

BAT EMERGENCE SURVEY AT MYCOCKS YARD, BUXTON, DERBYSHIRE

JULY 2016



RACHEL HACKING ECOLOGY

52 Church Lane, Marple, Stockport, Cheshire SK6 7AW

Tel: 0161 427 3548 Mob: 07734 296424

mail@rachelhackingecology.co.uk

www.rachelhackingecology.co.uk

CONTENTS

INTRODUCTION

2

METHODOLOGY

3

RESULTS

4

SUMMARY AND RECOMMENDATION

5

REFERENCES

6



1.0 INTRODUCTION

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2016 by Serendipity Property to undertake a dusk emergence bat survey of a series of buildings at Mycocks Yard, Fairfield Road, Buxton, Derbyshire. The site will be the subject of a planning application for the conversion of the buildings into residential and live/work units.
- 1.2 Mycocks Yard is located in Brooklyn Place, off Fairfield Road in Buxton, Derbyshire (O.S. grid reference: SK063736). The site comprises of a number of two-storey units of stone and brick construction, with pitched, slate-tiled roofing. The units are currently used for industrial and storage purposes.
- 1.3 A daytime bat survey was undertaken in August 2015 (see *Daytime Bat Survey at Mycocks Yard, Fairfield Road, Buxton Derbyshire, August 2015 – Rachel Hacking Ecology*). The survey report concluded that no evidence of bat activity was found and that the property had limited suitability for a bat roost to be present, therefore, no further surveys should be required. During the planning consultation period, Derbyshire Wildlife Trust requested further work and it was agreed that one bat activity survey should be undertaken and further surveys undertaken if bat activity is recorded associated with the building (Kieron Huston 13th June 2106).
- 1.4 All bat species are protected under the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000, the Natural Environment and Rural Communities Act 2006 and the Environmental Damage Regulations 2009. It is illegal to disturb or damage a bat roost whether bats are present or not.

2.0 METHODOLOGY

- 2.1 One bat emergence survey (at dusk) was carried out at Mycocks Yard, in accordance with the Bat Conservation Trusts '*Bat Surveys for Professional Ecologists: Good Practice Guidelines*' (2016, 3rd Edition).
- 2.2 For the survey, 6 surveyors monitored the property, to ensure full coverage of the building for any emerging bats, and two infra-red cameras were also used on the roofline of part of the building.
- 2.3 The emergence survey began 15 minutes before sunset and continued for 90 minutes after sunset. The surveyors used Anabat System bat detectors to record the echolocations of emerging bats.

Timing and Personnel

- 2.4 The dusk emergence survey was undertaken on 14th July 2016. July is an optimum month to undertake bat activity surveys.
- 2.5 The surveys were undertaken by Rachel Hacking (Principal Ecologist), Joel Hacking, Sam Harmer, Rachel Blount, Kate Reed and Mike Edwards. The surveyors have many years of experience in bat surveys and are all fully trained. Joel Hacking holds a Natural England Level 2 Class Survey Licence for bats (Licence Reference: 2016-24701-CLS-CLS).

3.0 RESULTS

3.1 Figure 1 shows the locations of the bat surveyors during the surveys.

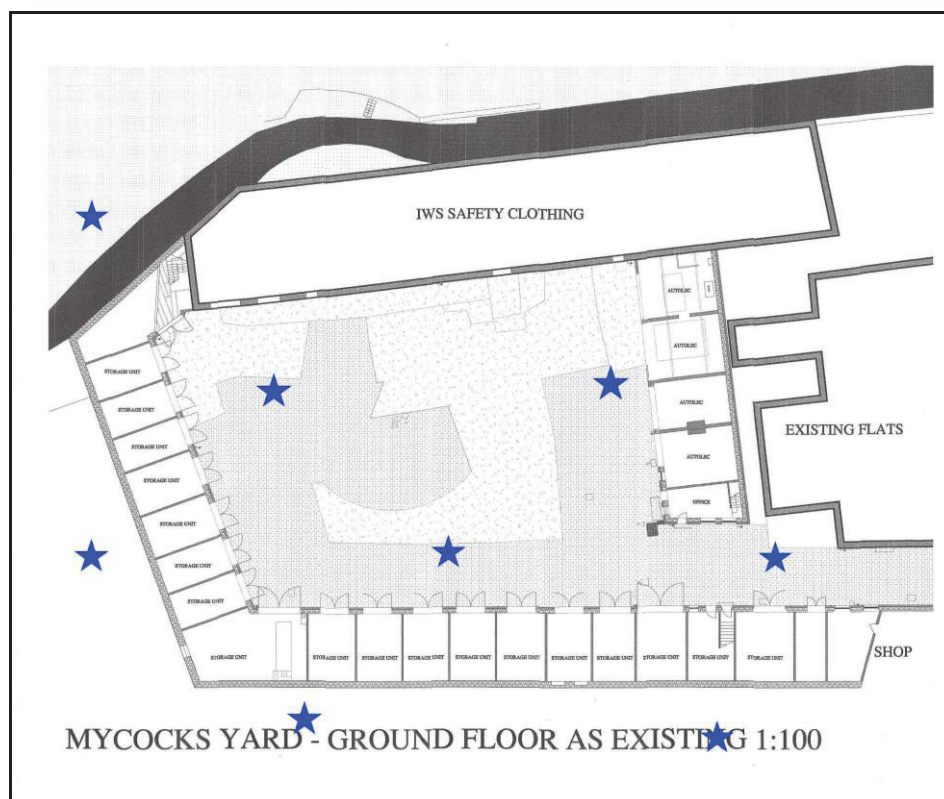


Figure 1 showing the locations of the surveyors and cameras during the surveys (blue stars)

3.2 No bats were observed emerging from any part of the building during the survey. A limited amount of bat activity was recorded in the locality during the surveys. Common Pipistrelle (*Pipistrellus pipistrellus*) bats were recorded foraging over the tree canopy to the north east of the site. The following tables detail the results of the survey visits and the weather conditions.

10th May 2016

3.3 Table 1 details the bat activity observed on the site.

Table 1. Bat activity and timings during the survey on 14/07/16	
1.	Common Pipistrelle recorded foraging over the tree canopy at 21:57
2.	Common Pipistrelle recorded foraging over the tree canopy at 22.12
3.	Common Pipistrelle recorded foraging over the tree canopy at 22.36

3.4 Table 2 gives the weather conditions during the survey.

Table 2. Weather conditions during the survey 14/07/16	
Sunset:	21:28
Temperature (low):	16°C
Beaufort Scale:	0
Weather:	Warm and Dry

4.0 SUMMARY AND RECOMMENDATIONS

- 4.1 During a daytime bat survey of the buildings at Mycocks Yard in 2015, no evidence of bat activity was located. During the dusk emergence survey in 2016, no bats were seen emerging from the buildings. It is considered that the buildings have been adequately determined to offer **negligible bat roost suitability**.
- 4.2 The emergence survey was undertaken with enough coverage of surveyors and with no impediment to the visit.
- 4.3 A European Protected Species (EPS) mitigation licence from Natural England will not be required before any work can proceed on the building. EPS licences can only be obtained for active bat roosts.
- 4.4 It is recommended that the buildings are converted with care and that a set of Reasonable Avoidance Measures are implemented during the works. These are outlined below.

Reasonable Avoidance Measures

- Prior to demolition, a toolbox talk will be given to all site personnel by an experienced ecologist, detailing identification of bat evidence and the methods of works to the roof and upper brick courses to be used.
 - If during development works a bat is discovered at any time, **work is to stop** whilst an experienced bat ecologist is contacted for guidance and assistance. This can be Rachel Hacking Ecology (0161 427 3548) who undertook the initial survey, any licensed bat worker, or the Bat Conservation Trust (BCT) helpline (0845 1300 228).
 - The roof tiles and upper brick courses of the building are to be soft stripped, with the tiles lifted instead of dragged.
 - If any gaps are created to the roof void or upper floor during the demolition and these gaps will be left overnight, the gaps are to be temporarily sealed overnight with tape or boards to prevent any bats from entering the property.
- 4.5 The buildings should also be enhanced for bats. Two bat access roof tiles are to be integrated into the roofline during conversion along with two bat bricks. This will increase the bat roost provision within the locality.

REFERENCES

Collins, J. (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, 3rd Edition. Bat Conservation Trust.

Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature.