



report to
Iain Brown

Preliminary Ecological Assessment



Extension of land at Invercoe Holiday Park

July 2022

Quality Assurance

Prepared by:	Name	Andrea Hudspeth	Title	Principal Ecologist
Checked by:	Name	Terry Williams	Title	Ecologist
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Aquila Ecology
Cruachan
St Fillans
Crieff
Perthshire
PH6 2NQ

Tel: 01764 685459

Mob: [REDACTED]

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1. Introduction

1.1. Project Description

It is proposed to extend the current footprint of Invercoe Highland Holidays park by extending the park out into the inter-tidal area at the southeast corner of the park. This will provide more provision for motorhomes.

1.2. Legislation

Brexit

Existing EU environmental laws will continue to operate in UK law. The following will also continue:

- the UK's legal framework for enforcing domestic environmental legislation by UK regulatory bodies or court systems.
- environmental targets currently covered by EU legislation - they are already covered in UK legislation.
- permits and licences issued by UK regulatory bodies.

EUROPEAN PROTECTED SPECIES

All bat species found in the UK are European Protected Species (EPS). EPS are those which are protected by the EC Habitats and Species Directive 92/43/EEC. The Conservation (Natural Habitats, &c.) Regulations 1994 translates this European legislation into UK law. This has been amended in Scotland by The Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2004 and 2007 and the Conservation (Natural Habitats, &c.) Amendment (No. 2) (Scotland) Regulations 2008. In addition to all bat species, EPS includes; otter, wildcat and great crested newt. The regulations make it an offence to deliberately or recklessly:

- capture, injure or kill an EPS
- harass a wild animal or group of wild animals of EPS
- to disturb such an EPS while it is occupying a structure or place it uses for shelter or protection
- to disturb an EPS while it is rearing or otherwise caring for its young
- to obstruct access to a breeding site or resting place of an EPS or to otherwise deny an EPS use of a breeding site or resting place
- to disturb an EPS in a manner that is, or in circumstances which are, likely to significantly affect the local distribution or abundance of the species to which it belongs
- to disturb an EPS in a manner that is, or in circumstances which are, likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for its young

- to disturb such an animal while it is migrating or hibernating

It is also an offence to:

- damage or destroy a breeding site or resting place of such an animal
- keep transport, sell or exchange or offer for sale or exchange any wild animal or plant EPS or any part or derivative of one (from 1st May 2007).

In relation to protected species of animal, licences can be issued under Regulation 44 that will permit, only for specific purposes, certain actions that would otherwise be a criminal offence. Scottish Natural Heritage (SNH) is the body responsible for all EPS licensing under the Habitats Regulations (with the exception of some areas of licensing for whales and dolphins).

There is no provision for licences for development, however, under Regulation 44 (2e) of the Conservation (Natural Habitats, &c.) Regulations 1994 licences may be granted for:

- Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.

However, a licence will not be granted unless, importantly under 44 (3), the appropriate licensing authority is satisfied:

- That there is no satisfactory alternative; and
- That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

WILDLIFE AND COUNTRYSIDE ACT 1981

The Wildlife and Countryside Act 1981 provides protection to species and habitats. The Nature Conservation (Scotland) Act 2004 amends the Wildlife and Countryside Act 1981 in Scotland. In April 2012 the Wildlife and Natural Environments (Scotland) Act 2011 (WANE) has further amended the 1981 Act. This is in particular relation to the prevention of release and control of non-native species of animal and plant.

BIRDS

All wild birds receive general protection to their nest and eggs under the Wildlife and Countryside Act 1981, as amended by the Wildlife and Natural Environment (Scotland) Act 2011. Some species receive enhanced statutory protection due to their listing in schedule 1 of the Wildlife and Countryside Act 1981. It is an offence to disturb a Schedule 1 species while it is building a nest or is in, on, or near a nest containing eggs or young.

There are obligations within the Birds Directive 1979 relating both to protection of species and maintenance of habitats. Birds on Annex 1 to the Birds Directive, regularly occurring migratory species, and birds on Schedule 1 to the Wildlife & Countryside Act are recognised in statute as requiring special conservation measures.

A number of bird species have been highlighted in non-statutory lists as priorities of Conservation Concern in the United Kingdom. This includes those listed in Birds of Conservation Concern 3: and those included on the Scottish Biodiversity List as priority species. Birds are assigned according to one of these three categories (Eaton et al. (2009):

- Red List Species - those birds whose populations or range is rapidly declining (recently or historically), and those of global conservation concern;
- Amber List Species - those birds whose populations are in moderate decline, rare breeders, internationally important and localised species and those of an unfavourable conservation status in Europe; and,
- Green List Species - those other birds occurring in the United Kingdom not included in the Red or Amber Lists above. Further details of the appraisal can be found in Eaton et al. (2009).

SCHEDULE 5 ANIMALS

Enhanced protection is provided for species listed on Schedule 5, including Red Squirrel, Water Vole, Pine Marten and Freshwater Pearl Mussel. It is an offence to recklessly kill, injure or take animals listed on Schedule 5, with the exception of Water Vole. Water Voles are protected in respect of section 9(4) only (in Scotland), meaning that water vole habitat is protected, although the animals themselves are not.

It is also an offence to recklessly damage, destroy or obstruct access to any place used for shelter or breeding. Licences are available for development purposes if certain conditions are met. Licences should be applied for from SNH.

HABITATS AND PLANTS

The protection of habitats and plants of national importance is provided under the provisions of the Wildlife & Countryside Act 1981 (as amended). This designates key sites that fulfil the habitat designation criteria as Sites of Special Scientific Interest (SSSI). Certain plant species receive enhanced statutory protection under Schedule 8 of the Act.

NON-NATIVE SPECIES

The WANE Act amended and expanded Section 14 of the Wildlife and Countryside Act 1981. The 1981 Act now contains sections on the release or planting of all non-native species and the keeping, sale and notification of invasive species, in addition to provisions on Species Control Agreements and Species Control Orders. Non-native is re-defined to include native species outwith their natural range and the natural range is further defined as the location in which an animal or plant is indigenous. The 'wild' is also more clearly defined and there is a list of exempted land (Section 5, list 2 of Code of Practice). The WANE Act also put in place the means to introduce a new code of practice with regard to non-native species. This was done under Section 14C of the amended Wildlife and Countryside Act and came into force in July 2012. The code of practice should be referred to when dealing with any non-native animal or plants. The code outlines the law relating to native and non-native species and explains the main provisions set out in the 1981 Act. Schedule 9 has now been repealed.

PROTECTION OF BADGERS ACT 1992

The Protection of Badgers Act (1992) provides full legal protection to badgers. In Scotland, this legislation was amended by the Nature Conservation (Scotland) Act 2004 and more recently by the Wildlife and Natural Environment (Scotland) Act 2011. It is an offence to recklessly take, injure or kill a badger (or knowingly cause or permit such an offence), or destroy or cause disturbance to their setts. SNH interprets the legislation in such a way that any sett within an active badger territory is afforded legal protection, whether it shows signs of recent use or not. In addition, badgers are afforded protection from cruel ill treatment. All the definition of 'ill treatment' has not been clearly defined; this is likely to include preventing badgers access to their setts as well as causing the loss of significant foraging resources within a badger territory. Licences are available for the disturbance or destruction of setts. SNH must be consulted prior to any works which could cause disturbance to badgers.

UK, SCOTTISH AND LOCAL BIODIVERSITY POST-2010

In October 2010, 192 governments and the European Union met in Nagoya, Aichi Province, Japan and together reached new agreement on global biodiversity. This was the 'Strategic Plan for Biodiversity 2011-2020' and contains five strategic goals and 20 new global targets referred to as the 'Aichi Targets'. In the UK this translates into the 'UK Post-2010 Biodiversity Framework'.

As a consequence of this new strategy the UK BAP partnership no longer operates. The work previously carried out by the partnership will now be focussed within each of the four countries i.e., Scotland, England, Wales and Northern Ireland. This also means that the species and habitats agreed under the UK BAP will now be superseded by each country's own priority list.

The current SBL can be seen by following the link below.

<http://www.gov.scot/Topics/Environment/Wildlife-Habitats/16118/Biodiversitylist/SBL>

NON-STATUTORY DESIGNATED SITES (INCLUDING LNCS)

Local and district level non-statutory designations, often called Sites of Importance for Nature Conservation (SINCs) or Local Nature Conservation Sites (LNCS), may be identified by Local Planning Authorities. In addition, other sites including those managed by organisations like Royal Society for the Protection of Birds (RSPB), Scottish Wildlife Trust (SWT), National Trust for Scotland (NTS), Woodland Trust (WT) and John Muir Trust (JMT) are also considered, where relevant.

ANCIENT WOODLAND INVENTORY

This is woodland listed on the Ancient and semi-natural woodland inventory (identified by the former Nature Conservancy Council and held/updated by SNH).

2. Surveys: Methods & Results

2.1. Survey Personnel

Aquila Ecology was contracted to complete a Preliminary Ecological Assessment in June 2022. The survey was completed on 4th July during late afternoon to correspond with the low tide (neap tide).

All survey and reporting were overseen by Andrea Hudspeth. Andrea is a NatureScot licensed bat worker (licence number 18123), an experienced ecologist, botanist, qualified tree climber and an Associate Member of the Chartered Institute of Ecology and Environmental Management (ACIEM).

2.2. Site Location

The land ear-marked for development is situated to the southeast of the park at OS NN 09773 59339 site centred (approximately) within the unitary authority of Highland Council.

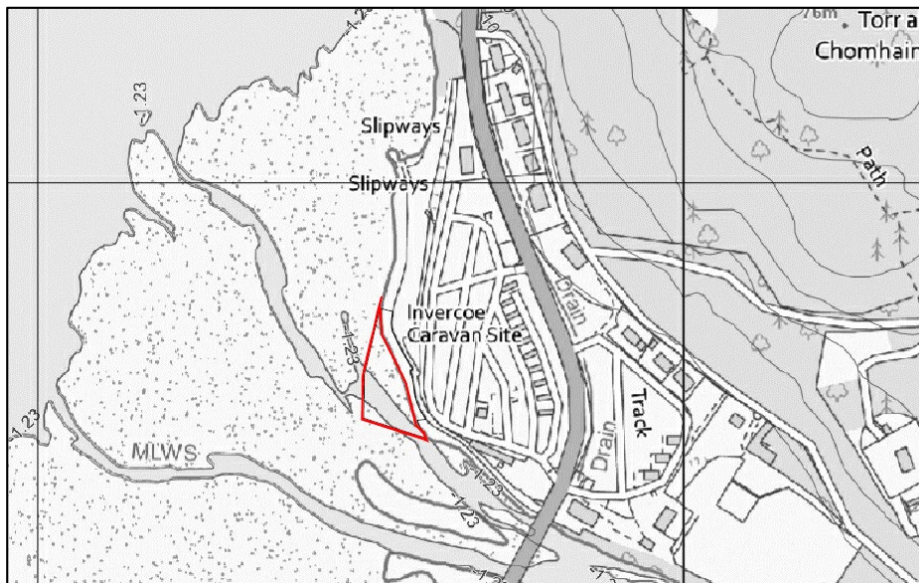


Figure 1: Location Map – red area indicates approximate location

2.3. Desk Top Study

2.3.1. Methodology

A search was conducted for records of protected species (10 years old and less) and designated sites within a 1km radius of the survey area. The National Biodiversity Network (NBN) Atlas Scotland was searched for relevant records.

2.3.2. Results

Protected Species

Otter – no recent records

Pine Marten – May 2007 private individual reports regular occurrence in garden within 1km of the site.

Badger – one dead on road 17.08.11 by Highland Biological Recording Group.

Red Squirrel – twelve records within 1km of the site dated between 2017 and 2021 from Scottish Squirrel Database.

There are no records for any protected species within the actual site boundary.

Designated sites

A search was made for designated sites within a 5km buffer on NatureScot Sitelink and further information was obtained from the JNCC website.

International – Ramsar Sites

Ramsar sites are wetlands of international importance designated under the Ramsar Convention. Many Ramsar sites are also Special Protection Areas (SPAs) classified under the Conservation of Wild Birds (79/409/EEC) (The Birds Directive).

European – Natura 2000 Sites

European sites consist of Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). SPAs aim to protect the habitat of rare, threatened or migratory bird species under Council Directive of 2 April 1979 on the Conservation of Wild Birds (79/409/EEC) (The Birds Directive). SACs aim to protect rare, endangered or vulnerable habitats and species under Council Directive 92/43/EEC of 21 May 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats and Species Directive). The Conservation (Natural Habitats &c) Regulations 1994 (the 'Habitats Regulations') implement these Directives in Britain.

National Designations

NatureScot has a duty under the Wildlife and Countryside Act 1981, as amended, to notify any area of land which in their opinion is 'of special interest by reason of any of its flora, fauna, or geological or physiographical features'. Such areas are known as Sites of Special Scientific Interest (SSSIs).

There are eight statutory designated sites with 5km of the Study Area. These include:

Onich to North Ballachulish Woods Special Areas of Conservation (SAC)/Onich to North Ballachulish Woods and Shore Site of Special Scientific Interest (SSSI)

This site is located approximately 4.6km northwest of the park. The site has been designated for its base-rich fens, western acidic oak woodland, mixed woodland on base-rich soils associated with rocky

slopes, structural and metamorphic geology, calcium-rich springwater-fed fens and upland mixed ash woodland.

St John's Church SSSI

This site is located approximately 3.2km to the west of the park. The area has been designated for its structural and metamorphic geological features.

Carnach Wood SSSI

This site is located approximately 1km south of the park. The site has been designated for its ash-alder *Fraxinus-Alnus* wood which has developed on basic, flushed soils on a steep, north-facing hillside. This is a rare woodland type in Britain, and Carnach Wood is the best-known example in the Highlands. The site supports a good range of invertebrate species characteristic of wet woodland; but also supports an unusually diverse population of flies, especially craneflies which are of special interest.

Glen Etive and Glen Fyne Special Protection Area (SPA)/Glen Coe SAC/SSSI/Glencoe National Nature Reserve (NNR)

This area is located approximately 2.4km south of the park. This area holds four designations, with the SPA covering a larger area. The site has been designated for its geomorphology features, upland assemblage of habitats, wet woodland, bryophyte assemblage and vascular plant assemblage, as well as clear-water lakes or lochs with aquatic vegetation and poor to moderate nutrient levels, plants in crevices on acid rocks and acidic scree. The Glen Etive and Glen Fyne SPA regularly supports a population of European importance of the Annex 1 species Golden Eagle *Aquila chrysaetos*.

There are 11 area of Ancient Woodland within 1km of the Survey Area. The closest area is an unnamed woodland, approximately 300m north of the park.

2.4. Field Survey

2.4.1. Preliminary Ecological Assessment – Methodology

The habitats within the proposed development site and a buffer to the perimeter were classified using the Phase 1 habitat survey methodology. The habitats on site and in the surrounding area were assessed for their suitability for supporting protected species and the field signs and actual presence of a number of native and non-native, or invasive, species were searched for. Whilst all species were considered during the survey, there was a focus on potentially sensitive species and species with enhanced protection. All habitat suitability and evidence of species was recorded. The details recorded include the location of features or species along with photographic evidence.

Invasive non-native plant species including Japanese Knotweed *Fallopia japonica*, Giant Hogweed *Heracleum mantegazzianum* and Rhododendron *Rhododendron ponticum* were also searched for as well as signs of the non-native mammals Grey Squirrel *Sciurus carolinensis* and American Mink *Neovison vison*.

The main species considered as being relevant and likely to be encountered in the area and the habitats surveyed included:

- Otter *Lutra lutra*
- Mink *Neovison vison*
- Red Squirrel *Sciurus vulgaris*
- Pine Marten *Martes martes*
- Badger *Meles meles*
- Bats *Chiroptera*
- All nesting birds *Aves*

2.4.2. Preliminary Ecological Assessment – Results

Habitats

The predominant habitat within the main site is intertidal shingle and cobbles. There are no algal or zostera beds present. Seaweeds are dominant.

There is a small channel of running water associated with the adjacent River Coe running through the area with a silty/sandy substrate, but this was mainly dry at low tide when the survey was conducted.

There are patches of coastal grassland below the high mean water line.

Above the mean high water line are placed boulders with a grassy bank on top and to the resultant slope, with wildflowers and some scattered broadleaved trees.

The habitats comprised:

- A3.1. Scattered broadleaved trees
- B2.2. Semi-improved neutral grassland
- G2.6. Running water (brackish)
- H1.2. Intertidal shingles/cobbles
- H1.3. Intertidal boulders (man-made)
- H8.4. Coastal grassland
- J2 Amenity grassland
- J3.6. Hardstanding






The values of the habitats recorded were assessed using the criteria in Table 2 below and the descriptions and assessments are summarised in Table 3 below. Their locations can be seen on the map in Appendix II.



Table 1: Ecological Value Assessment Criteria

Value	Criteria	Examples
Very High	High importance and rarity, international scale (European) and limited potential for substitution	Internationally designated sites (SPAs, SACs, RAMSAR etc.)
		Qualifying feature of an internationally designated site
		Groundwater Dependant Terrestrial Ecosystems (GWDTE), which are of high dependency (score 1), within 0-250m from construction activities
High	High importance and rarity, national scale (UK), or regional scale (Scotland) with limited potential for substitution	A nationally designated site e.g. Site of Special Scientific Interest (SSSI), or a site proposed for, or considered worthy of such designation
		Regionally designated sites with limited potential for substitution
		A viable area of a habitat type listed in Annex 1 of the EU Habitats Directive or of smaller areas of such habitat which are essential to maintain the viability of a larger whole
		Scottish Biodiversity List or Local BAP priority habitat of importance for the conservation of biological diversity
		Significant extent of priority habitats
Medium	High or medium importance and rarity, local or regional scale (Scotland), and limited potential for substitution	Locally designated sites
		Locally important number of a Schedule 1 and 5 species
		Groundwater Dependent Terrestrial Ecosystems (GWDTE), which are of moderate dependency (score 2), within 0-250m from construction activities
		Areas of internationally or nationally important habitats which are degraded but are considered readily restored
Low	Low or medium importance and rarity, local scale	Species of national or local importance, but which are only present very infrequently or in very low numbers within the subject area
		Areas of internationally or nationally important habitats which are degraded and have little or no potential for restoration
		A local broad habitat type that is listed in a Local BAP because of the rarity in the locality
		Other species and habitats which are, in the opinion of the assessor, of note and for which mitigation measures may be required
Negligible/ Negative	Very low importance and rarity, local scale	Areas of heavily modified or managed vegetation of low species diversity or low value as habitat to species of nature conservation interest and common and widespread species Non-native invasive species

The following table describes the habitats found with their assessment value. Their locations can be seen on the map in Appendix II.

Table 2: Habitat Assessment

Habitat	TN No.	Description	Assigned Value	Photo Reference
A3.1. Scattered broadleaved trees	1	There is a line of young scattered trees along the bank comprising Sycamore, Ash, Oak and Alder.	Low	
B2.2. Semi-improved neutral grassland	2	The bank and slope on top of the boulders have established a grass layer above.	Low	
G2 Running water	3	There is evidence of an old channel running alongside the River Coe. It is shallow and comprises a silty/sandy channel during low tide. This channel is part of the river alignment so only has a very low flow if any.	Low	
H1.2. Intertidal shingle/cobbles	4	The majority of the open area comprises shingle with seaweed.	Low	
H1.3. Intertidal boulders	5	A bank has been created with small boulders and cobbles to form a barrier between the water and the park. Further around the boulders increased in size and are not vegetated.	Low	

Habitat	TN No.	Description	Assigned Value	Photo Reference
H8.4. Coastland grassland	6	There are patchy areas of coastland grassland within the open area of the land occurring within the main shingle habitat.	Low	
J2 Amenity grassland	7	Spaces between pitches and in communal areas around the site are regularly mown to provide amenity grassland underneath some shrubs and trees.	Low	See below
J3.6. Hardstanding	8	Beyond the bank is the access road and area of hardstanding for motorhomes.	Negligible	

Summary

It is not anticipated that any high value habitat would be lost due to the development.

The most sensitive habitat is the burn which flows from the River Coe and into Loch Leven.

Protected Species

No evidence of protected species was found during the survey. There is habitat with the potential to support protected species included the trees (nesting birds) and the River Coe and foreshore (Otter).

All trees were inspected for their suitability for roosting bats, but no features suitable for roosting were found.

The River Coe from below the bridge to the open water and the whole shingle area had no signs of use by otters (spraints, resting up sites, holts) and the banks of the river below the bridge were not considered suitable for breeding holts.

There were no signs of Pine Marten surrounding the site.

Other species

Birds which were observed during the survey included: Oystercatcher *Haematopus ostralegus*, Common sandpiper *Actitis hypoleucos*, Mallard *Anas platyrhynchos*, Hooded Crow *Corvus cornix*, Common Gull *Larus canus* and Swallow *Hirundo rustica*.

No marine mammals were noted.

2.5. Survey Limitations

Works were in progress on the replacement bridge therefore the area below the bridge and upstream were off-limits for survey.

An absence of evidence does not indicate that a species is absent. Different species are more active at certain times of the year when their field signs are more numerous and can be easier to detect.

2.6. Evaluation of Results

Habitats

No habitats of international importance were discovered during the survey. The burn is a sensitive habitat and will need protecting from pollution and silt.

Wildlife

There was no evidence of protected species using the site.

There is habitat suitable for nesting birds.

3. Impact Assessment

3.1. Habitats

It is not anticipated that any priority habitats will be directly affected by the proposed works. The habitats that may be affected by the works are generally of low value.

The burn could be affected if pollutants or silt from the works enter the watercourse.

3.2. Protected Species

Red squirrel

If present, there should be no direct impact to red squirrel during or post-construction as long as Method Statements pertaining to risks to wildlife are produced and adhered to. No residual impacts are foreseen.

Otter

There should be no direct impact to otter during or post-construction as long as Method Statements pertaining to risks to wildlife should be produced and adhered to. No residual impacts are foreseen.

Pine Marten

If present, there should be no direct impact to pine marten during and post-construction as long as Method Statements pertaining to risks to wildlife are produced and adhered to. No residual impacts are foreseen.

Bats

If present, there should be no direct impact to bats if any of the remaining trees within the site are felled.

Birds

No Schedule 1 bird species will be directly impacted by the proposed works.

There is risk of a direct impact to birds if any of the trees contain active bird nests and are felled or subject to pruning during the nesting season. Further survey would be required.

Other Species

There should be no direct impact to other mammals, amphibians or reptiles during or post-construction as long as Method Statements pertaining to risks to wildlife are produced and adhered to. No residual impacts are foreseen.

4. Mitigation & Compensation

4.1. Introduction

This section makes recommendations in order to reduce any significant impacts, if present, or to fulfil legal obligations or to provide best practice recommendations.

4.2. Recommended Mitigation

4.2.1. General Mitigation

In line with best practice, the lead contractor should identify all possible risks concerning environmental factors at the site and produce all necessary Risk Assessments, Method Statements and organise Toolbox Talks as and when deemed necessary. These should include:

- Managing risk of pollution
- Managing waste
- Managing water (to include waste water)
- Managing risks to wildlife

Best management working practices should be implemented on site to minimise the risk of pollution incidents. Particular regard should be given to the storage of fuel and other potential pollutants on the site. The burn should be protected from silt. Works should be undertaken in compliance with Scottish Environment Protection Agency (SEPA) Pollution Prevention Guidelines.

4.2.2. Habitats

Works should be contained to a defined area on site so as not to impact on surrounding habitat.

Any habitat damaged as a result of the construction works should be re-instated post-construction.

Any habitat destroyed as a result of the construction works should be mitigated for with new plantings post-construction.

All watercourses should be protected from becoming silted up and from silt flowing into Loch Leven downstream. Silt fences should be installed to prevent this eventuality, and these should be maintained and cleared regularly.

Any mature trees remaining should be protected from the works with a root protection area as per BS5837 Trees in Relation to Design, Demolition and Construction.

4.2.3. Wildlife

General

An emergency procedure should be in place should any protected species or their resting site (e.g. bat roost, active bird nest, badger sett, squirrel drey) be encountered during operations. All work should cease in the area immediately and a suitably qualified ecologist should be consulted to determine any

mitigation requirements i.e. suitable set-backs or buffer zones, consultation with statutory bodies and the submission of licence applications if required.

Any excavations or trenches dug more than 0.5m depth, especially those left overnight, should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape. Excavations should be backfilled as soon as possible to minimise the potential for animals to become trapped.

Any pipes left on site should be capped at the end of each working day to prevent any animals from becoming trapped.

All works should take place during daylight hours and the use of floodlights should be avoided. Many mammal and owl species are more active after dark and artificial lighting could alter their behaviour and cause unnecessary disturbance. Working after dark could also prevent roosting birds from following their natural patterns.

Badger

In the event that a new Badger sett is established within the current and proposed works areas, all works in the vicinity should cease and a suitably experienced ecologist contacted to ascertain an appropriate way forward.

Pine marten

In the event that a Pine Marten den is discovered during works, all works in the vicinity should cease and a suitably experienced ecologist contacted to ascertain an appropriate way forward.

Otter

In the event that a breeding otter holt is discovered within 50m of the path works, all works in the vicinity should cease and a suitably experienced ecologist or NatureScot should be contacted to ascertain an appropriate way forward.

Bats

Avoiding damage to existing roosts is always the preferred option. This involves taking steps to avoid killing, injury or disturbance to bats and damage to or loss of their roosts.

All contractors should be alerted to the possibility of discovering bats during works. If any bats are encountered, works must stop immediately and a bat licensed ecologist, or Nature Scot, should be contacted for advice. No bats should be handled unless it is to prevent them from harm; if a bat is moved gloves must be worn.

The use of floodlight type lighting in works areas should be avoided. Strong lighting disturbs bats and can also change the ambient temperature making an area no longer suitable. This is particularly important if any bats are hibernating.

Birds

To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), vegetation clearance (including tree felling, brash removal and strimming of tall ruderal vegetation) should be undertaken outside the nesting bird season (which is weather dependent but generally extends between March and September inclusive). If this is not possible then any dense vegetation, trees or walls that are to

be removed or disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting, any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally.

Amphibians and Reptiles

In the event that any amphibian or reptile species are discovered during works, all works in the vicinity should cease and a suitably experienced ecologist contacted to identify the species. In most cases, the animal can be relocated to a safe place; however, if Great Crested Newts are discovered or significant hibernacula is disturbed, NatureScot may need to be contacted for advice.

4.3. Recommended Compensation and Enhancement

The following recommendations are made to suggest ways in which any habitat that will no longer be available to certain species for breeding, resting, feeding or shelter can be compensated for.

4.3.1. Habitat Replacement

As some habitat may be lost as a result of the development, it is suggested that habitat loss be compensated for with new plantings, for example wildflowers.

4.3.2. Bat and bird boxes

If any existing trees are to be felled, the loss of this habitat can be compensated for with the addition of bat and boxes in the trees around the site.

5. References

Collins, J. (Ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, (3rd edition). The Bat Conservation Trust, London.

JNCC (2010 (revised)) Handbook for Phase 1 Habitat Survey – A technique for environmental audit. JNCC, Peterborough

6. Appendix I – Species List

Habitat	TN No.	Common Name	Scientific Name
Scattered trees	1	Alder Ash Oak	<i>Alnus glutinosa</i> <i>Fraxinus excelsior</i> <i>Quercus sp.</i>
Semi-improved neutral grassland	2	Valerian Silverweed Hedge woundwort Creeping Jenny Meadowsweet Common dock Enchanter's nightshade Yorkshire fog Wood/water avens hybrid Bush vetch Foxglove Sycamore saplings	<i>Valeriana officinalis</i> <i>Potentilla anserine</i> <i>Stachys sylvatica</i> <i>Lysimachia nummularia</i> <i>Filipendula ulmaria</i> <i>Rumex obtusifolius</i> <i>Circaea lutetiana</i> <i>Holcus lanatus</i> <i>Geum urbanum/Geum rivale</i> <i>Vicia sepium</i> <i>Digitalis purpurea</i> <i>Acer pseudoplatanus</i>
Coastal grassland	6	Thrift Red fescue	<i>Armeria maritima</i> <i>Festuca rubra</i>

7. Appendix II - Map



Habitats

- A3.1 Scattered Trees
- B2.2 Semi-improved neutral grassland
- G2 Running water
- H1.2 Intertidal shingles
- H1.3 Intertidal boulders
- H8.4 Coastal grassland
- J2 Amenity grassland
- J3.6 Hardstanding

Site_boundary

Map Title: Preliminary Ecological Assessment,
Invercoe Holiday Park

DATE: 27 July 2022

PREPARED BY: Andrea Hudspeth

FOR CLIENT: Invercoe Highland Holidays

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