_trent@yahoo.co.uk
83 Ashurst Road, Brighton BN2 4PJ