A B WILDLIFE SURVEYS

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Licensed Bat Surveyor

BAT AND BIRD SURVEY REPORT

Clients:
Mr. B. Mycock & Mrs. K J Mycock.

Location:
BUILDING AT HURST BANK FARM, HURST ROAD, BIDDULPH



Date: 26th February 2019

1 INTRODUCTION

1.1 Bats are a protected species under the Wildlife and Countryside Act 1981 (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and the Conservation of Habitats and Species Regulations (2010). Under this legislation it is an offence to intentionally or recklessly kill, injure or capture bats, disturb or damage, destroy or prevent access to bat roosts.

1.2 All bat roosts are protected whether or not bats are present at the time of survey. A "bat roost" is generally described as any structure or place which a wild bat uses for protection or shelter. This can include buildings, other structures and trees. If bats are present or use the building at any time protection/mitigation measures would need to be provided as an integral part of any development and if planning permission is granted a European Protected Species Licence from Natural England may be need to be obtained before works can begin.

1.3 Under the Habitat Regulations 2017 it is an offence to kill or injure a bat intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection, or intentionally or recklessly disturb any wild bat whilst it is occupying a structure or place that it uses for shelter or protection. Bats and breeding birds are also protected under the Wildlife and Countryside Act 1981 (as amended).

1.4 The survey was carried out and this report written by Ken Wainman, who has twelve years' experience of bat surveys and holds a Class Survey Licence (Bat Survey) Level 2.

1.5 The clients propose to demolish the existing building and build a house on the site.

2 OBJECTIVES OF THE SURVEY

2.1 To assess whether bats and other protected species use or roost in a building located in to the garden of Hurst Bank Cottage. The survey consisted of a building inspection on 26th February 2019.

2.2 To recommend any further actions/mitigation measures required as a result of the survey findings.

3 THE BUILDING INSPECTION

3.1 The building survey consisted of an internal and external survey of each building checking for sign of bats. Externally a visual inspection was carried out of the outside of the buildings checking for sign of bats, in particular droppings but also urine stains on walls. The roofs were examined using the eye.

3.2 The inside of the building was inspected using the eye and a torch. The photographs below show the outside of the building.

Photos 1-4 The Outside of the Building



1. View from the south



2. View from immediately east



3. View from the access drive



4. View of the western part of the building

4 THE BUILDING

4.1 The building, as shown in Photos No. 1-3 has a corrugated metal roof with some corrugated roof-lights and internally consists of four elements/spaces: -

- A triangular shaped space to the north-east. Named "A" in this report. This has two walls – one stone and one concrete block – and is open on the western side. As can be seen in Photo No. 5 the roof-lights, a gap at the end and the open front let light into the space.
- An eastern 'room' named "B" in this report. The walls are concrete block and the ceiling is corrugated metal with roof-lights. There are electric lights in this space.
- A central 'room' identified as "C" in this report. There are electric lights in this space.
- Space "D" which is a covered area open at the southern and northern ends with walls on the western and eastern sides. There are electric lights in this space and external floodlights on each end of the space.

Photos 5-8 The Inside of the Building



5. Space "A"



6. Space "B" – part of the space



7. 5. Space "C" – part of the space which has been sub-divided with low timber walls; one of which can be seen in the left of the photo.



8. Space "D" - view through the space looking south.

5. RESULTS

5.1. Space "A" is well lit with natural light. Spaces "B" and "D" are well lit by a mixture of natural light via roof-lights and both have electric lights. Space "C" is a little darker but it is still light enough in the daytime to move about easily. This latter room also has electric lights.

5.2. The building inspection revealed no sign or evidence of bats. It is considered that the building is unsuited for bats as it is used regularly.; is generally too light and there are also electric lights inside and outside of the building. The external electric lights are, I understand, often turned on at night when the dogs are taken for a walk.

5.3. Space "D" contains a bird box and a manufactured woven hanging nest. Both were used by wrens in 2017 but they were not used in 2018.

6. CONCLUSION

6.1. It is considered that the existing building is intrinsically unsuitable for bats. There is no evidence of bat use and the building has nil potential. However, is care should still be taken when demolishing the building. Ideally this should be done in late September or October or March and April when the weather conditions are usually sufficiently clement to enable bats to re-locate. If any bats are found during demolition work should stop and advice obtained from a licensed bat surveyor such as me.