



BJ Collins
PROTECTED SPECIES SURVEYORS

PROTECTED SPECIES (BAT) SURVEY

**THE WORKSHOP
RIDING BANK
COCKSHUT LANE
MELBOURNE
DERBYSHIRE
DE73 8DG**

A report to:

David Granger Architectural Design Ltd
The Old Cottage Hospital
Leicester Road
Ashby de la Zouch
Leicestershire
LE65 1DB

By:

B J Collins – Protected Species Surveyors Ltd
Elvina Cottage
Wilson's Lane
Morton
Southwell
Nottinghamshire
NG25 0UF

Tel: (01636) 830058
www.bjcollins.co.uk

August 2020

SUMMARY

This report has been prepared by BJ Collins – Protected Species Surveyors Ltd. for David Granger Architectural Design Ltd on behalf of the site owner, Miss S. Atkinson. The report provides the results of a protected species survey focused on bats of a workshop situated off Riding Bank, Cockshut Lane, Melbourne. The workshop is located at Ordnance Survey Grid Reference SK37282487.

The proposal is to construct a dwelling over the existing footprint of the workshop.

A preliminary bat roost assessment and scoping survey for other protected species was undertaken during the peak active survey season for surveying bats.

No evidence of use by bats was found during the visual inspection of the workshop. The nature of the construction materials has resulted in a distinct lack of niches sought by roosting bats. The skylights in the roof covering have resulted in a light environment during day light hours. One potential roost feature was identified at the junctions of the timber roofing beams in one section of the roofing frame. The areas associated with these features were inspected and no evidence of bat use was found.

It is the conclusion of this report that the workshop is of negligible value to roosting bats and no further surveys in relation to roosting bats are recommended.

The replacement of the workshop with a dwelling will result in increased levels of artificial light and consequently some guidance has been supplied to ensure the surrounding area remains available to foraging and commuting bats.

No evidence of nesting birds was found on or inside the workshop. Smaller species of birds have accessed the interior of the building but there is no evidence of nesting. The tree line at the west aspect of the workshop and tall ruderal vegetation at the north aspect have potential to support nesting birds. A precautionary approach has been provided for if works commence during the bird breeding season which is variable from March to end of September in any given year.

No field signs other protected species were identified within the proposed development plot or the immediate surrounding area.

Contents

Summary	2
1 Introduction	4
1.1 Legislation applicable to bats.....	4
1.2 Legislation applicable to breeding birds	4
2 Site description	5
2.1 Situation of workshop, Riding Bank, Melbourne	5
2.2 Description of workshop	6
2.3 Description of immediate surrounding area.....	7
3 Methodology.....	7
3.1 Preliminary bat roost assessment.....	7
3.2 Breeding birds scoping survey	7
3.3 Survey constraints.....	7
3.4 Weather conditions	7
3.5 Personnel	7
4 Survey results.....	8
4.1 Preliminary bat roost assessment results	8
4.2 Scoping survey results: breeding birds	8
4.3 Scoping survey results: other protected species	8
5 Conclusions and recommendations.....	9
5.1 Bats.....	9
5.2 Reduction of light pollution	9
5.3 Breeding birds	9
5.3.1 Best practice recommendations for breeding birds	9
6 References	10
7 Appendix	11
7.1 Appendix 1: Red line boundary plan of workshop off Riding Bank, Melbourne	11
7.2 Appendix 2: Elevations of proposed dwelling at Riding Bank, Melbourne.....	12
7.3 Appendix 3: Procedure for if a bat is discovered during works when an ecologist is not present	13

List of photographs

Photograph 1: Situation of workshop, Riding Bank off Cockshut Lane, Melbourne	5
Photograph 2: South and east elevations of workshop, Riding Bank.....	6
Photograph 3: North elevation of workshop, Riding Bank	6
Photograph 4: Interior of workshop	6
Photograph 5: Land to the east of workshop	7
Photograph 6: Gaps between timber beams in middle of roofing frame	8

1 INTRODUCTION

This report has been prepared by BJ Collins – Protected Species Surveyors Ltd. for David Granger Architectural Design Ltd on behalf of the site owner, Miss S. Atkinson. The report provides the results of a protected species survey focused on bats of a workshop situated off Riding Bank, Cockshut Lane, Melbourne. The workshop is located at Ordnance Survey Grid Reference SK37282487.

The proposal is to construct a dwelling over the existing footprint of the workshop. A red line boundary plan of the site has been supplied in Appendix 1. The proposed elevations of the dwelling are provided in Appendix 2.

The legislation with regards to the protected species relevant to the site is listed below.

1.1 Legislation applicable to bats

All species of British bat and their roosts are protected under British law by the Wildlife and Countryside Act 1981 (as amended), and bats are classified as European Protected Species under the Conservation of Habitats and Species Regulations 2017 ('the 2017 Regulations'). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019) which continue the same provision for European protected species, licensing requirements, and protected areas after Brexit.

The legislation makes it an offence to kill, injure or disturb a bat and/or to damage or destroy a breeding site or resting place for a bat. It is also an offence to disturb the animals such that it impairs their ability to survive, to reproduce, to nurture their young, or such that it impairs their ability to hibernate or migrate. Under this legislation development work that could affect a bat or bat roost can only be permitted under a licence from Natural England.

Licences in respect of European Protected Species affected by development can be granted under Section 55(2) (e) of The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations (2019), for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequences of primary importance for the environment.

Under Section see Regulation 55(9) of the Regulations licences can only be issued if Natural England is satisfied that:

- There is no satisfactory alternative to the work specification and
- The action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

Natural England aim to process EPS licence applications within 35 working days of receipt and Low Impact Class licenses are typically registered within 14 working days of receipt.

1.2 Legislation applicable to breeding birds

Under the Wildlife and Countryside Act 1981 (as amended), all native birds and their nests, whilst in use, are protected from harm, disturbance or destruction during the breeding season. To avoid conflict, development work that could affect breeding birds should be timed to take place outside of the breeding season, variable between March and September. Note that a nest is protected from the beginning of its construction until the young have fledged and have left the nest.

2 SITE DESCRIPTION

2.1 Situation of workshop, Riding Bank, Melbourne



Photograph 1: Situation of workshop, Riding Bank off Cockshut Lane, Melbourne

The workshop is situated to the southwest of the town of Melbourne. The building is accessed from grass track leading from Riding Bank.

The survey area is in a rural location surrounded by a mixture of different habitats including arable fields bounded by hedgerows, woodlands and water bodies.

Several water bodies are located within 1.6km of the survey area include Melbourne Pool, Staunton Harold Reservoir and a network of pools created from the disused quarries at Ticknall Limeyards. The water bodies provide foraging opportunities and facilitate connectivity with the wider landscape.

The survey area is close to large woodlands which provide foraging and roosting opportunities for bats these include the ancient and mixed woodland for Robin Wood and Stantons Wood located to the north and west of the site. To the south lies the woodlands and wood pasture associated with Calke Park Site of Special Scientific Interest (SSSI). The site is designated for veteran trees and associated deadwood invertebrates.

Derbyshire Bat Group regularly survey the woodlands and waterbodies in this part of south Derbyshire. Nine of the ten bat species recorded in Derbyshire have been detected within 2.5km of the site including rare species for the county, Serotine (*Eptesicus serotinus*) and Nathusius' Pipistrelle (*Pipistrellus nathusii*).

A review of the dataset on the government's Magic website based upon a 2.5km radius of the survey area identified six EPS licences granted for disturbance/destruction of bat roosts. The nearest being a roost supporting Common Pipistrelles (*Pipistrellus pipistrellus*) located 1km to the south west of the site. EPS licences have also been granted for roosts supporting maternity colonies of Brown Long-eared (*Plecotus auritus*), Natterer's bat (*Myotis nattereri*), Common Pipistrelle and Soprano Pipistrelle (*Pipistrellus pygmaeus*).

2.2 Description of workshop



Photograph 2: South and east elevations of workshop, Riding Bank



Photograph 3: North elevation of workshop, Riding Bank

The workshop is a detached building constructed from modern building materials. The walls are comprised of metal corrugated sheets attached to a timber and steel frame. At the east elevation is large metal sliding door and a metal doorway for pedestrian access. The pitched roof is covered with corrugated asbestos sheets and includes skylights. The gable ends are finished with an overhang of asbestos sheeting.

The interior of the building contains a single cell which is used for storage including an aircraft. The items have been stored for some time and are covered with dust.



Photograph 4: Interior of workshop

2.3 Description of immediate surrounding area

Hardstanding is present at the north aspect; unmanaged grassland and tall ruderal vegetation is present the east and north aspects respectively. Immediately adjacent to the west elevation is a boundary treeline. Further to the north and east of the building is a woodland comprised of young trees with picnic areas of mown grass. There is no streetlighting nearby.



Photograph 5: Land to the east of workshop

3 METHODOLOGY

3.1 Preliminary bat roost assessment

A visual inspection of the interior and exterior of the building was undertaken by an experienced licenced bat ecologist on 6th July 2020. Equipment used included a powerful torch, camera, telescopic ladders and binoculars. The objective of the survey was to inspect the building for evidence of bat-use and to identify features that could potentially support roosting bats and to assess the likelihood of these features being used. This included looking for droppings, urine staining, worn surfaces and the bats themselves (alive or dead).

3.2 Breeding birds scoping survey

Evidence of use by birds within the fabric of the building was documented during the scoping survey on 6th July 2020.

3.3 Survey constraints

The surveyor had access to all areas of the building.

3.4 Weather conditions

The weather conditions for the preliminary roost assessment carried out on 6th July 2020 were dry and bright enabling the surveyor to view the external fabrics of the building.

3.5 Personnel

The preliminary roost assessment on 6th July 2020 was carried out M. Mackinnon (Natural England licence no. 2015-16652-CLS).

4 SURVEY RESULTS

4.1 Preliminary bat roost assessment results



Photograph 6: Gaps between timber beams in middle of roofing frame

No evidence of use by bats was found during the visual inspection of the building. The exterior fabric is in good structural condition and lacks the niches and crevices sought by crevice dwelling bat species such as the Pipistrelles.

There is potential access into the interior of the building via gaps in the undulating roof covering and the timber beam at the eaves. The interior of the building is well lit during daylight hours due to the numerous skylights. Gaps were identified at the junction of the timber beams of the roofing frame in one section. A careful inspection was made of these gaps and the surfaces beneath them and no evidence of use by bats was found.

A search of the interior of the building found the surfaces of the stored items to be covered in dust and therefore any bat droppings or urine staining of surfaces would have been preserved. The timber beams supporting the walls were inspected for any droppings that could have been deposited by bats entering the building via the eaves but whilst there was evidence of use by small bird species there was no evidence of bats found.

The woodland to the north and the areas of unmanaged grassland are likely to support a wide range of invertebrate species offer good foraging habitat for bats. The treeline at the west aspect of the building has the potential to offer foraging and cover for commuting bats.

4.2 Scoping survey results: breeding birds

No evidence of nesting birds was identified in or on the exterior fabric of the workshop during the survey. The treeline, tall ruderal vegetation at the north aspect have potential to support breeding birds. The interior of the building has been accessed by smaller species of birds and the top of the wall plate may have been used for roosting purposes.

4.3 Scoping survey results: other protected species

No evidence of use or field signs by other protected species was identified during the ecological walkover of the area immediately surrounding the workshop.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Bats

No evidence of use by bats was identified during the visual inspection. The nature of the construction materials has resulted in a lack of niches that are sought by crevice dwelling bat species. The interior of the workshop is light and with exception to the gaps between the timber roofing beams in one section of the roofing frame there are no crevices available to roosting bats. The stored items, such as machinery and tools offer no form of roosting habitat.

It is the conclusion of this report that the workshop is of negligible potential of supporting roosting bats and no further survey work in relation to roosting bats is recommended. In the unlikely event of a bat being found during works a procedure has been provided in Appendix 3.

In recognition of that the occupation of the dwelling will result in increased light spill and the surrounding habitat is likely to be used by foraging and commuting bats recommendations have been included below regarding exterior lighting to ensure these habitats remain available to bats post development.

5.2 Reduction of light pollution

Scientific studies have shown artificial lighting has a detrimental impact on bats in a variety of ways particularly on slow flying and rarer species causing them to modify their behaviour, thereby reducing their fitness and ability to survive. Potential negative impacts of artificial lighting in relation to the proposed dwelling should be considered and if exterior lighting is to be installed this should be done in collaboration with a bat ecologist.

Any proposed scheme should not encourage the continuous illumination of the exterior of the building thereby avoiding the creation of a barrier to bats connecting with the wider landscape.

The following recommendations for mitigation of artificial lighting have been extracted from the Guidance note 08/18: Bats and Artificial Lighting in the UK produced by the Bat Conservation Trust and Institution of Lighting Professionals (2018).

- Lighting units should use LED which emit a warm white light (less than 2700K) to reduce the blue light component known to attract insects.
- Lighting units should feature peak wavelengths 550nm to avoid the component of light that is most disturbing to bats
- Lighting units should be mounted horizontally as such there is no upward tilt
- External security lighting should be motion sensitive on a short timer (1 min)
- Lighting should be directed to where it is needed, and efforts made to reduce light spill if necessary, by using accessories such as hoods and louvres.

5.3 Breeding birds

The treeline at the west aspect and the tall ruderal vegetation at the north aspect of the workshop have potential to support breeding birds. No evidence of nesting birds was identified during the scoping survey however, there is potential for birds to access the interior of the workshop. If works are to commence during the bird nesting season a precautionary approach should be adopted. This has been provided below.

5.3.1 Best practice recommendations for breeding birds

If works are to commence during the bird breeding season (March to September inclusive) then a nesting bird survey will be required and should be undertaken by a competent ecologist. Note that the discovery of a bird's nest would lead to the requirement to delay any work in that immediate

vicinity. The area around the nest site of approximately five metres around and above would need to be cordoned off until the young have hatched and have fledged and left the nest.

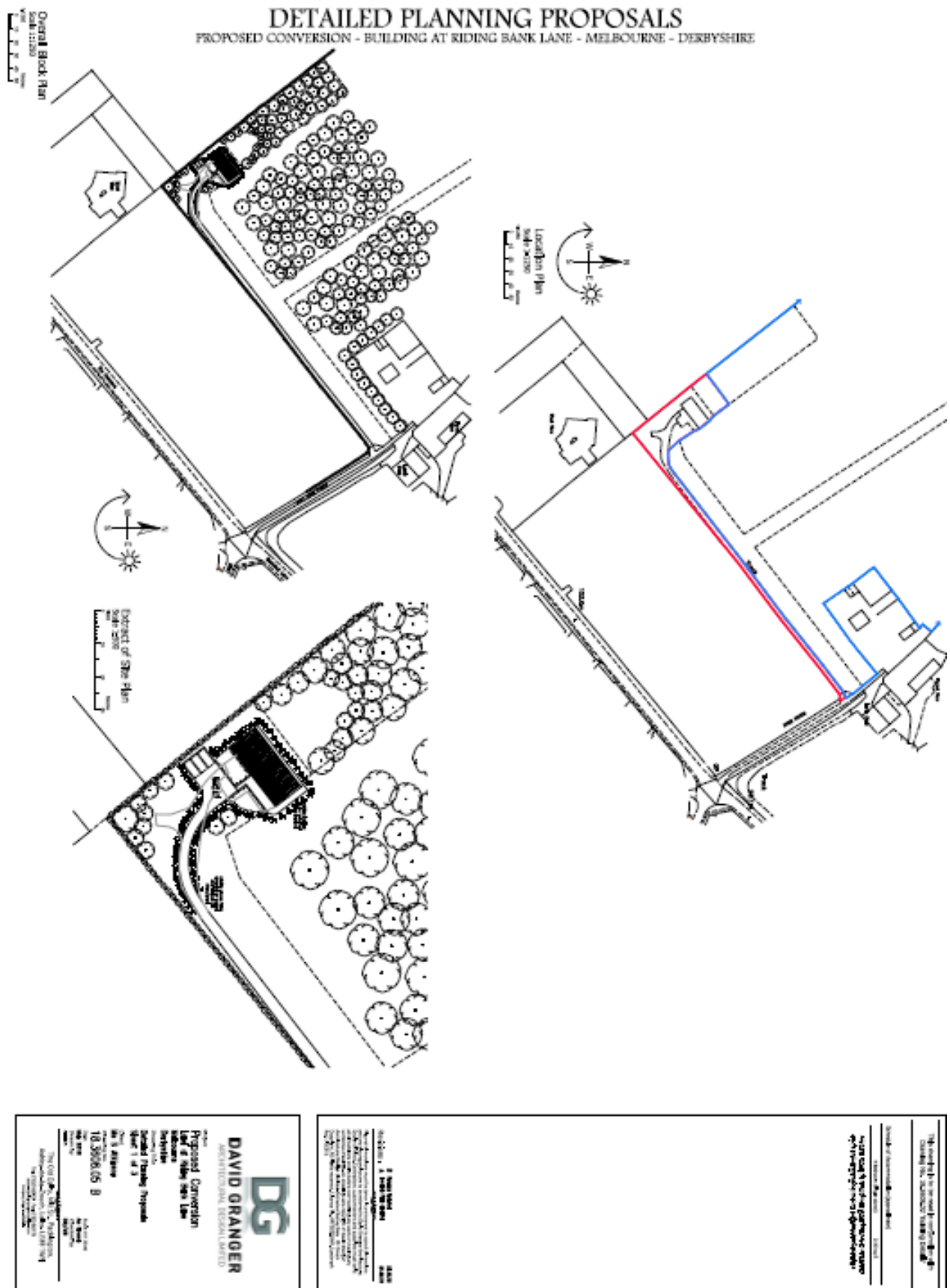
6 REFERENCES

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

Institution of Lighting Professionals & Bat Conservation Trust (2018) **Guidance note 08/18: Bats and Artificial Lighting in the UK**, Institution of Lighting Professionals, Rugby.

7 APPENDIX

7.1 Appendix 1: Red line boundary plan of workshop off Riding Bank, Melbourne



DETAILED PLANNING PROPOSALS
PROPOSED CONVERSION - BUILDING AT RIDING BANK LANE - MELBOURNE - DERBYSHIRE



7.3 Appendix 3: Procedure for if a bat is discovered during works when an ecologist is not present

- If at any point in the building works bats are discovered then contractors must stop work immediately and telephone B J Collins Protected Species Surveyors on 01636 830058 or 07957 122217.
- B J Collins PSS will either provide an appropriately licensed bat worker to the site or provide a member of staff who will liaise directly with the contractor. Actions will then be taken following advice given. This may include removal of bats, but only where the bat ecologist considers this to be a viable and safe option.
- Bats are a protected species and there should be no attempt to handle a bat if discovered. The bat should be covered with a light material (cloth) and the bat worker called out to carry out the rescue.
- Only when the bat ecologist is satisfied that the risk to bats is ceased will works recommence.
- Should it transpire that the operation being carried out is of more risk to bats than was originally thought, then works will be stopped until they can be supervised by an appropriately licensed bat worker.
- If a bat is found under a tile or within any other niche to the building fabric, works will stop immediately (as above). If the bat does not voluntarily fly out, then the aperture will be carefully covered over to protect the bat(s) from the elements, leaving a small gap for the bat to escape voluntarily. Any covering should be free from grease or other contaminants and should not be a fibreglass-based material.