

Our ref: 7504 / SAR

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14th September 2016

Dear John,

BARN CONVERSION AT DONNINGTON FARMHOUSE HOTEL

Introduction

I am writing to confirm that a licenced bat worker from FPCR Environment & Design Ltd. visited your barn at Donnington Park Farmhouse Hotel on Tuesday 6th September 2016 to undertake an internal and external bat survey of the field barn which is due to be converted to a holiday let.

Methodology

Internal / External Building Assessment

External aspects of the building was examined to determine any potential access points and roost sites on 6th September 2016. Structural features with the potential for use by roosting bats were recorded and suitable access points such as small gaps under eaves/soffit boards, raised or missing ridge tiles and gaps at gable ends were sought. Evidence that potential access points were used by bats was also recorded where found. Such evidence includes staining from urine and/or fur and the presence of bat droppings in and around features. Indicators that potential access points had not recently been used included the presence of heavy cob-webbing and general detritus around these points.

The interior of the building, including any roof voids where accessible, were also visually assessed for evidence of bat activity and/or for the potential to be used by bats on 6th September 2016. Evidence of a roost was determined as the presence of a dead or live bat(s), concentrated piles or scattered droppings, food remains such as insect wing fragments as well as scratch marks and/or staining.

The internal / external building assessment was undertaken by a licensed bat ecologist (Natural England Licence Reference Number 2015-14965-CLS-CLS) from FPCR Environment and Design Ltd.

Results

The barn was approximately 19m in length, 5.5m in width and 5m in height. It was a single storey brick and breezeblock-built structure located on the top of a high viewpoint with views across to south Derbyshire and Derby City with no vegetation nearby to shelter the structure from wind. There were several windows present which were boarded up with felting material, however, some parts of this felting was broken providing potential bat access inside the open barn structure. There were small gaps present around the edges of the plywood board doorways which provided suitable

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potential bat access points/roost sites but these were all free of droppings and staining. All tiles (with the exception of a single tile on the southern aspect) and wooden eaves were in excellent condition with no obvious gaps or bat access points observed. There was a single tile towards the eastern end of the southern aspect which was missing, however the neighbouring tiles surrounding this area were clean with no evidence of bat droppings and there had been several dry days before the survey was undertaken.

Internally the barn had two bare earth rooms, one large main room at the western end and a smaller room at the eastern end. Whilst both of these rooms had potential bat access points through broken felting material in the windows and through gaps around the wooden doorways, neither of these rooms had any evidence of roosting bats. The barn was used for long-term storage and was not regularly used or disturbed. There was no roof void space present and the ceilings went straight to the wooden beam structure supporting the roof. The underside of the tiles were lined with breathable roofing membrane material which was in excellent condition.

Discussion

Following the visit, I can confirm that the barn structure surveyed was considered to have negligible bat potential and due to this combined with the absence of any evidence of roosting bats, no further surveys are considered necessary and bats are therefore not considered to be a statutory constraint to the proposals.

Please don't hesitate to contact me if you have any further queries.

Steven Roe

Senior Bat Ecologist
FPCR Environment and Design Ltd

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