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Report for
Outbuilding at 160 Burton Road, Church Gresley,
Swadlincote
Protected Species Survey



Photo showing building, from front, (looking north)

Date of Report – 20th August 2019

Protected Species Survey at Outbuilding at 160 Burton Road

Name of Client: Mr P. Poynton

Name & Address of Agent: DCI Architecture Ltd, The Rural Design Office, Barns Heath Farm, Snarestone Road, Appleby Magna, Swadlincote, Derbyshire, DE12 7AJ; contact- Darren Insley

Date of Survey: 20th August 2019

Weather Conditions: 20% cloud, breezy, dry, sunny 18⁰C

Address of survey site: Outbuilding at 160 Burton Road, Church Gresley, Swadlincote, DE11 9EW

Planning Application Number:

Grid Reference of survey site: SK 276 188

Name of Surveyor: A.B.Gibney BSc (Hons)

Licence Numbers: Great Crested Newt CLS001670, Bat 2015-12734-CLS-CLS & Barn Owl CL29/00146 issued by Natural England

1) Background

1.1 Reason for survey

The outbuilding is to be demolished to allow access to a site to the south-east of the outbuilding. A bat survey was requested to apply for Planning Permission to carry on the development.

1.2 Description of site

The site was in a suburban setting, on the outskirts of Swadlincote, and consisted of a detached outbuilding surrounded by a garden (mown lawn, hardstanding and some shrub planting). There were no trees in the vicinity of the outbuilding.

The surrounding area consisted of residential properties and their gardens, plus the roads (Burton Road & Cadley Hill Road) to north and west.

1.3 The Buildings



Photo showing rear view of outbuilding, looking south

The outbuilding had brick walls and a tile roof (clay peg 'Staffordshire blue' tiles). None of the tiles were missing and any small gaps were filled with spiders' webs throughout. There was no loft; the roof timbers were open for inspections. The roof timbers consisted of rafters, purlins and beams (sloping 'queen-post'); these beams had no joints or cavities associated with them. The roof timbers were covered in spiders' webs throughout;

these webs filled the space between the timbers indicating that nothing had disturbed this space for some time. The roof tiles had no backing other than lime cement torching and so the reverse of the tiles was fully visible for inspection. There were no soffits or fascias. The eaves were covered in spiders' webs throughout. The roof had gables to east and west and there was a small lean-to shed on the eastern gable end. There were timber windows and doors, and there were no cavities associated with these. There was no flashing, only lime cement torching on the chimney joint, which had no gaps or cavities. The ridge tiles were all in place with some gaps; but these were all filled with spiders' webs. It was assessed as having negligible potential for roosting bats, due to it being unheated, under continual disturbance as a store/workshop, the lack of evidence of bats and the amount of spiders' webs in the roof space and any cavities.



Photo showing roof timbers and spiders' webs in the roof space



Photo showing garage attached to 156 Burton Road

The garage was attached to the bungalow at 156 Burton Road. It had brick walls (with a palisade/coping topping) and a fibre/cement sheeting roof. There were no potential bat roost entrances found. It was assessed as having negligible potential for roosting bats, due to the lack of evidence and lack of suitable potential roost entrances.

2) Survey Methods

The surveys followed those outlined in the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016), and consisted of:

The buildings were searched in a systematic pattern, all available spaces were searched, looking for signs of bats, in particular droppings, insect remains (where bats have fed), lack of spiders' webs (where bats have roosted), the bats themselves and body oils stains (where bats have squeezed through gaps). Particular attention was paid to undisturbed surfaces, walls (where bat droppings sometimes stick) and window sills (both inside and outside the buildings). The search was carried out with a high power torch inside the building and binoculars on the outside (particularly searching under eaves and ridge tiles). All cavities were checked using an endoscope to establish if anything was within them. Bats would be active at the time of year that the survey was undertaken. The building was also assessed for its potential to be used by roosting bats using the guidelines from the BCT Guidelines 2016,

- Negligible- negligible features likely to be used by roosting bats.
- Low – a structure with one or more potential roost sites that could be used by individual bats. Not enough space, shelter, protection, appropriate conditions (temperature, humidity, level of disturbance, light levels, height above ground level), and/or suitable surrounding habitat to be used regularly or by a larger number of bats.
- Moderate – a structure with one or more potential roost sites that could be used by bats. Enough space, shelter, protection, appropriate conditions (temperature, humidity, level of disturbance, light levels, height above ground level), and/or suitable surrounding habitat to be used regularly or by a larger number of bats, but not likely to support a roost of high conservation status.
- High – a structure with one or more potential roost sites that could be used by bats. Obviously enough space, shelter, protection, appropriate conditions (temperature, humidity, level of disturbance, light levels, height above ground level), and/or suitable surrounding habitat to be used regularly and over a long period by a larger number of bats.

3) Results

3.1 Bats – There was no evidence of bats found during the survey, there were no droppings or other signs, all surfaces and cavities were covered in spiders' webs and dust. Both outbuildings were assessed as having negligible potential for roosting bats, due to being unheated, under continual disturbance as a store/workshop, the lack of evidence of bats, the amount of spiders' webs in the roof space and any cavities and the lack of potential bat roost entrances into the roof and eaves.

4) Legislation

Bats: All bats and their roosts are protected under the Wildlife & Countryside Act 1981 (*as amended*) and The Conservation of Habitats and Species Regulations 2010. You must not:

- deliberately capture (or take), injure or kill a bat;
- intentionally or recklessly disturb a group of bats; where the disturbance is likely to significantly affect the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or likely to significantly affect the local distribution or abundance of the species, whether in a roost or not;
- damage or destroy the breeding or resting place (roost) of a bat;
- possess a bat (alive or dead), or any part of a bat;
- intentionally or recklessly obstruct access to a bat roost;
- sell (or offer for sale) or exchange bats (alive or dead), or parts of bats.

5) Conclusions and Recommendations

- The proposed development is unlikely to have a negative effect on the biodiversity of the area, as it will only affect an area, which would be classed as of limited wildlife value, i.e. garden, hardstanding and buildings, introduced shrub (England Field Unit 2007).

Bats: All bats and their roosts receive full protection both under the Conservation of Habitats and Species (Amendment) Regulations 2012 and the Wildlife and Countryside Act 1981 (as amended). The provisions of NPPF require local authorities to have due regard to protected species when determining planning applications – this applies to bat species. As per the building inspection results presented the buildings would be considered to have a negligible or low potential to be suitable for roosting bats.

Although no evidence of roosting bats was found during the survey; a precautionary approach should be taken, as bats are highly mobile animals that change roosts regularly and the buildings are to be demolished, and so it is advised that prior to any demolition or roofing works being undertaken, any contractors should be informed of what to do if one is found during the course of the work. If a bat is discovered, the work needs to cease immediately and a suitably licensed bat worker/consultant or Natural England should be contacted for further advice. Work on the area where the bat was found (should one be found) should not recommence until such advice is received from a suitably licensed bat worker/consultant or Natural England.

Please apply the following during any works that affect the roofs: All contractors, workmen and associated parties should be made aware that there is a potential for roosting bats to be present underneath roof coverings or within roof voided areas. Care and diligence should be applied at all times when working within or around these areas.

- Any roof coverings should they be removed, such as tiles, lead flashings and sarking, should be lifted in a slow and controlled manner and as vertically as possible so as to ensure that no bats are injured or killed if roosting underneath such materials.
- Areas of brick/stonework that offer potential roosting or bat access/exit points such as mortar gaps, splits/cracks in brick/stonework, brick/stonework cavity or between timbers and masonry that have dimensions of 15mm by 40 mm or larger should be first inspected by torch before any works takes place. Bats are well recorded for roosting in such features externally and internally of buildings.
- If it is confirmed that no bats are present within such features the works can proceed.
- Bats will move roosting sites throughout the night in the spring/summer months. In the event that a previously checked area is left open overnight, the area will be required to be re-inspected by torch to confirm that no bats are present before re-starting any works.

- Any works involving the timber structures (beams, sarking, weather boarding etc) should also be checked. Bats are well recorded for roosting in mortise and tenon joint gaps or gaps, splits, crevices and cavities in timbers or between the timbers and the walls. In the event that a bat or evidence of bats such as bat droppings, urine and fur staining or scratch marks are observed within or around an area to be worked upon or working within, work should stop immediately or not begin and further advice should be sought from Natural England, or a suitably licensed ecologist.

References and Bibliography

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)* Bat Conservation Trust

Report Produced by

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