Whitcher Wildlife Ltd.
Wildlife Consultants.

PEATHILL FARM.

BAT SURVEY.

Ref No:- **120316.**

Date: **14th March 2012.**

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1. INTRODUCTION.

1.1. High Peak Architects are preparing plans for the renovation of Peathill Farm, located to the east of Furness Vale. These plans are to be submitted as part of a planning application prior to works commencing.

1.2. Whitcher Wildlife Ltd has therefore been commissioned to carry out a bat survey of the site to establish whether there are any issues that may affect the proposed works.

1.3. This survey was carried out on 14th March 2012 and this report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendices I and II of this report provides back ground information with respect to bats and nesting birds and the legal protection afforded to them.

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2. SURVEY METHODOLOGY.

2.1. The buildings were thoroughly checked internally and externally for potential bat roosting sites by looking for the following signs:-

* Holes, cracks or crevices.
* Bat droppings.
* Prey remains.
* Staining on external walls.

2.2. Unless otherwise stated, all lofts were accessed and inspected using a high powered torch and where necessary an endoscope.

2.3. A thorough external inspection was carried out from ground level for any gaps or openings in the roof and ridge tiles, behind soffits and fascias and in the walls of the structure for suitable roost access points and field signs to indicate possible use by bats.

2.4. All window cills, walls and the ground around the structure were checked for signs of bat droppings or staining to indicate possible use by bats. Where necessary, ladders were utilised to gain access within the limits of health and safety.
Any access constraints encountered are outlined within the following report.

2.5. All survey work was carried out in line with the Bat Conservation Trust, Good Practice Guidelines

2.6. This was not followed by a dusk emergence survey as bats are in hibernation at this time of year.

2.7. This survey was carried by James Campbell. Since 2003 James has had experience in a professional capacity as a Wildlife Consultant carrying out Ecology Surveys and Phase 1 Habitat surveys. James holds Natural England Survey Licences in respect of bats, great crested newts, crayfish and barn owls. He has also successfully completed numerous courses run by IEEM, BCT and FSC regarding protected species and in carrying out Phase 1 Habitat surveys.

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3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. Derbyshire Wildlife Trust was contacted for records of bats within the survey area. These records are provided in Appendix III of this report.

3.1.2. No records of bats were identified during the data search. However Waterside Meadows was identified adjacent to the site. This is local wildlife site, HP173, which is located to the south. There is also local wildlife site HP174, which is located to the north of the site. There will be no impact on these sites as part of these proposed works.

3.2. Site Description.

3.2.1. The aerial photograph below shows the location of Peathill Farm and the direct surrounding area.

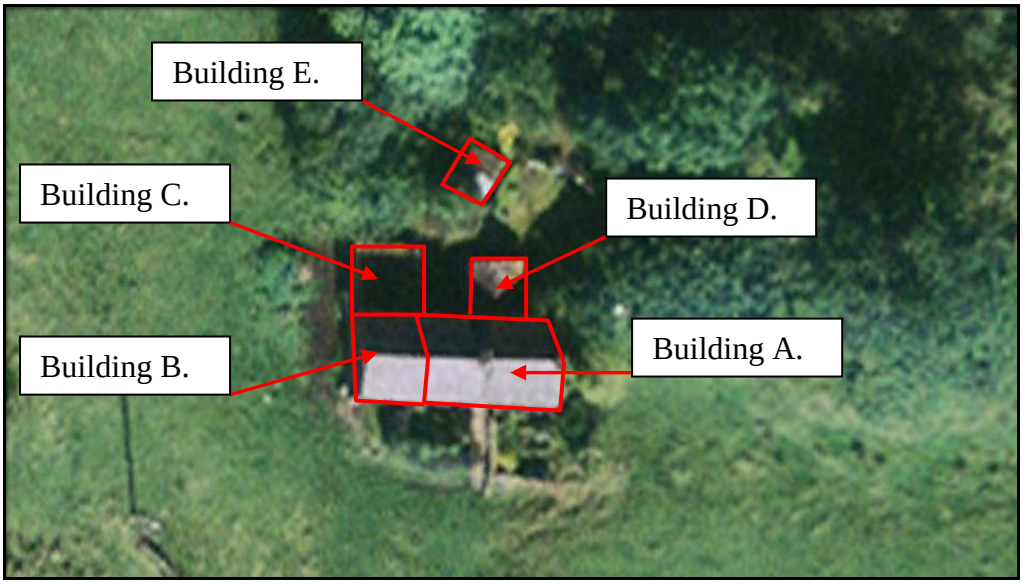


3.2.2. The direct surrounding area mainly comprises grazing land with pockets of mixed woodland. There is a large area of sewerage works to the west and the River Goyt runs from north to south beyond that.

3.3. Survey Results.

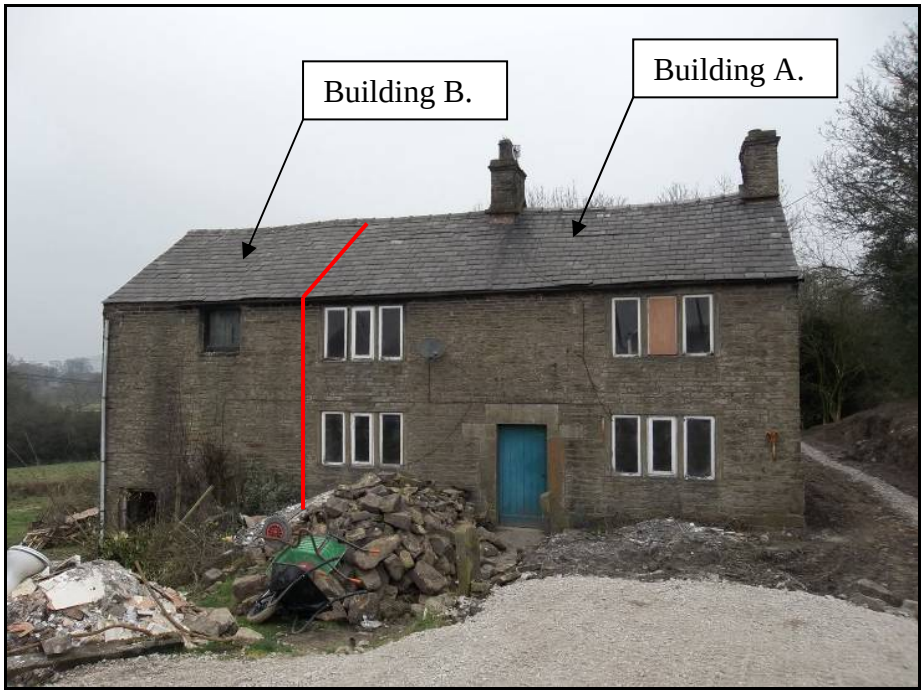
3.3.1. The surveyed buildings are split into five sections for the purpose of this report. All sections of the buildings were accessed during this survey.

3.3.2. The aerial photograph below shows the separate sections of the surveyed buildings.



3.3.3. Building A.

3.3.3.1. The photograph below shows the southern wall of Building A.



3.3.3.2. Building A is a two storey house with three rooms on the ground floor and two rooms on the first floor. The walls of the building comprise stone, which is well pointed on the outside and plastered on the internal walls.

3.3.3.3. Building A is attached to Building B on the western elevation and Building D on the northern elevation. Building B is integrated into the stonework and roof with no gaps or crevices. Building D is attached with mortar which is mostly in place with only a few areas missing. This is shown on the photograph below.



3.3.3.4. The pitched roof comprises a simple rafter and purlin design covered with blue slate and ridge tiles, which are all in place and well pointed. The roof is lined with a Bitumen and Hessian based liner which is tight fitting and fully intact. In places there are raised slates which may allow access into the space between the roof liner and the slates. The inside of the roof can be easily observed as there is no ceiling.

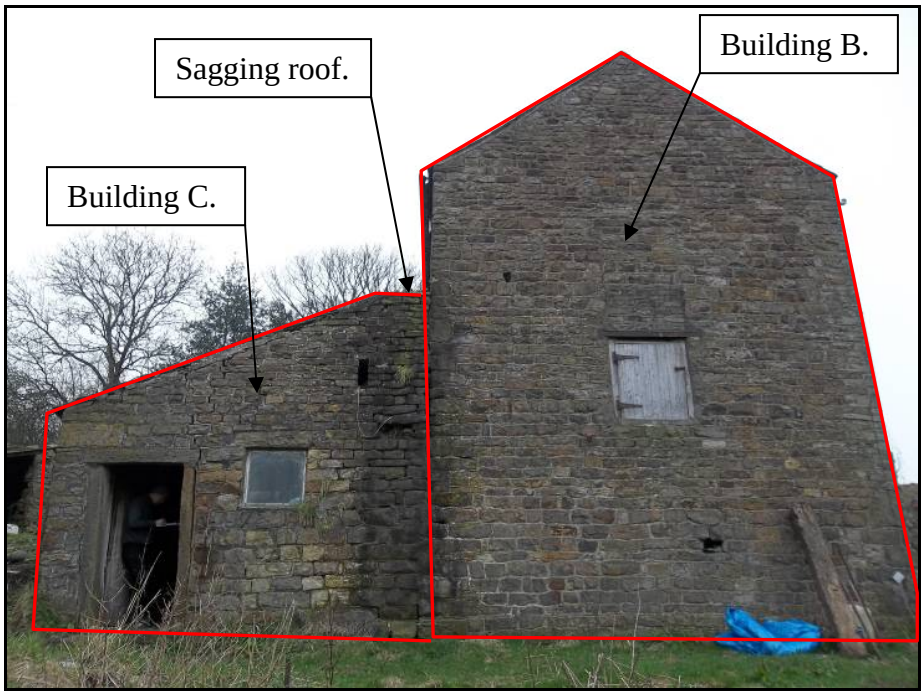
3.3.3.5. The windows and doors were all intact and tight fitting with no gaps or crevices leading into the building.

3.3.3.6. No bat field signs were identified during the internal and external inspection of Building A.

3.3.3.7. Bird nesting potential was identified within this building. There was a nest identified in the eastern of the two chimneys.

3.3.4. Building B.

3.3.4.1. The photograph below shows the western wall of Building B.



3.3.4.2. Building B is three storey's high with no floors and ceilings between each storey. The walls of the building comprises stone which is well pointed on the external wall and partially rendered on the internal wall providing cavities into the stonework. Building B is attached to Building A on the eastern elevation and Building C on the northern elevation. Building A is integrated into the stonework and roof with no gaps or crevices.

3.3.4.3. Building C was attached with mortar on the roof which has broken away and the roof is now sagging causing the roof to pull away from the wall leaving a large gap.

3.3.4.4. The pitched roof of Building B comprises a simple rafter and perlin design covered with blue slate and ridge tiles, which are all in place and well pointed. The roof is lined with a Bitumen and Hessian based liner which is tight fitting and fully intact. In places there are raised slates, which may allow access into the space between the roof liner and the slates.

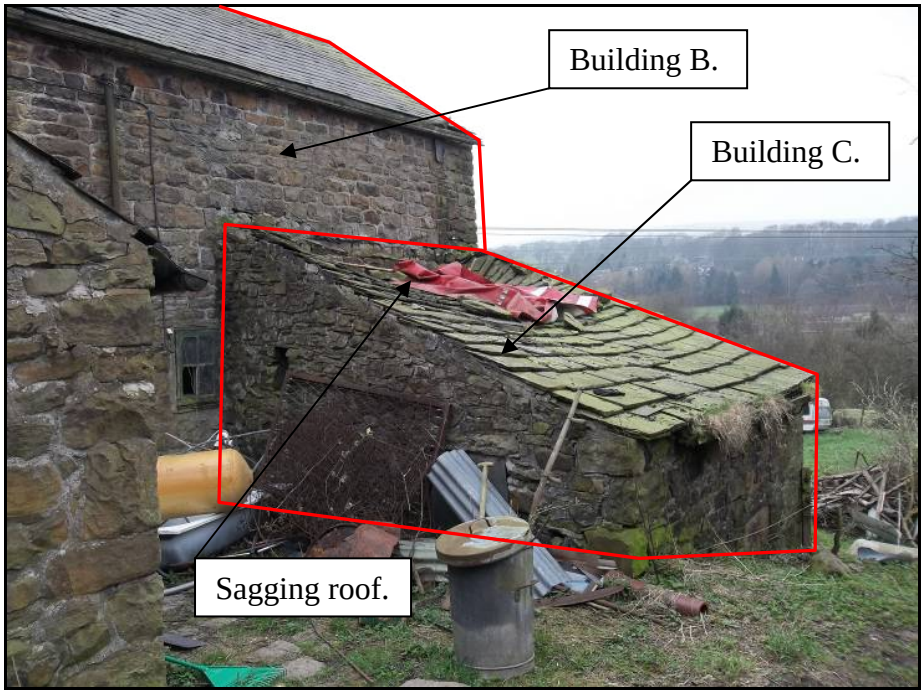
3.3.4.5. The windows and doors were all intact and tight fitting with only a few small gaps leading inside.

3.3.4.6. No bat field signs were identified on the internal or external inspection of Building B.

3.3.4.7. Bird nesting potential was identified within this building as there were droppings and feathers on the floor. There were also two swallow nests identified on top of one of the roof purlins.

3.3.5. Building C.

3.3.5.1. The photograph below shows the eastern and northern wall of Building C.



3.3.5.2. Building C is single storey in height. The walls of the building comprise stone, which is well pointed on the external walls and partially rendered on the internal walls providing cavities into the stonework. Building C is attached to Building B on the southern elevation.

3.3.5.3. Building C was attached with mortar on the roof which has broken away and the roof is now sagging causing the roof to pull away from the wall leaving a large gap.

3.3.5.4. The single pitched roof comprises a simple rafter and purlin design covered with stone roofing tiles which are all in place but, due to the uneven shape, leave small gaps. The roof is not lined and can be easily observed as there is no ceiling.

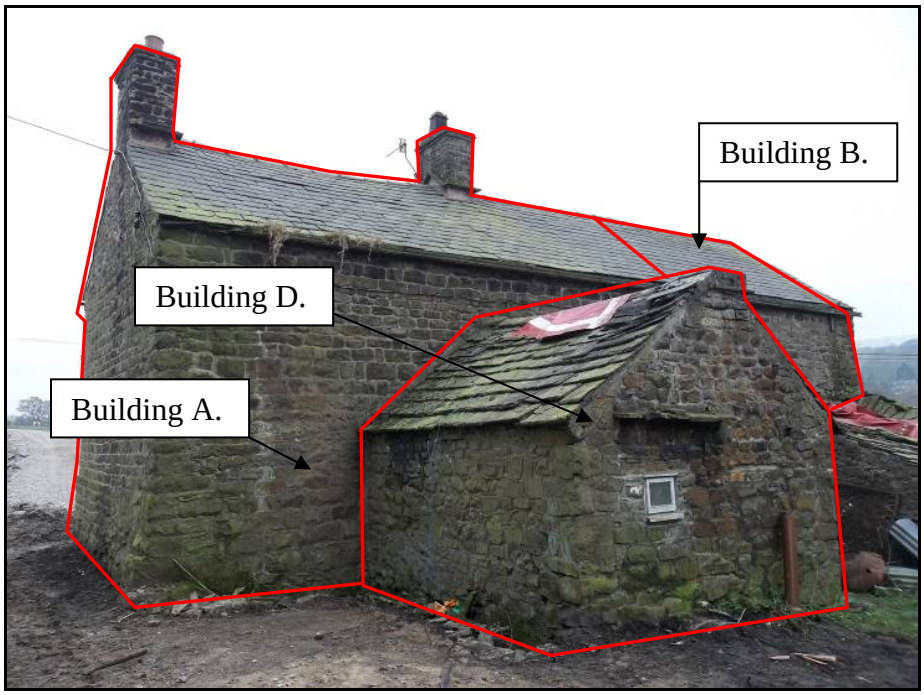
3.3.5.5. The windows were all intact and tight fitting although the door is missing providing access into the building.

3.3.5.6. No bat field signs were identified on the internal or external inspection of Building C.

3.3.5.7. Bird nesting potential was identified within this building. No nests were identified during this survey.

3.3.6. Building D.

3.3.6.1. The photograph below shows the northern wall of Building D.



3.3.6.2. Building D is a single storey in height structure with one room. The walls of the building comprise stone, which is well pointed on the external walls and plastered on the internal walls with no gaps or crevices.

3.3.6.3. Building D is attached to Building A on the northern elevation. Building D was attached with mortar, which was mostly in place with only a few areas missing.

3.3.6.4. The pitched roof comprises a simple rafter and purlin design covered with stone roofing tiles, which are all in place but, due to the uneven shape, leave small gaps. The roof is not lined and can be easily observed as there is no ceiling.

3.3.6.5. The windows and doors were all intact and tight fitting with no gaps or crevices leading into the building.

3.3.6.6. No bat field signs were identified on the internal or external inspection of Building D.

3.3.6.7. Bird nesting potential was identified within this building. No nests were identified within this building during this survey.

3.3.7. Building E.

3.3.7.1. The photograph below shows the northern and eastern walls of Building E.



3.3.7.2. Building E is a single storey stone building with two separate rooms. The walls are partially pointed on the internal and external walls of the building. The roof is covered with corrugated metal and cement sheets. There are no doors or windows, allowing open access into the building.

3.3.7.3. No bat field signs were identified on the internal or external inspection of Building E.

3.3.7.4. Bird nesting potential was identified within this building. However no nests were identified during this survey.

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4. EVALUATION OF FINDINGS.

4.1. Buildings C and D do not provide a suitable habitat for roosting bats.

4.2. Buildings A and B will provide some potential for roosting bats as the roof slates are lifted in places and there are areas which cannot be examined during a visual inspection.

4.3. The ceilings have also been removed within Buildings A and D which makes identifying field signs which may have been present in Building A very difficult.

4.4. Building E could also provide a suitable habitat for roosting bats as there are numerous cavities which cannot be examined during a visual inspection.

4.5. These buildings are located in a suitable foraging area located near to hedgerows and watercourses, which will provide suitable habitats for bats.

4.6. Potential for nesting birds was identified within all of the buildings as access could be gained by birds during the nesting bird season. Currently unused nests were identified in the most eastern chimney of Building A and two swallow nests on the purlins of Building B. These could become used during the nesting bird season.

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5. RECOMMENDATIONS.

5.1. It is recommended that a follow up dusk emergence survey is carried out of Buildings A, B and E. The dusk emergence survey will be in support of this report and will help prove or disprove the presence of bats within the buildings.

5.2. The dusk emergence survey should be carried out using two surveyors between May and September when bats are active. This survey will be carried out at dusk and continue for one hour after to allow all species of bat to have emerged from their roosts. The results will then be analysed and the findings added to this report, which can then be submitted in support of the planning application.

5.3. Nesting birds will be an issue with the proposed works if the proposed works are to be carried out during the summer months. This is due to the nests being identified within Buildings A and B and the potential for nesting birds in the other buildings on site. The nesting bird season runs from March to September (Weather dependant).

5.4. If the works are to be carried out during the summer months they should be preceded by a nesting bird survey, carried out by a suitably experienced person. If a nest is identified during this survey the nest should be left undisturbed until the young have fledged.

****

James Campbell.

Natural England Bat Survey Licence:	20104110.
Natural England White Clawed Crayfish Survey Licence:	20110767.
Natural England Great Crested Newt Survey Licence:	20103097.
Natural England Barn Owl Survey Licence:	20104421.

14.03.2012.

Appendix I. BAT INFORMATION.

It is necessary to understand a little about bats, their basic nature, ecology and legal protection in order to evaluate the findings of this report.

Over 15 species of bat have been recorded in Britain. These fall into two families, the horseshoe bats and the 'ordinary bats'. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to shortage of food, caused by pesticides, as insects are their sole diet, and habitat change.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man made structures and will readily use these to roost and to rear their young.

Bats are protected under the Wildlife and Countryside Act 1981, The Habitats Regulations 1994 and the Countryside & Rights of Way Act 2000.

It is an offence to intentionally or recklessly kill, injure or capture or disturb bats or to damage, destroy or obstruct access to any place used by bats for shelter or protection.

A breeding or resting site of any bat is known as a bat roost. A bat roost is therefore any structure a bat uses for shelter or protection. Because bats tend to use the same roosts each year, legal opinion is that the roost site is protected whether or not the bats are present at that time.

Bat roosts can be identified by looking for:-

- Suitable holes, cracks and crevices.
- Bat droppings.
- Prey remains.
- By carrying out night observations using a bat detector.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

The person applying for that licence has to be suitably qualified and experienced in bat matters. That person is then responsible for ensuring that the measures contained in the licence are carried out.

Appendix II. NESTING BIRD INFORMATION.

It is necessary to understand a little about the legal protection offered to nesting birds in order to evaluate the findings of this report.

Part 1.-(1) Of the Wildlife and Countryside Act 1981states that:-

If any person intentionally:-

(a) kills, injures or takes any wild bird;
(b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
(c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.

Part 1.-(5) of the Act states that:-

If any person intentionally:-

(a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or
(b) disturbs dependant young of such a bird,

he shall be guilty of an offence and liable to a special penalty.

The Countryside and Rights of Way Act 2000 amends the above by inserting after “intentionally” the words “or recklessly”.

The nesting season will vary according to the weather each year but generally commences in March, peaks during May and June and continues until September.

It is also worth remembering that some birds nest in trees and scrub but others are ground nesting.

The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Appendix III. DATA SEARCH RESULTS.

Dear Sue, thank you for your request for bat roost records. However, the database doesn't have any roosts recorded within 1km of SH014832. However, you may be interested to know that the grid ref plots adjacent to the Local Wildlife Site HP173, Waterside Meadows – see attached plan. Best wishes,

Ann

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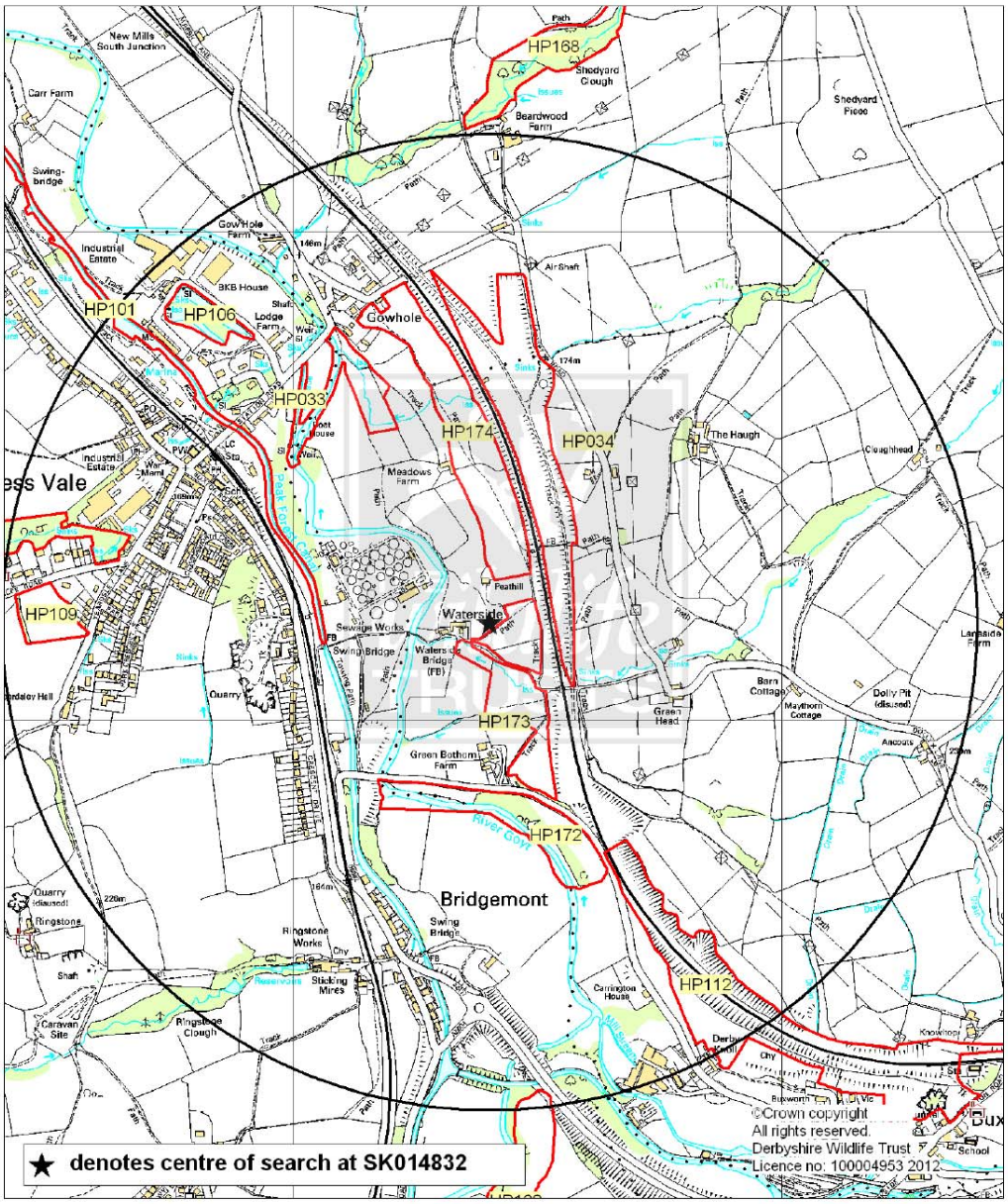

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