

**Land off Gisbourne Yard, Old  
Road, Whaley Bridge**  
Daytime Bat Survey Report

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**Issuing office**

Derbyshire

<b>Client</b>	William & Sebastian Bates
<b>Job</b>	Land of Gisbourne Yard, Old Road, Whaley Bridge
<b>Report title</b>	Daytime Bat Survey Report
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# 1 Introduction

## Background to Commission

- 1.1 BSG Ecology was commissioned by William and Sebastian Bates in February 2013 to undertake a daytime bat survey of their building at Gisbourne Yard, Whaley Bridge. The survey was commissioned in response to a request from High Peak Borough Council for a bat survey to be undertaken.

## Site Description

- 1.2 The site is an industrial building located within a small business park off Old Road, Whaley Bridge, centred at OS Grid Reference SK 012 811. The site is located immediately to the west of a railway line. To the west of the business park are residential properties, to the south is a car park and to the north are further industrial units.
- 1.3 The site lies adjacent to the railway line corridor which is bordered by woodland. The wider landscape is a mixture of residential housing, school buildings and grounds and pasture land with hedgerows and woodland. To the west of the railway line is the Toddbrook Reservoir (340m from the site).

## Description of Project

- 1.4 The client has applied for outline planning permission with all rights reserved (planning ref: HPK/2013/0055) to demolish the existing building and redevelop the site for residential use. The plans are currently for eight, three storey terraced properties and five detached, 2/3 bedroom starter homes.

## Aims of Study

- 1.5 The aim of the daytime survey was to determine whether bats are present in the building or whether the building has any potential to support bat roosts.

## 2 Methods

### Desk Study

- 2.1 The Derbyshire Bat Conservation Group was contacted to provide details of records of bats and bat roosts within 1km of the survey area.

### Field Survey

- 2.2 Ecologist Ruth Walker AIEEM undertook the field survey on the 4th February 2013. The weather during the survey was 4°C, dry, bright and sunny. The building was assessed, both internally and externally, from the ground for evidence suggesting the presence of bats, such as droppings and characteristic staining associated with bat roosts.

### Limitations to Methods

- 2.3 February is not an optimum time of year to undertake bat surveys because bats are generally inactive at this time of year and external evidence of the presence of bats may have been removed by the weather. It is however possible at any time of year to undertake a daytime assessment of a buildings' suitability to support roosting bats.

### 3 Results and Interpretation

#### Desk Study

- 3.1 The desk study returned 106 records of bats from the search area, the majority of which are records of Daubenton's *Myotis daubentonii* bats from the National Bat Monitoring Programme Waterway transect surveys. The remaining records relate to pipistrelle *Pipistrellus* sp. bats, unknown bats and two records of whiskered *Myotis mystacinus* bats. The whiskered bat records date from 1992 and 2008. One of the whiskered bat records is for the immediate area of the survey and is a record from the Veterinary Laboratories Agency (VLA) where dead bats are sent to be screened for rabies. The OS grid reference is for a garden to the immediate east of the site.
- 3.2 Full details of the desk study results can be found in Appendix 1.

#### Field Survey

- 3.3 The photos referred to below can be found in Appendix 2.
- 3.4 The site is a single storey industrial building, built in the 1960s (Photo 1). Internally, the building comprises an open plan room with visible steel joists (Photo 2) and a small, sectioned off, office space. The building is currently used as a lorry maintenance depot. The walls of the building are brick built and covered externally by a pebbledash render (Photo 1). No gaps are present between the render and the wall.
- 3.5 The roof comprises corrugated sheets of asbestos or cement fibre, lined internally with asbestos or cement fibre boards (Photo 2). Occasional translucent corrugated skylights are also present. No insulation is present between the corrugated sheeting and internal boards. No roof void is present in the building and the roof is not considered to provide any features suitable for roosting bats.
- 3.6 The gaps under the ridges of the corrugated sheeting are mostly sealed, however, on occasion, the material used to seal the hole has slipped, leaving a gap (Photo 3). It is possible that bats could access the underside of the corrugated sheeting where gaps are present; however, the corrugated sheeting is considered unlikely to offer suitable roosting habitat for bats. The ridge tile is composed of hollow metal. A hole is present at the northern end of the ridge tile (Photo 4); the hole could allow bats access to the ridge tile but the metal construction is considered unlikely to offer suitable roosting opportunities for bats.
- 3.7 A row of wooden framed windows runs the length of the building on both the eastern and western elevations (visible in Photo 1). The window frames are old but intact. A wooden fascia board is present and a small gap is present between this board and the wall (Photo 5), however, the gap is shallow, is covered in cobwebs along much of its length and is considered unlikely to support roosting bats. No evidence of bats, such as droppings on the window below, was located.
- 3.8 Two flat-roofed sections are present on the eastern elevation of the building. One, in the centre of the building, houses wooden sliding doors (Photo 6). A small gap is present in the frame of the structure where the wood has rotted (Photo 7). This gap does not appear to lead anywhere within the wooden frame and due to its proximity to the runners of the sliding door it is likely to be subject to high levels of disturbance. It is considered unlikely, therefore, that this gap would offer suitable roosting opportunities for bats.
- 3.9 The other flat-roofed section, at the southern end of the building, is a small extension (Photo 8). A gap is present between the wooden frame and the roof of this section; however the gap leads directly into the open building. Both roofs are covered in bitumen felt and leak badly (pers.comm., W. Bates, 4<sup>th</sup> February 2013); the southern roof is currently covered by tarpaulin.
- 3.10 No evidence of bats was located during the daytime bat survey. The features present are considered unlikely to offer suitable opportunities for roosting bats, including whiskered bats. The building, therefore, is considered to have low potential to support roosting bats.

## 4 Potential Impacts and Recommendations

- 4.1 Bats and their habitats are protected under the Wildlife and Countryside Act 1981 (as amended), and by the Conservation of Habitats and Species Regulations 2010. In summary, these make it an offence to damage, destroy or obstruct any place used by bats for breeding and shelter, disturb a bat, or kill, injure or take any bat.
- 4.2 Although there are two records of whiskered bat for the local area, it is considered that this building is unlikely to provide suitable roosting features for this species. Most summer roosts are known from buildings, particularly older buildings with stone walls and slate roofs. They can sometimes be seen beneath the ridge beam in a roof, within small cavities and crevices in the roof or roosting in cavity walls (Schofield & Mitchell-Jones, 2003).
- 4.3 Whiskered bat favours woodland and riparian habitats and forages along tree lines, hedgerows and gardens (Altringham, 2003). In the local area, there are many buildings that could provide suitable conditions for this species, such as Whaley Bridge Primary School to the west of the site.
- 4.4 The local landscape beyond the site provides optimal foraging habitat for this species, particularly within the wooded railway corridor, mature trees / woodland and the reservoir.
- 4.5 No evidence of bats was found in the building and, given the features present and the character of the building, it is considered unlikely that it supports roosting bats. The demolition of the building is, therefore, considered unlikely to give rise to an offence under UK or European legislation relevant to bats and no further bat survey work or a Natural England development licence is considered necessary.
- 4.6 As a standard precaution please note that in the unlikely event of encountering a bat all work in this area should be stopped and advice should be sought from BSG Ecology or Natural England.



## 5 References

Altringham, J.D. (2003). *British Bats*, HarperCollins, London.

Schofield, H.W. & Mitchell-Jones, A.J. (2003), *The Bats of Britain & Ireland*, The Vincent Wildlife Trust, Ledbury.

## **6 Appendices**

## **Appendix 1: Desk Study Results**

(overleaf)

- 4 MAR 2013

## Derbyshire Bat Conservation Group



C/o 9 Ashton Close  
Mickleover  
DERBY  
DE3 0QD

28<sup>th</sup> February 2013

Ruth Walker  
BSG Ecology  
3 Brunel House  
Hathersage Park  
Station Approach  
Hathersage  
Derbyshire, S32 1DP

Our reference: DBCG/2013/BSG3

Dear Ruth

Further to your request for bat records around Gisbourne Yard, Whaley Bridge, please find enclosed the results search of our records. Six figure grid references are given where available.

Grid squares searched: SK 0080, 0081, 0082, 0180, 0181, 0182, 0280, 0281, 0282.

If the report includes a Roost Code this indicates that some roost details have been supplied.

The absence of records of bats or any species of bat from this search should not be taken as an absence of bats from the search area and a full survey may be needed to establish the status of bats in the area.

Records have been provided by volunteers but some NBMP data has been sent to us by BCT. Please see sheets referring to the interpretation of metadata.

Please do not hesitate to contact me if you require any further information.

Yours Faithfully

A handwritten signature in blue ink, appearing to read 'Malcolm Hopton'.

Malcolm Hopton  
Recorder to Derbyshire Bat Conservation Group

# Results of record search for bats around Gisbourne Yard, Whaley Bridge



Common name	Record	Date	Map Ref	Roost Code	Number	Comments
Bat	2699	24-Jul-05	SK004804	40308341	3	Bats present at least 10yrs. ? Pip but echo locating at 55Hz.
Bat	967	18-Jul-88	SK0181	63	1	Thought to be large bat roost
Whiskered bat	5481	25-Jul-08	SK012811		1	VLA Data M Adult
Whiskered bat	3952	25-Apr-92	SK0182		1	Found dying by member of public.
Daubenton's bat	4934	30-Aug-11	SK015827		38	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4933	30-Aug-11	SK015827		53	NBMP Waterway transect survey
Daubenton's bat	4931	14-Aug-11	SK015827		15	NBMP Waterway transect survey
Daubenton's bat	4932	14-Aug-11	SK015827		50	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4972	30-Aug-10	SK010805		13	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4971	30-Aug-10	SK010805		94	NBMP Waterway transect survey
Daubenton's bat	4969	14-Aug-10	SK010805		42	NBMP Waterway transect survey
Daubenton's bat	4970	14-Aug-10	SK010805		7	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4929	14-Aug-10	SK015827		16	NBMP Waterway transect survey
Daubenton's bat	4930	14-Aug-10	SK015827		37	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4928	27-Aug-09	SK015827		20	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4927	27-Aug-09	SK015827		37	NBMP Waterway transect survey
Daubenton's bat	4968	22-Aug-09	SK010805		3	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4353	22-Aug-09	SK010805		1	NBMP Waterway survey. Many bats present.
Daubenton's bat	4967	22-Aug-09	SK010805		31	NBMP Waterway transect survey
Daubenton's bat	4966	14-Aug-09	SK010805		4	NBMP Waterway transect survey - Species ID unsure

Common name	Record	Date	Map Ref	Roost Code	Number	Comments
Daubenton's bat	4352	14-Aug-09	SK010805		1	NBMP Waterway survey. Many bats present.
Daubenton's bat	4965	14-Aug-09	SK010805		45	NBMP Waterway transect survey
Daubenton's bat	4926	13-Aug-09	SK015827		19	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4925	13-Aug-09	SK015827		44	NBMP Waterway transect survey
Daubenton's bat	4964	25-Aug-08	SK010805		29	NBMP Waterway transect survey
Daubenton's bat	4924	22-Aug-08	SK015827		59	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4923	22-Aug-08	SK015827		3	NBMP Waterway transect survey
Daubenton's bat	4922	13-Aug-08	SK015827		14	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4963	10-Aug-08	SK010805		47	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4962	10-Aug-08	SK010805		12	NBMP Waterway transect survey
Daubenton's bat	3075	28-Aug-07	SK010805		21	NBMP waterway survey. 21 passes.
Daubenton's bat	4960	28-Aug-07	SK010805		21	NBMP Waterway transect survey
Daubenton's bat	4961	28-Aug-07	SK010805		3	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4921	23-Aug-07	SK015827		7	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4920	23-Aug-07	SK015827		13	NBMP Waterway transect survey
Daubenton's bat	4958	12-Aug-07	SK010805		17	NBMP Waterway transect survey
Daubenton's bat	4959	12-Aug-07	SK010805		55	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	3073	12-Aug-07	SK010805		17	NBMP waterway survey. 17 passes
Daubenton's bat	4918	10-Aug-07	SK015827		44	NBMP Waterway transect survey
Daubenton's bat	4919	10-Aug-07	SK015827		10	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4917	24-Aug-06	SK015827		22	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4916	24-Aug-06	SK015827		9	NBMP Waterway transect survey
Daubenton's bat	4915	10-Aug-06	SK015827		28	NBMP Waterway transect survey - Species ID unsure





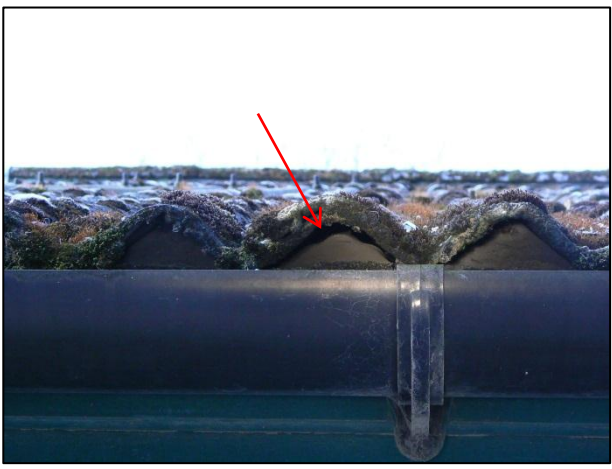



Common name	Record	Date	Map Ref	Roost Code	Number	Comments
Daubenton's bat	4914	10-Aug-06	SK015827		69	NBMP Waterway transect survey
Daubenton's bat	4913	27-Aug-05	SK015827		34	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4912	27-Aug-05	SK015827		112	NBMP Waterway transect survey
Daubenton's bat	4957	26-Aug-05	SK010805		19	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4956	26-Aug-05	SK010805		17	NBMP Waterway transect survey
Daubenton's bat	2481	26-Aug-05	SK010805		1	NBMP. Bats active along R Goyt.
Daubenton's bat	2474	12-Aug-05	SK010805		1	NBMP. Feeding bats over R Goyt
Daubenton's bat	4955	12-Aug-05	SK010805		16	NBMP Waterway transect survey
Daubenton's bat	4911	11-Aug-05	SK015827		29	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4910	11-Aug-05	SK015827		38	NBMP Waterway transect survey
Daubenton's bat	4909	27-Aug-04	SK015827		11	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	3371	27-Aug-04	SK015827		5	NBMP Waterway Survey passes
Daubenton's bat	4908	27-Aug-04	SK015827		5	NBMP Waterway transect survey
Daubenton's bat	3370	12-Aug-04	SK015827		4	NBMP Waterway Survey passes
Daubenton's bat	4906	12-Aug-04	SK015827		4	NBMP Waterway transect survey
Daubenton's bat	4907	12-Aug-04	SK015827		25	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	3369	24-Aug-03	SK015827		44	NBMP Waterway Survey passes
Daubenton's bat	4904	24-Aug-03	SK015827		45	NBMP Waterway transect survey
Daubenton's bat	4905	24-Aug-03	SK015827		28	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	3368	09-Aug-03	SK015827		45	NBMP Waterway Survey passes
Daubenton's bat	4903	09-Aug-03	SK015827		24	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4902	09-Aug-03	SK015827		45	NBMP Waterway transect survey
Daubenton's bat	3367	24-Aug-02	SK015827		9	NBMP Waterway Survey passes

Common name	Record	Date	Map Ref	Roost Code	Number	Comments
Daubenton's bat	4901	24-Aug-02	SK015827		12	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4900	24-Aug-02	SK015827		9	NBMP Waterway transect survey
Daubenton's bat	3366	14-Aug-02	SK015827		19	NBMP Waterway Survey passes
Daubenton's bat	4898	14-Aug-02	SK015827		19	NBMP Waterway transect survey
Daubenton's bat	4899	14-Aug-02	SK015827		26	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4897	26-Aug-01	SK015827		16	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4896	26-Aug-01	SK015827		41	NBMP Waterway transect survey
Daubenton's bat	3365	26-Aug-01	SK015827		40	NBMP Waterway Survey passes
Daubenton's bat	4895	13-Aug-01	SK015827		2	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	3364	13-Aug-01	SK015827		7	NBMP Waterway Survey passes
Daubenton's bat	4894	13-Aug-01	SK015827		7	NBMP Waterway transect survey
Daubenton's bat	3363	24-Aug-00	SK015827		57	NBMP Waterway Survey passes
Daubenton's bat	4893	24-Aug-00	SK015827		25	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4892	24-Aug-00	SK015827		57	NBMP Waterway transect survey
Daubenton's bat	3362	12-Aug-00	SK015827		76	NBMP Waterway Survey passes
Daubenton's bat	4891	12-Aug-00	SK015827		21	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4890	12-Aug-00	SK015827		77	NBMP Waterway transect survey
Daubenton's bat	4889	22-Aug-99	SK015827		3	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	4888	22-Aug-99	SK015827		41	NBMP Waterway transect survey
Daubenton's bat	3361	22-Aug-99	SK015827		40	NBMP Waterway Survey passes
Daubenton's bat	4887	14-Aug-99	SK015827		1	NBMP Waterway transect survey - Species ID unsure
Daubenton's bat	3360	14-Aug-99	SK015827		92	NBMP Waterway Survey passes
Daubenton's bat	4886	14-Aug-99	SK015827		92	NBMP Waterway transect survey



Common name	Record	Date	Map Ref	Roost Code	Number	Comments
Pipistrelle bats	2832	01-Jul-05	SK003811	40308348	28	No bats at visit, 31/7/05. Count is from early July.
Pipistrelle bats	860	17-Jun-02	SK024822	152	2	Probable Pip, but unconfirmed. One bat found in classroom early summer 2002. Also counts of One bat on 19/6/02 & 7/7/02.
Pipistrelle bats	3951	04-Jul-00	SK0180	40308600	0	No bats at visit, few fresh droppings. Seasonal Roost. Bats getting into living areas.
Pipistrelle bats	480	14-May-99	SK012807		1	Grounded M pipistrelle, near suspected roost, old railway buildings. Old stables, Cromford Court, off New Road, Whaley Bridge
Pipistrelle bats	4068	01-Sep-97	SK025817		1	Injured bat, brought in by cat, put down.
Pipistrelle bats	3944	05-Aug-89	SK0180	40308598	8	8 seen to emerge from outhouse eaves, different site to earlier records.
Pipistrelle bats	3943	31-Jul-89	SK0180	40308598	5	None seen to emerge from house late June and July. Small numbers over garden.
Pipistrelle bats	3942	11-Jun-89	SK0180	40308598	10	None seen to emerge from house but c10 flying over garden
Pipistrelle bats	3941	26-May-89	SK0180	40308598	60	Emerging from 21:43. Only few seen to return.
Pipistrelle bats	3940	21-May-89	SK0180	40308598	65	Emerging from 21:42
Pipistrelle bats	3939	20-May-89	SK0180	40308598	45	Emerging from 21:42, from gable end. Very squeaky, many returning to fly under shelter of eaves, some landing briefly.
Pipistrelle bats	3938	19-May-89	SK0180	40308598	20	Emerging from 21:34
Common pipistrelle (45)	4356	05-Aug-10	SK007814		1	Juv F grounded, uninjured. Fed, put back in roost.
Common pipistrelle (45)	3647	17-Nov-08	SK0080		1	Injured bat in house, suspected roost in house.
Common pipistrelle (45)	3076	28-Aug-07	SK010805		1	NBMP waterway survey.
Common pipistrelle (45)	3074	12-Aug-07	SK010805		1	NBMP waterway survey.
Soprano pipistrelle (55)	2540	05-Sep-06	SK0181		1	Grounded bat, released later.

## Appendix 2: Photographs

<p><b>Photograph 1: Northern section of building</b></p>	<p><b>Photograph 2: Internal view of the roof</b></p>
 <p>A photograph showing the northern section of a building with a green-painted wooden exterior and a grey stone roof. A white car is parked in front of the building.</p>	 <p>An internal view of the roof structure, showing a corrugated metal roof sheeting supported by a wooden frame. A ladder is visible leaning against the wall.</p>
<p><b>Photograph 3: Blocked ridges of corrugated roof sheeting (arrow denoted where material has slipped leaving a gap).</b></p>	<p><b>Photograph 4: Gap at northern end of metal ridge tile</b></p>
 <p>A close-up photograph of the corrugated roof sheeting, showing a gap between the sheets. A red arrow points to the gap.</p>	 <p>A close-up photograph of the metal ridge tile at the northern end of the roof, showing a gap. A red arrow points to the gap.</p>
<p><b>Photograph 5: Gap behind fascia board</b></p>	<p><b>Photograph 6: Flat roof structure in centre of building housing sliding doors</b></p>
 <p>A close-up photograph of the fascia board, showing a gap between the board and the roof structure.</p>	 <p>A photograph showing the flat roof structure in the center of the building, which houses sliding doors. A white car is parked in front of the building.</p>

**Photograph 7: Rot hole in frame of sliding door****Photograph 8: Flat roof structure at southern end of building with tarpaulin on roof**