Ref: C069

18 December 2016

ADDENDUM TO EXTENDED PHASE I AND BAT SURVEY REPORT
LAND OFF HARRISON WAY, CHEDDLETON

BACKGROUND

An Extended Phase I Habitat Survey, building inspection and bat emergence survey was undertaken on 3 September 2014 of a site adjacent to Staffordshire Breweries, Harrison Way, Cheddleton. These surveys were the subject of an ecological report by Eyebright Ecology (2014). The site contained a dilapidated building, scrub, young trees and grass and ephemeral vegetation.

The building inspection found the building to be of low potential for bats, and no roosting bats were observed during the emergence survey. As a precaution, it was recommended that a cavity wall on the south side of the building was checked for bats using an endoscope prior to demolition.

The building and scrubby vegetation was assessed to be of potential for nesting birds during the breeding season, and it was recommended that removal of the building and scrub took place between September and February, to avoid the bird breeding season.

Finally, it was recommended that as there was a low possibility of grass snakes passing through the site, that any rubble piles were carefully dismantled between April and September, to avoid the hibernation period.

For various reasons the planning application has been delayed and following an updated site visit in December 2016, this report is a short addendum to be read alongside the original 2014 ecological report.

METHODOLOGY

Eleanor Weir of Eyebright Ecology re-visited the site on 14th December 2016. Eleanor is an experienced and licensed ecological consultant who is a full member of CIEEM and holds survey licences for bats, great crested newt, dormouse and barn owl (Bat licence Level 2, 2015-12689-CLS-CLS).

During the site visit, a note of any changes to the habitats was made, alongside target notes of any notable features or potential for protected species.

The building was not entered for health and safety, due to collapsed suspended ceilings. The outside of the building was inspected for any evidence of bats or nesting birds.

The southern cavity brick wall was inspected with a ladder and endoscope to check for any evidence of roosting bats, including individual bats, droppings or staining.

RESULTS

The main change observed in the site's habitats was the removal of scrub and young trees on site (Plate 1 & 2).

The building was in a similar damp and dilapidated state as in 2014, with internal ceilings falling in, and broken windows around the outside of the building. The north extension was more accessible, with wooden fascia boarding around the edge, but no gaps were noted underneath the fascia boards (Plate 3).

An old bird's nest was noted on the east side of the building (Plate 4).

The small rubble piles had become scattered, and there were no features noted that were suitable for sheltering reptiles.

The southern cavity wall was inspected using an endoscope (Plate 4). No bats or droppings were noted, although it was not possible to see fully down to the bottom of the cavity. It was noted that the cavity was relatively wide (5cm) and draughty, which may reduce potential for bats to use this feature in future.

Plate 1: West side of building showing scrub removal

Plate 2: East side of building showing removal of young trees

Plate 3: South side of building showing extension with painted fascia boards

Plate 4: Birds nest in east wall (left) and endoscope survey of south cavity wall (right)

RECOMMENDATIONS

Updated recommendations are based on the assessment and survey undertaken in 2014 and the recent 2016 site visit, and are as follows.

Bats

The endoscope survey found no evidence of roosting bats in the southern cavity wall. The cavity appeared draughty and is considered to be of low potential for roosting bats. However, as opportunistic use of such features can never be ruled out, it is recommended that as a precaution, the wall is carefully broken into at the door edge to allow a check inside with a torch, before full demolition.

No updated bat survey of the rest of the building is considered necessary, given the lack of potential roosting crevices within the damp and draughty building, which is likely to be of very low suitability for roosting bats.

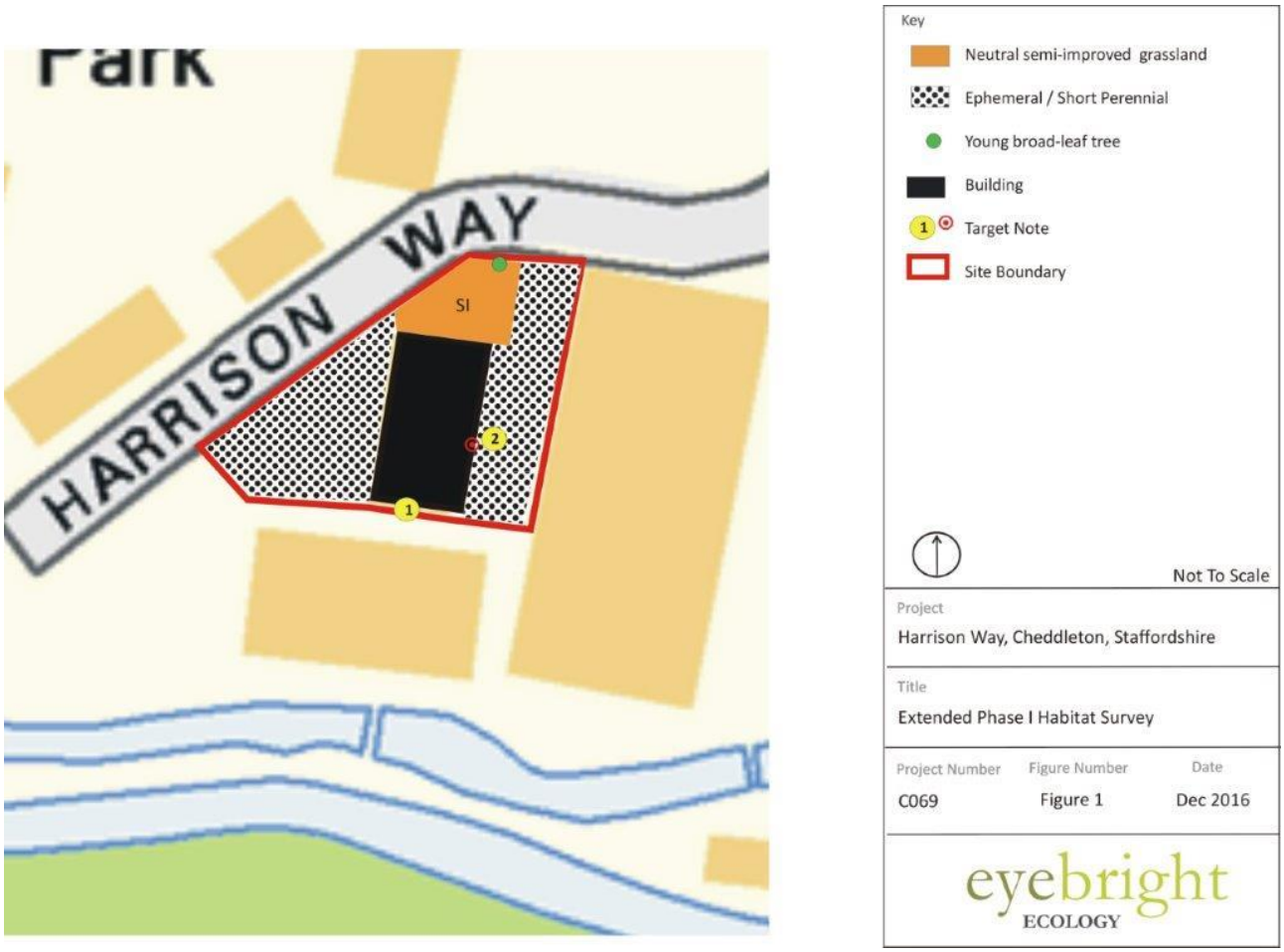
Nesting Birds

There is only one remaining tree on site, as the scrub and young trees have been removed. The building itself may support nesting birds between March and August inclusive. It is therefore recommended that the building is demolished outside of this time, or be subject to a check for breeding birds by an ecologist, immediately prior to demolition. If any active nests were found, work would have to be delayed until fledglings have left the nest.

Reptiles

There was a small rubble pile noted during 2014, but it appears to have become scattered, and along with the scrub clearance, the site has become increasingly unsuitable for reptiles. Given the isolated location of the site from the nearby river corridor, it is considered unlikely for reptiles such as grass snake to enter the site on a regular basis, and therefore no further actions with regards to reptiles are considered necessary.

Figure 1: Updated Extended Phase I Map



Number	Target Note
1	Southern wall where endoscope survey took place, no evidence of bats was found.
2	Old bird's nest in circular cavity in wall