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*Woodland Management, Ecological
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Bat and Barn Owl Survey of Industrial Buildings at Salem Mill, New Mills. Surveyor- Martin Prescott

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Summary

The presence of a major bat roost is considered unlikely, but there are crevices suitable for roosting bats and activity surveys at the appropriate season are recommended.

1. Introduction

1.1 Reason for Survey

In order to re-develop this site, part of the present structure will be demolished and part renovated, and a bat survey was requested as part of the planning process.

1.2 The Site

The site was at Salem Mill, New Mills, Derbyshire. Map ref. SK002859

The buildings were close to areas of young trees and scrub and a river.

1.3 The Building, see plan

The buildings affected were part of a complex of industrial buildings, see plan.

2. Method

2.1 Risk Assessment, Possible Hazards

The buildings were in use until recently and the required access was easy. There were no hazards other than those normally encountered when surveying sound buildings.

2.2 Daylight Survey

The initial site survey took place on 27th January 2010.

A daylight survey was carried out in order to assess the site and surrounds, and search for potential roosting sites and signs of bat and Barn Owl occupation.

All accessible potential roosting areas in the building were searched for droppings and urine stains.

This survey was carried out at a season when bats would not be fully active, and signs outside the buildings were unlikely to be evident.

Areas searched were:

2.2.1 Outside, the ground underneath the eaves around the perimeter of the buildings, the eaves, roof and masonry for signs of suitable crevices and bat access holes.

2.2.2 Inside, the top floor and cellar were searched.

The immediate surrounds were assessed for bat foraging potential.

2.3 Equipment

The equipment used consisted of a hand held torch, camera, ladders and short focus binoculars.

3. Results

3.1 Possible Roost Sites

3.1.1 Building 1, to be demolished.

Corrugated sheeting walls and roof, unlined with roof lights.
Not considered to have any significant bat roosting potential.
No signs of bat occupation were found.

3.1.2 Building 2, to be demolished

Corrugated sheeting roof, unlined with roof lights. Rendered brick walls. Gaps under barge boards (photo).
Considered to have very low bat roosting potential.
No signs of bat occupation were found.

3.1.3 Building 3, to be renovated

Old stone mill building with pitched, unlined slate roof.
It had three storeys, the top being a high open space into the roof area. There were several windows including one with no glass, allowing pigeons, and potentially, bats and Barn Owls in. There was a platform suitable for nesting Barn Owls.
Considered unlikely to be used as a major roost, but crevices in the masonry and under roof slates etc. were suitable for the occasional bat.
No signs of bat occupation were found.

3.1.4 Building 4, to be demolished

Corrugated sheeting roof, unlined. Rendered brick walls. Gaps between this building and building 2 (photo).
Considered to have low bat roosting potential.
No signs of bat occupation were found.

3.1.5 Building 5, to be demolished

Corrugated sheeting roof, unlined with roof lights. Rendered brick walls.
Considered to have very low bat roosting potential.
No signs of bat occupation were found.

3.1.6 Building 6, to be demolished

Corrugated sheeting roof and walls. Enclosed by other buildings.
Considered to have very low bat roosting potential.
No signs of bat occupation were found.

Trees

It is not thought that any trees will be affected.

3.2 Possible Foraging Sites

The land immediately surrounding the site was moderately well vegetated with young tree lines along the adjacent river and areas of rough grassland and scrub. There were several lines and patches of semi-mature trees nearby. It was considered to have moderate-high potential for foraging bats.

3.3 Nearby Roosting Potential

There was a variety of buildings, including industrial buildings and dwellings close by which were likely to have bat roosting potential.

4. Conclusions

4.1 Building 1, 2, 4, 5 and 6 were considered to have, at most, low bat roosting potential, and negligible potential for nesting Barn Owls.

4.2 The bat roosting potential of building 3, although significant, was not considered to be more than low for a major roost, although occasional bats are more likely. Factors likely to discourage bats are: the roofing slates were unlined, the top floor was lit by several windows and the building infested with pigeons. It was considered suitable for nesting Barn Owls.

4.3 The immediate area was considered to be of moderate-high potential for foraging bats.

4.4 Nearby houses and industrial buildings are likely to provide significant bat roosting potential.

5. Recommendations

5.1 Activity surveys, (either dawn or dusk) must be carried out on building 3 at the appropriate season (April to September, but very weather dependant) to determine whether occasional bats are roosting and to determine exactly where they are roosting, before any structural demolition takes place.

It must be borne in mind that in the unlikely event of a major roost being discovered, a Natural England Protected Species Licence must be obtained to legalise the destruction or disturbance of the roost. This may involve significant delay and require further surveys. The licence will require mitigation in terms of timing and roost replacement.

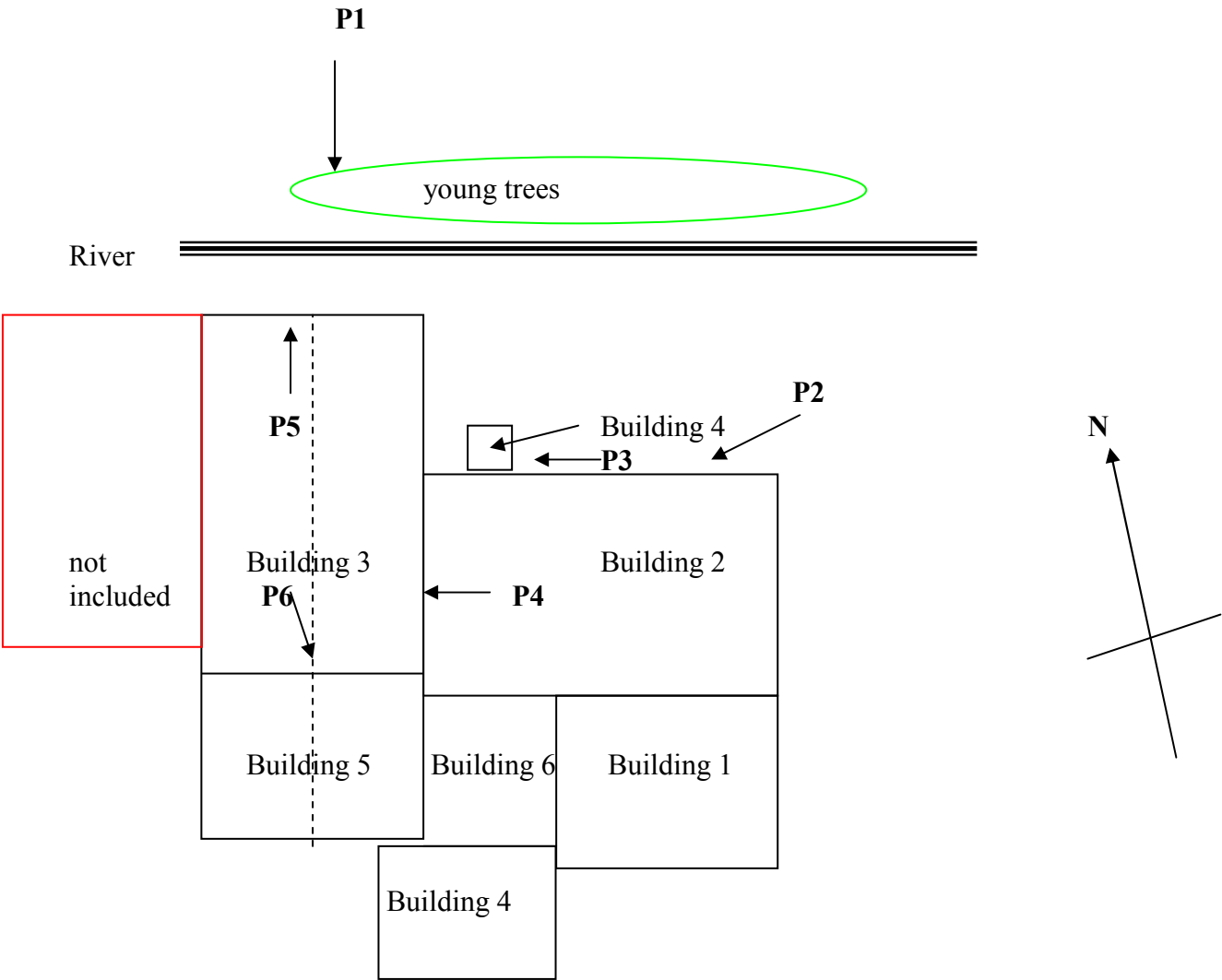
5.2 Whether bats are found or not, and before structural work starts, the roof slates and any other features where there are gaps suitable for bat access must be removed carefully, by hand, under the supervision of a suitably qualified bat worker.

5.3 The open window should be partially blocked to prevent Barn Owls moving in. A 10cm gap should be left at the top to allow access to any bats present.

5.4 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, the consultant (0161 796 6211, 07946 488467) should be notified and work stopped immediately.

7. Plan

P = photos
Not to scale



8. Photos



P1 Building 3, N gable



P2 Gaps under barge boards, building 2



P3 Gap buildings 2 and 4



P4 Gaps in masonry, building 3



P5 Top floor, building 3



P6 Top floor, building 3

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