HIGH PEAK
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BOROUGH COUNCIL

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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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Summary

The presence of a major bat roost is considered very unlikely, and no bats were detected emerging from the building either on 27.7.2010 or 21.5.2013, however there are crevices suitable for roosting bats and care must be taken during work and any roof removal must involve direct supervision by a qualified bat worker.

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.
This is an update on surveys carried out on 27.1.2013 and 29.7.2013.

1.2 The Site

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

The buildings were close to areas of young and semi-mature 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 partial use and the required access was easy. There were no hazards other than those normally encountered when surveying sound buildings.

2.2 Daylight Survey, 21.5.2013

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 be fully active, and signs such as droppings were likely 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 Evening Emergence Survey, 21st May 2013

Five Surveyors, all experienced in the use of heterodyne bat detectors, were sited around the buildings such that any emerging bat would be in view.
The survey started just before sunset and ended when it was becoming too dark to see clearly. All observed bat activity and the weather conditions were recorded.

2.4 Equipment

The equipment used consisted of hand held and head torches, camera, ladders, heterodyne bat detectors and short focus binoculars.

3. Results

3.1 Possible Roost Sites, daylight survey

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.

3.1.2 Building 2, to be demolished

Corrugated sheeting roof, unlined with roof lights. Rendered brick walls. Gaps under barge boards (photo) and under damaged rendering.
Considered to have low bat roosting potential.

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 making the roof area quite light. The window which was previously missing had been replaced and there were no holes large enough to allow Barn Owls in, although pigeons were still getting in through a hole in the roof.
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.

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.

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.

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.

There were many bird droppings throughout the buildings, probably mostly pigeons.

No signs of bat or Barn Owl occupation were found.

The results of 21.5.2013 were similar to those of 27.7.2010 and 27.1.2010.

Trees

It is not thought that any trees will be affected.

3.2 Evening Survey

The survey started at 20.52 at ended at 22.18 by which time it was becoming too dark to see clearly. Sunset was at approximately 21.12 and the weather conditions were suitable for foraging bats: calm, 8/8 cloud, 12c, falling to 10c by the end of the survey.

The first bat was detected at 21.12, at bat activity was recorded at all aspects of the building, mostly Common Pipistrelle. There was constant bat activity near the river to the rear of the buildings.

Several Common Pipistrelles were seen emerging from nearby houses.

Occasional Soprano Pipistrelles were recorded foraging to the south of the factory and Daubenton's over the river towards the end of the survey.
Single passes of a Noctule bat and an unidentified *Myotis* species were also recorded.

No bats were recorded emerging from the buildings.

3.3 Possible Foraging Sites

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

3.4 Nearby Roosting Potential

There was a variety of buildings, including industrial buildings and dwellings close by which were likely to have bat roosting potential.
A Common Pipistrelle roost was confirmed in nearby houses.

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.

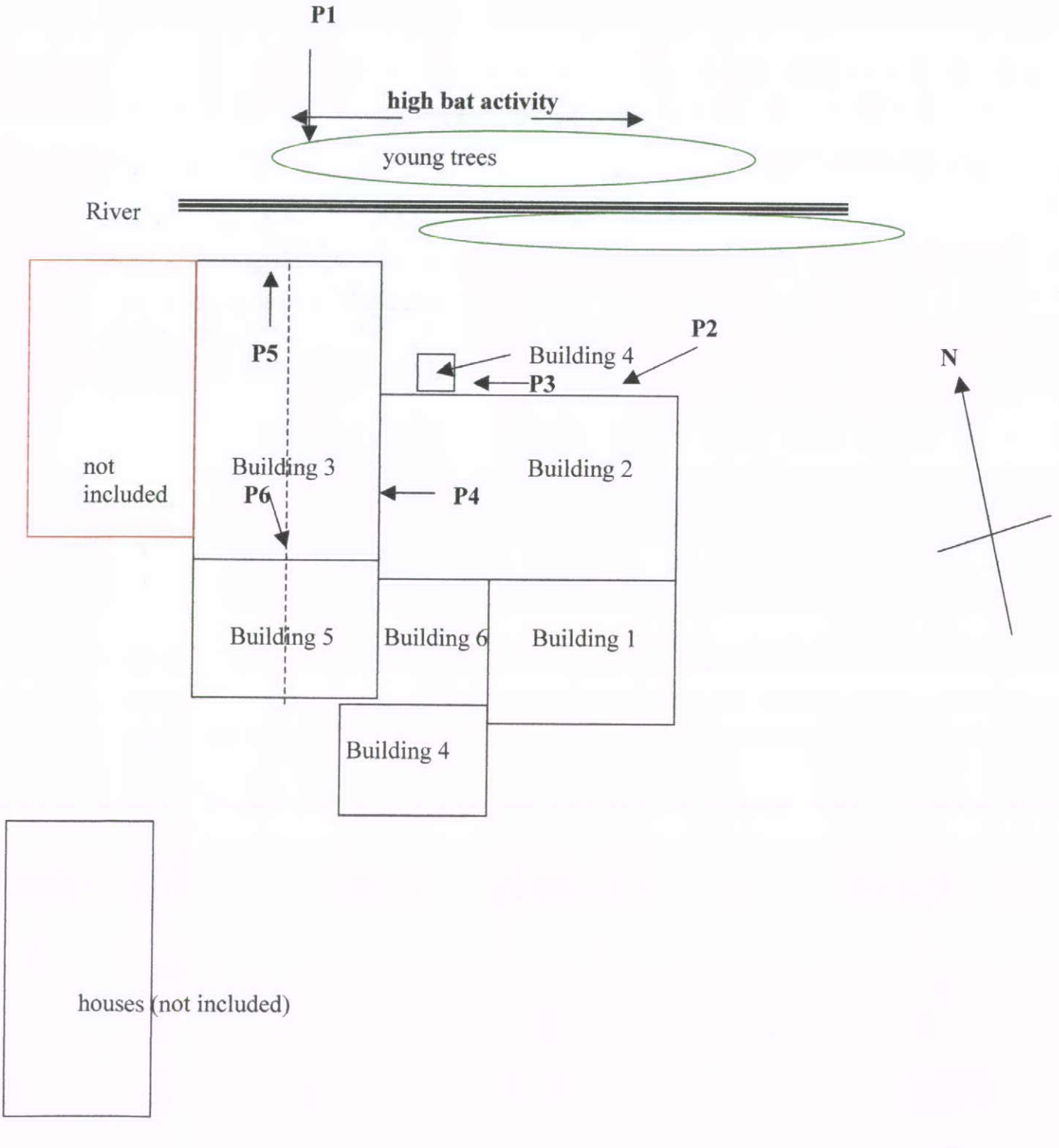
5.2 Nesting birds are possible, and it must be ensured that active nests are not disturbed. If any active nests are found, work must stop in the immediate area and a 4 metres exclusion zone set up until the young have fledged. If there are any doubts refer to the consultant.
To avoid this problem, it 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

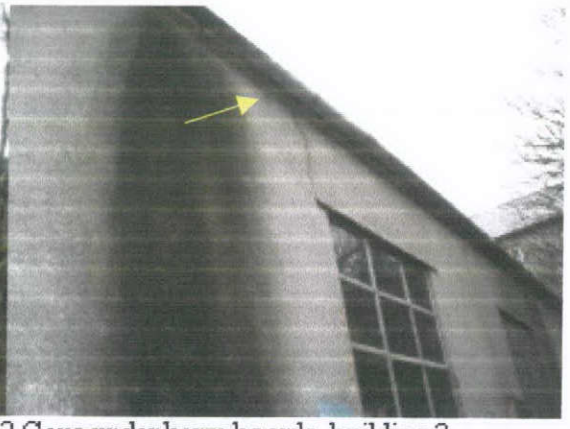


← roost, approximate site of emergence

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

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