BAT SURVEY REPORT

Broadlee, Barber Booth, Edale, Derbyshire

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Client: Oldfield Design Ltd

Location: **Broadlee, Barber Booth, Edale, Derbyshire**
Date: September 2021

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1.0 INTRODUCTION

1.1 Protected Species Surveys was instructed by Oldfield Design Ltd to carry out a building assessment of a detached bungalow (Broadlee), Barber Booth, Edale, Hope Valley, Derbyshire. The preliminary building assessment was undertaken on 8th August 2021 with subsequent nocturnal survey on 30th August 2021.

1.2 The surveyor has over 10 years experience in the field of Ecological Consultancy experience and has held a bat license for 10 years Level 2 Class License WML- CL18 (Ref: 2015-10587-CLS-CLS).

1.3 The single-storey bungalow (Broadlee) is located immediately north of Barber Booth approximately 900m west of Edale set within a rural landscape of the Peak District. The site is immediately surrounded by agricultural farmland with the River Noe to the south and Mam Tor dominating the landscape to the south.

Site Proposals

1.4 Current proposals include a single-storey extension on the western aspect of the bungalow tying into the hipped roof and additional porch entrance on the north-east aspect of the building.

Figure 1: Site Location (denoted by red circle)

2.0 METHODOLOGY

External / Internal Building Assessment

2.1 The internal / external building assessment was undertaken on 8th August 2021 to search for potential bat access points and evidence of bat activity in accordance with BCT, 2016[1].

2.2 A licensed bat worker from Protected Species Surveys (Natural England Licence Number: 2015-10587-CLS-CLS) with over ten years' experience of bat work completed the building assessment of all buildings affected by the proposals within the site boundary.

2.3 The external elevations of the buildings were assessed for features that could provide suitable access points for bats. Such features comprise:

- small gaps at the eaves;
- gaps underneath over lapping asbestos roof sheeting;
- gaps under lifted and raised flashings;
- gaps in stonework and masonry where degradation of mortar has occurred.
- gaps around or over the top of doors;
- gaps at broken or missing windows;
- gaps around wall ventilation points;

2.4 The internal building survey was focused on roof timbers and other cavities where bats could potentially roost. During the survey the evidence of current or previous occupation by bats was sought. Such evidence comprised:

- the presence of dead or live bats;
- concentrated piles or scattered bat droppings;
- food remains such as insect wing fragments;
- urine staining on woodwork, stored items or pipe work.

2.5 Where access to potential access points was possible a full inspection using an endoscope was completed to identify current or previous evidence of use such as the physical presence of bats or bat droppings. Indicators that potential access points had not recently been used included the presence of cobwebs and general detritus within the access. From this, features of likely / potential value for bats can be broadly identified and a decision made over the selection of locations for more detailed work if required.

[1] Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edn). Bat Conservation Trust, London.

Nocturnal Survey

2.6 A single dusk nocturnal survey was completed by an experienced ecologist (Ref: 2015-10587-CLS-CLS). During the survey two surveyors were positioned around the building to cover all aspects. The dusk emergence survey started approximately 15 minutes before sunset and finished at least 90 minutes after sunset.

2.7 During the nocturnal survey, the location and species of any bat observed emerging from / returning to the building was recorded and, the level of activity within the vicinity was also recorded. To aid species identification ultrasonic bat detectors (Bat Box Duet) were used.

2.8 The survey was conducted in appropriate conditions, i.e. ambient temperature above 10°C with little wind and no rain.

- Dusk Survey 30th August 2021 – 19:45 – 21:50 (sunset 20:00) 15°C, no rain, 100% cloud and no wind.

2.9 This methodology takes into account the statutory guidance from English Nature[2] (now Natural England) and further guidelines introduced by the Bat Conservation Trust[3] (BCT) and JNCC[4].

Birds

2.11 During the survey evidence of current or previous usage of the building by other avifauna was also sought. Evidence sought included the presence of active or redundant nests in the building.

[2] Jones AJ (2004) Bat Mitigation Guidelines, English Nature

[3] Hundt L (2012) Bat Surveys: Good Practice Guidelines, 2nd edition, Bat Conservation Trust

[4] JNCC (1999) Bat Workers Manual

3.0 RESULTS

Building Assessment

3.1 The building comprised a detached single-storey, stone-built bungalow with a hipped / pitched slate tiled roof with clay ridge tiles (Photo 1). Two stone chimneys with lead flashing were present with a stone bay window on the southern aspect of the building. Potential bat access points were limited to occasional gaps along the eaves of the building and missing mortar beneath the ridge tiles. Overall, the building is well

Photo 1: View of Broadlee bungalow and view of western aspect of proposed extension

3.2 Internally an open roof void was present supported by timber purlins. A single skylight was present on the northern roof pitch illuminating the interior of the roof void during daylight hours (Photo 2). The interior of the roof void lacked any underfelt and was excessively cobwebbed with a heavy layer of detritus. Low numbers of brown long-eared bat droppings were recorded adjacent the loft hatch and were considered to be several years old, heavily covered in detritus and cobwebbed timbers above. King Post roof trusses. No under-felt was present with a breeze felt within the roof void as a result of no under-felt. The building was considered to offer **low** potential to support roosting bats.

Photo 2: View from within the roof void showing daylight emitting through the skylight.

Nocturnal Survey

Dusk Survey 30th August 2021 (Figure 2)

3.3 During the survey the first bat recorded was a noctule *Nyctalus noctula* commuting high over the site at 20:05. A single common pipistrelle *Pipistrellus pipistrellus* was observed foraging within the tree canopy east of the bungalow associated with the garden trees at 20:18. During the survey common pipistrelle was infrequently observed commuting through the survey area along the garden boundary hedgerow and bouts of foraging. During the survey no bats were observed emerging or entering the bungalow.

Birds

3.4 During the building assessment and nocturnal survey no evidence of nesting birds was recorded.

4.0 DISCUSSION AND RECOMMENDATIONS

Site Proposals

4.1 Current proposals include a single-storey extension on the western aspect of the bungalow tying into the hipped section of roof and additional porch entrance on the north-east aspect of the building.

Bats

4.2 All species of bats are listed on the Conservation of Habitats and Species Regulations 2010 making it illegal to deliberately disturb any such animal or damage / destroy a breeding site or roosting place of any such animal. Bats are also afforded full legal protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is illegal to recklessly or intentionally kill, injure or take a species of bat or recklessly or intentionally damage or obstruct access to or destroy any place of shelter or protection or disturb any animal whilst they are occupying such a place of shelter or protection.

4.3 The building assessment comprised an internal and external building survey of Broadlee bungalow with potential bat access points limited to occasional gaps beneath the clay ridge tiles and along the eaves. A small accumulation of brown long-eared bat droppings was recorded in the roof void adjacent the loft hatch. However, these bat droppings were considered to be several years old with a heavy layer of detritus covering the droppings. In addition, the roof timbers above the bat droppings were excessively cobwebbed indicating the absence of brown long-eared bat from the building. It is therefore considered bats are highly unlikely to return to the roost and as such does not represent a constraint to the works.

4.4 The single nocturnal bat survey recorded limited bat activity dominated by common pipistrel commuting along the garden boundary features and around the tree canopy of garden trees. The only other bat species recorded during the survey was a single nocturnal commuting over the survey area.

4.5 From the results of the completed surveys it has been concluded bats are not a statutory constraint to the proposed works.

4.6 As a precautionary measure to the presence of old brown long eared bat droppings being recorded within the roof void works to remove the roof tiles within the working area will be undertaken under a working method statement.

4.7 Prior to commencing works a licensed bat worker will carry out an updated internal building inspection. Proving to fresh evidence is

recorded the supervising ecologist will give a tool-box talk to all contractors prior to commencing works. The ecologist will supervise the removal of roof tiles checking both sides of the roof tiles once removed. Once the roof tiles in the area of works have been removed under supervision, the remaining works can process without the need for further ecologist supervision.

4.8 In the unlikely event that evidence of bat occupation or live bats are discovered during any stage of works, all works must stop immediately and further advice should be sought from Protected Species Surveys.

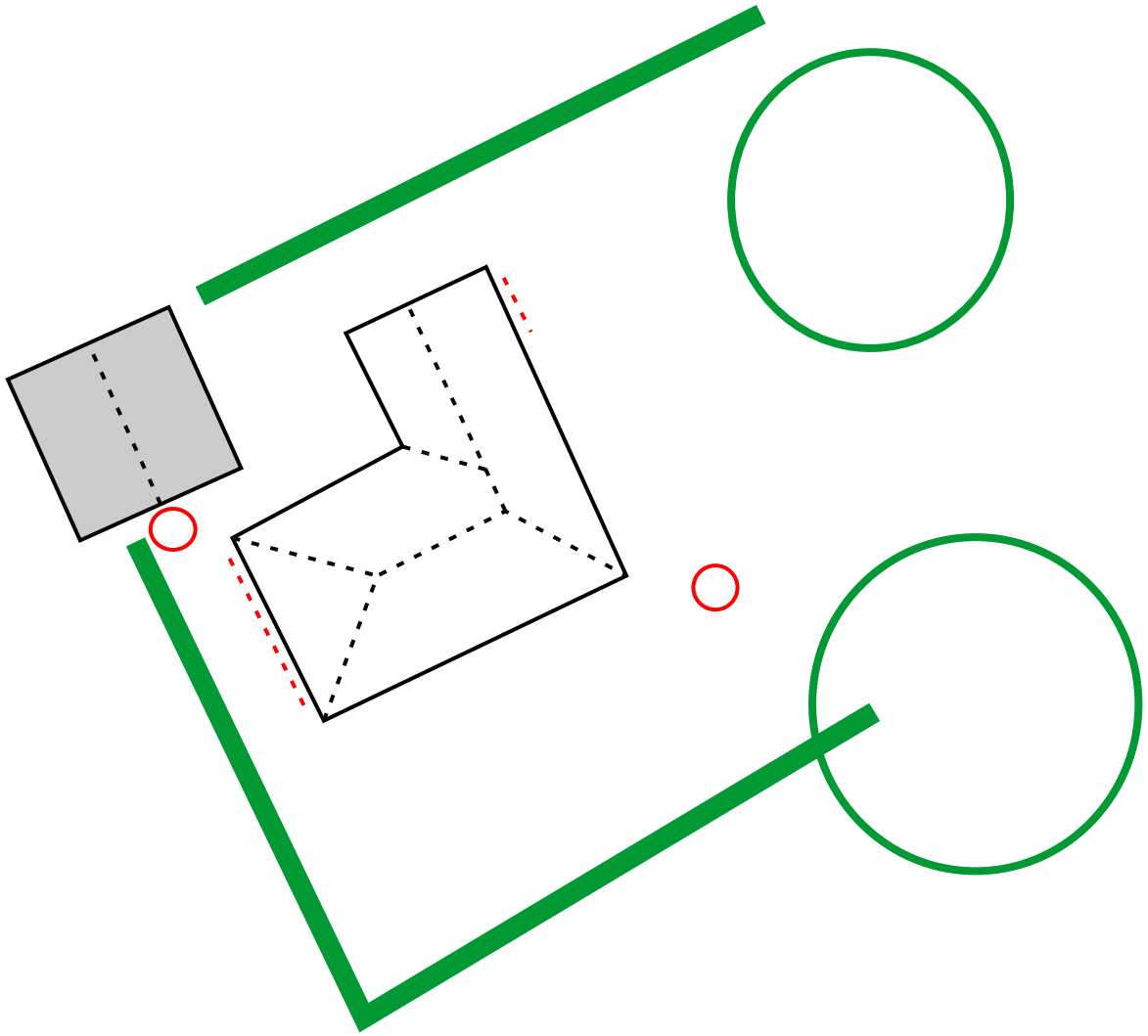
4.9 In the event works have not commenced within 12 months of the nocturnal survey, it is recommended that an updated nocturnal survey is undertaken to determine the current status of the site in terms of bats.

Birds

4.10 No evidence of nesting birds was observed during the external building assessment or nocturnal survey. As such the presence of nesting birds is not a statutory constraint to the proposed works.

4.11 In the unlikely event bird nests are confirmed prior to, or during works all works should stop and further advice sought.

Figure 2: Nocturnal Survey Plan



Client: Oldfield Design Ltd

Site: Broadlee, Barber Booth, Edale Derbyshire

Date: September 2021

Key:

- **Building with Low roosting potential**
- **Building aspect of proposed works**
- **Garage not included under planning application**
- **Surveyor Location**
- **Boundary hedgerow**
- **Boundary hedgerow**