



Dunelm Ecology
consultant ecologists

23 July 2016

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15 LONG LANE, CHARLESWORTH (HPK/2015/0688): UPDATE BAT SURVEY

Dear Karen

It is our understanding that an update bat survey has been requested at the above site in support of a planning application to demolish the existing building and to construct a new dwelling in its footprint. Dunelm Ecology undertook an update bat survey of the site on 20 July 2016 further information on which is provided below. For context and further information on the value of the building to bats, this letter should be read in conjunction with the original bat survey report prepared by Rachel Hacking Ecology dated February 2016.

Methods

The property was re-inspected for evidence of bats following the methodology outlined in the Bat Mitigation Guidelines (Mitchell-Jones 2004) and Bat Surveys Good Practice Guidelines (Collins 2016). The survey involved systematically searching the exterior and interior of the property for bats and their field signs with the aid of ladders, endoscope (SnakeVision), close-focusing binoculars (Opticron Countryman BGA 8x42) and a powerful torch (Clulite 1M candle-power). Such signs may include insect remains, droppings, grease marks, urine stains and smoothing or lack of cobwebs.

A dusk emergence survey was undertaken immediately after the re-inspection survey. The survey aimed to record bats exiting the building and started 15 minutes before sunset (21:21) and finished up to 90 minutes after sunset (Mitchell-Jones 2004). The survey was completed at an optimal time of year under favourable weather conditions i.e. warm (20°C), dry and light winds.

Surveyors were positioned in strategic locations to ensure that potential roosting features could be viewed clearly. The surveys were undertaken using frequency division (Batbox Duet) and time expansion (Pettersson D-240x) bat detectors coupled with MP3 recorders to record selected bat calls for later analysis using Batsound software. The time of entry and the number of bats and species (if identifiable) were recorded; whilst any bat activity in the general area was also noted.

The surveys were led by Jon Guarnaccio MCIEEM who has over 13 years experience as a consultant ecologist and has held a Natural England bat survey licence since 2005. Jon was assisted by Tom Priestley who is also a licensed bat ecologist.

Results

No evidence of bats (or birds) was recorded during the re-inspection survey and the building is assessed as having low bat roost potential. This is due to the fact that the building supports few potential roosting features and those that are present (see original bat report for further details) are considered to be superficial. No bats were recorded emerging from the property during the emergence survey although low numbers of common pipistrelle bats were recorded foraging and commuting in the vicinity throughout the duration of the survey. The first bat was recorded commuting south to north over the site at 21:26 suggesting the presence of a roost nearby given the close proximity to sunset. A further three common pipistrelle bats were observed commuting north to south over the building between 21:35 and 22:00 with only occasional foraging bats recorded thereafter.

Assessment and Recommendations

Taking the above information into account, it is recommended that the few potential roosting features that have been identified (i.e. occasional gaps between slates, under ridge tiles and lead flashing) should be carefully removed by hand prior to demolition. In the highly unlikely event of a bat being found, all works should cease and a licensed bat ecologist contacted for advice. It is acknowledged that Derbyshire Wildlife Trust has also requested that a desk based study is undertaken but given the results of both surveys, this is deemed unnecessary as it would not alter the assessment and recommendations made in this document.

I trust the above information is useful and enables High Peak Borough Council to determine the planning application.

Yours sincerely



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Principal Ecologist