HIGH PEAK
HPK/2013/0293
24 MAY 2013

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22.5.2013

Bat and Barn Owl Survey of Industrial Buildings at Salem Mill, New Mills. Surveyors- Martin Prescott Lic. No. 2012/3228), Ged Ryan (Licensed)

3rd Report: Contents

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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, and a major roost is considered very unlikely. Although no bats were recorded emerging on two occasions, July 2010 and May 2013 and no signs of bats were found on three occasions, January and July 2012 and May 2013, the occasional transitory bat cannot be ruled out. 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 unsuitable for nesting Barn Owls.

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

4.4 Nearby houses and industrial buildings are likely to provide significant bat roosting potential and a Common Pipistrelle roost was detected in nearby houses. The presence of this roost confirms that maternity roosts are gathering.

4.5 The buildings are likely to be used by nesting birds, and it is recommended that work avoids the nesting season, March to August, unless it can be ensured no nesting birds are present.

5. Recommendations

5.1 Work can start with low risk to roosting bats, but as a precaution, 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.

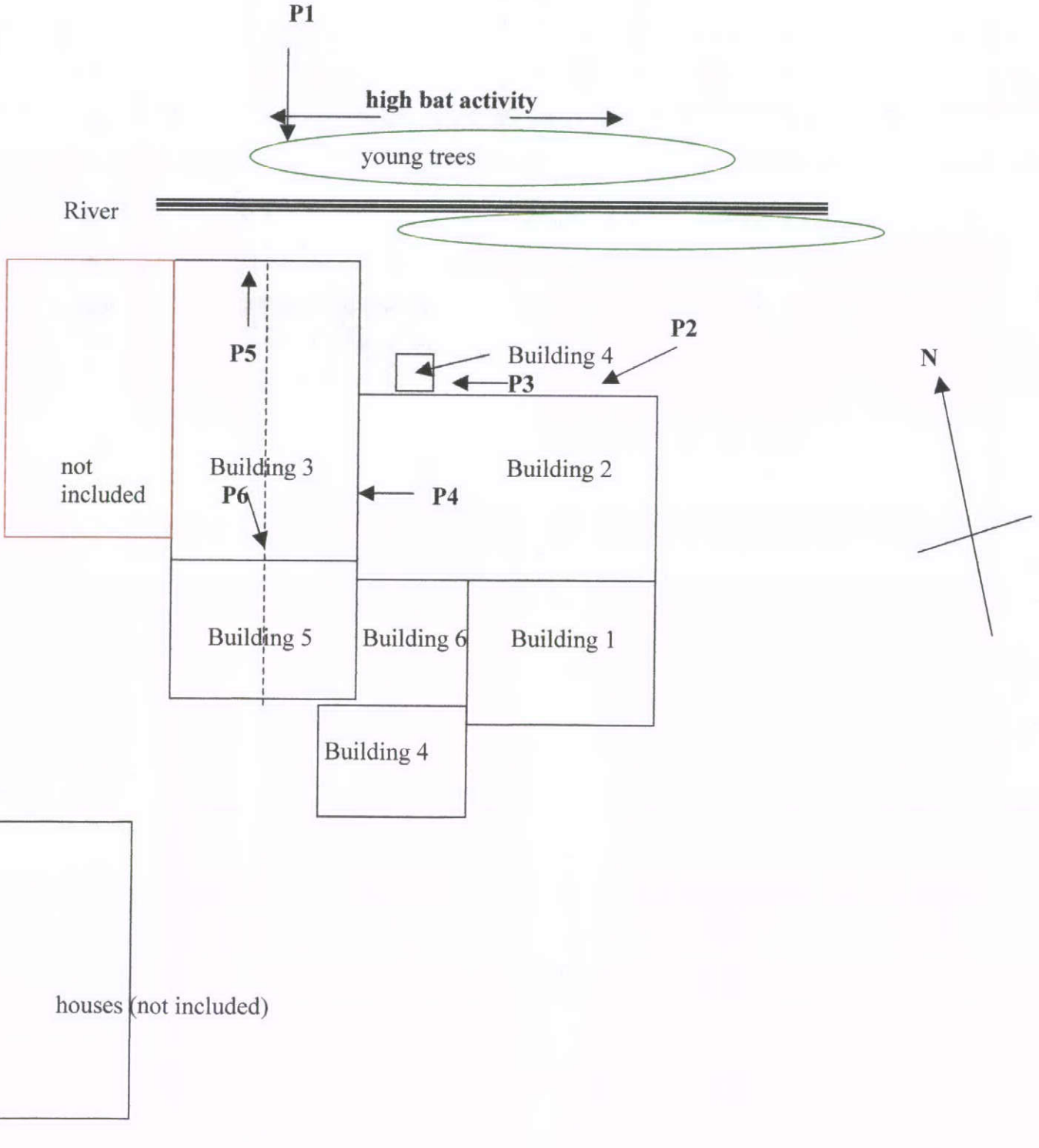
5.2 Nesting birds are possible, and it must be ensured that active nests are not disturbed. If any active nests are found, work must stop in the immediate area and a 4 metres exclusion zone set up until the young have fledged. If there are any doubts refer to the consultant.
To avoid this problem, it would be preferable to start the work, especially any clearance of scrub and brambles, between September and February when birds are unlikely to be nesting.

5.3 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.

5.4 Bat surveys are generally valid for 12 months. If work has not started by May 2014, a repeat survey is recommended.

6. Plan

P = photos
Not to scale



← roost, approximate site of emergence

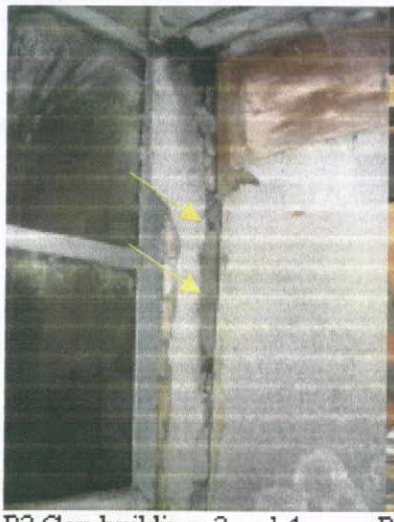
7. Photos



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

M G Prescott