Our ref: 4247 / REH / JSE

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25th September 2017

Planning Reference: 2017/0083

Dear Penny

Compton Mill, Leek : Ecology

FPCR Environment and Design Ltd were commissioned by Gladman Developments to undertake works to satisfy the draft ecological planning conditions proposed on the 28th June 2017 by email (reference: SMD/2017/0083) from Mark Preece (Country Parks / Ecology Advice). The planning relates to the development of Compton Mill, Leek, Staffordshire (Grid Reference: SJ 984 562). The conditions are:

"An Emergence bat surveys following Colins, J.(ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn), The Bat Conservation Trust are carried out according to the survey criteria for low potential bat roost building structures. If a bat roost is located a EPS licence will ned to be obtained from Natural England. Further surveys may be required to inform mitigation and or compensation measures.

Integral nest sites within the fabric of the building are provided for breeding swift and house martin . Details must be submitted and approved in writing by the local planning authority. Details of the persons responsible for installation, maintenance and timetables for construction should be provided.

Integral roosting sites for bats within the fabric of the building should be provided. Details must be submitted and approved in writing by the local planning authority. Details of persons responsible for installation, maintenance and timetables for construction should be provided.

Details of lighting should be provided, showing that it will not impact on the behaviour of bats of breeding birds."

Background

An internal and external bat survey was undertaken in 2015 (FPCR, *Bat Survey Report Rev A,* March 2015). No evidence of roosting bats was identified. Compton Mill was assessed as offering low potential to roosting bats. The features identified (as suitable for roosting) had limited potential to support individual bats or small numbers of non-breeding bats likely at most to be transitional roosts.

Limitations

The emergence survey was undertaken during September a sub-optimal period for undertaking these surveys. However, weather conditions were suitable and as the bat potential of the building has been assessed as low and the features identified as suitable for roosting would be limited to transitional roosts it is considered that this survey is sufficient to identify any such roosts (if present). Consultation with Mark Preece email 21st September 2017 confirmed that this would be sufficient to adequately discharge the condition.

Methodology

Nocturnal Surveys

A dusk emergence survey was completed on 21st September 2017 on Compton Mill. Five surveyors were positioned at different aspects of the building prior to sunset until 90 minutes following sunset. The number and species of bats observed emerging or entering the buildings were recorded.

Ultrasonic bat detectors (Bat Box Duets) or Wildlife Acoustics Inc. Echo Meter Touch® bat detectors were utilised in conjunction with Echo Meter Touch® app and Apple Inc. iPad® by surveyors to aid in identification. The nocturnal survey was conducted in appropriate conditions (see Table 1).

Table 1. Nocturnal Survey Data

Date	Sunrise	Wind	Temperature	Cloud Cover	Rain
21/09/17	19:08	1	13-12°C	10%	0

The above-mentioned survey was overseen by a licenced bat worker from FPCR (Natural England Licence Number: 2015-16150-CLS-CLS).

Results

From the completed survey work no bats were identified emerging or returning to roost from Compton Mill.

As an incidental result of the survey common pipistrelle *Pipistrellus pipistrellus*, noctule *Nyctalus noctula* and a brown long-eared bat *Plecotus auritus* were identified foraging and or commuting within the wider area.

Discussion & Recommendations

All UK species of bat are listed on the Conservation of Habitats and Species Regulations 2010 (as amended) 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. Some bat species, including soprano pipistrelle, are Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities Act 2006 (NERC).

Compton Mill was considered to have low potential to be used as bat roost sites. No bats were observed emerging from or returning to roost from this building. Therefore, the presence of a bat roost has not been identified as a statutory constraint to the proposed works to this building.

Due to the transitional nature of the roost features upon the building it is recommended that to ensure compliance with the Conservation of Habitat & Species Regulations 2010 *(as amended)* and the Wildlife & Countryside Act 1981 *(as amended)* precautionary working methods should be undertaken. This will comprise a destructive search of suitable roosting features under supervision from a licensed bat worker. This will include the careful removal of materials of features of note. This includes; fascia board, coping stones and cement fibre roof sheets. In the extremely unlikely event that any bats or evidence of bats are identified, works should cease until further advice is sought from a suitably qualified ecologist. These survey results are valid for a period of 12 months.

Bat & Bird Mitigation & Enhancement

Upon completion of the development four bat tubes, three swift nest boxes and a house martin nest box will be incorporated into the fabric of the building. Suggested locations are identified upon Figure 1. These features will not be illuminated. The following timetable for ecological mitigation and enhancement measures are provided below.

Table 2 – Development activities and indicative timing

Timing	Proposed operation	Notes	Impacts and *mitigation*
During demolition	Destructive search of suitable bat roosting features.	Natural England licensed bat ecologist required.	To avoid harm to bats.
Development Construction	Installation of bat boxes and nest boxes.	Bat & bird boxes to be installed no less than 4m above ground.	New bat roost and nest sites provided.

The above works will be implemented and overseen by the site manager. No specific monitoring or maintenance is required.

I trust the above information is sufficient, if you have any questions please don't hesitate to contact me.

Yours sincerely

R. Harmsworth

Rebecca Harmsworth
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Swift Nest Box

Example Location Swift Nest Box

Example Locations of House Martin Nest Box

Example Locations of Bat Tube 1FR

Bat Tube

House Martin Nest Box

1:100

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Compton Mill, Leek, Staffordshire

Mitigation & Enhancement Plan

NTS @ A3 REH 25.09.2017

Figure 1

FPCR Environment and Design Ltd, Lockington Hall, Lockington, Derby, DE74 2RH ▪ t: 01509 672772 ▪ f: 01509 674565 ▪ e: mail@fpcr.co.uk ▪ w: www.fpcr.co.uk ▪
masterplanning ▪ environmental assessment ▪ landscape design ▪ urban design ▪ ecology ▪ architecture ▪ arboriculture ▪

J:\4200\4247\BatReport2017\Figure1-Mitigation&EnhancementPlan