

Material Changes Check Walkover

Site Address: The Morgue, Birchtree Drive, Cheddleton, Staffordshire, ST13 7FE

Client Name: Jo Raggett

Reference: Material Changes Check

Date: 27/08/2025

Background

This Material Changes Check Walkover (MCC) is required to update existing ecological information previously obtained of the site given the timeframe validity of ecological data to inform planning at The Morgue, Birchtree Drive, Cheddleton, Staffordshire, ST13 7FE (hereafter referred to as “the site”) for the conversion of the pre-existing morgue into a holiday let (hereafter referred to as “the proposed development”). The aim of the survey was to confirm whether there have been any alterations to the condition or materials of the building or habitats following the surveys conducted in 2024.

A Preliminary Ecological Appraisal (PEA) and Roost Assessment (PRA) and Bat Emergence and Re-entry Surveys (BERS) were completed by Arbtech Consultancy Ltd on the 22nd of February 2024 and in June to July 2024, respectively. The PEA found the following on-site habitats present within the site: modified grassland, developed sealed surface, bramble scrub, other woodland mixed mainly broadleaved, with one building. The PEA also recorded rhododendron, gaps under fencing, and a trench with bird boxes present on-site. The PRA found no droppings, but feeding remains and multiple features within and along the building. One bat roost was recorded during the BERS with a single brown long-eared bat entering and emerging. Due to the results recorded during the PRA and BERS, the roost is concluded to be a brown long-eared feeding roost.

Survey Methodology

The MCC was undertaken by Jessica Sibley (Accredited Agent on Natural England Bat Licence Number: 2024-12491-CL18-BAT) on 27/08/2025.

The MCC focused on the on-site habitats and one built structure, B1, which will be affected by the proposed development. A ground level survey was conducted to see if the habitats or evidence of other European Protected Species (EPS) had changed since the original survey, and an external survey was conducted on the building to ensure no alteration of the original materials or condition of B1 have occurred. An internal inspection was conducted to check for any new evidence of bat activity within the interior.

Limitations

There were no specific limitations to the survey.

Survey Results

The survey found there to be no changes to the existing on-site habitats, with additional habitats within the new boundaries covered and no new evidence found of other EPS.

The survey also found there to be no changes to the structure of the building with all preexisting features still intact. This includes but is not limited to missing mortar along the east and west roof verges, the brickwork with holes along the east elevation, the gap along the lead flashing near the flat area of roof, the lifted roof tiles, and the smashed window along the north elevation where the brown long-eared bat was recorded to enter and emerge after feeding internally during the bat emergence surveys effort.

Internally, feeding remains of yellow moth underwing were recorded in the same locations with a quantity similar to the initial survey effort. However, low numbers (i.e., <10) of bat droppings were recorded scattered along the interior of the building. The results of the DNA analysis of the droppings can be found in Appendix 2, below. One sample of brown long-eared droppings were recorded beneath a water tank (2 droppings), one sample of a common pipistrelle dropping was scattered internally on the floor (1 dropping), and another of brown-long eared droppings along a table near a bird's nest (2 droppings).

Conclusions and Recommendations

The survey confirms no change to existing habitats on-site with habitats still intact, new habitats mapped, and no new evidence of other EPS recorded.

The survey confirms no change to the structure of the building in regards to works; however, brown long-eared droppings and one common pipistrelle dropping were recorded internally which could pertain to an unrecorded common pipistrelle roost within B1. However, with just a single dropping of this species present this is likely to indicate an exploratory visit rather than a roost, and the brown long eared evidence remains consistent with a feeding roost. Updated dusk emergence surveys will be required prior to obtaining a bat licence. As the previous surveys were undertaken 14 months ago, and no significant changes have been recorded on site, the previous survey data can remain valid for planning purposes under CIEEM guidelines.

Author

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Reviewer

Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead

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Appendix 1: Survey photos

Interior of B1.



Smashed window along the north elevation.



Lifted lead flashing near the area of flat roof.



Holes in the brickwork along the east elevation of B1.



Urine-stained door – internally of B1.



Feeding remains – internally of B1.



Two brown long-eared droppings internally of B1 – sampled beneath a water tank.



A single common pipistrelle dropping internally of B1 – sampled from the floor space of the internal void.



Two brown long-eared droppings internally of B1 – sampled from a table surface.



Appendix 2: DNA results



Results

Sample ID: EG-2565-1

Sample information:

Sample type: Faecal

Species group: Bats

Suspected species:

Site Location: ST13 7FE

Comments:

Laboratory information:

DNA Extraction Code: EG-2025-2041

Identification method: qPCR

Analysis Procedure Notes:

Laboratory Comments:

None

Species Identified:

Species 1: *Plecotus auritus* (Brown long-eared bat)

qPCR Ct Value: 21

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Sample ID: EG-2565-2

Sample information:

Sample type: Faecal

Species group: Bats

Suspected species:

Site Location: ST13 7FE

Comments:

Laboratory information:

DNA Extraction Code: EG-2025-2042

Identification method: qPCR

Analysis Procedure Notes:

Laboratory Comments:

None

Species Identified:

Species 1: *Pipistrellus pipistrellus* (Common pipistrelle bat)

qPCR Ct Value: 23

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Sample ID: EG-2565-3

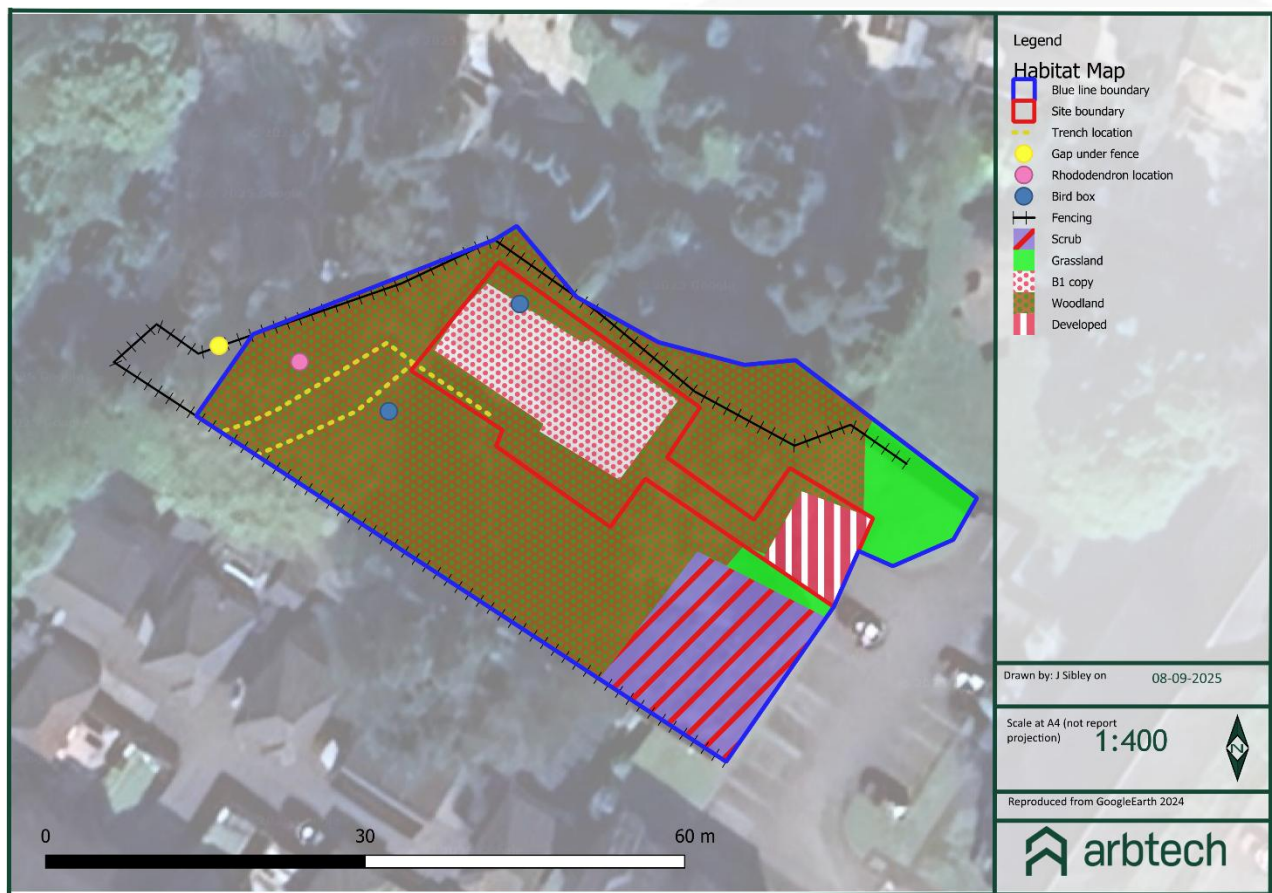
Sample information:**Sample type:** Faecal**Species group:** Bats**Suspected species:****Site Location:** ST13 7FE**Comments:****Laboratory information:****DNA Extraction Code:** EG-2025-2043**Identification method:** qPCR**Analysis Procedure Notes:****Laboratory Comments:**

None

Species Identified:**Species 1:** Plecotus auritus (Brown long-eared bat)**qPCR Ct Value:** 21

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Appendix 3: MCC Habitat Map



Appendix 4: MCC PRA Map

