



## **Protected Species Surveys**

### **Ecological Surveys & Consultation**

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## **85 and 87 Green Lane, Buxton**

### **Derbyshire**

Dear Andrew,

This letter has been prepared by Protected Species Surveys in relation to a request for an updated building assessment at the above site. The purpose of the survey was at the request of Derbyshire Wildlife Trust (DWT) to update the results of a previous building assessment completed in August 2018 in support of planning application for the conversion and re-build of 85 and 87 Green Lane, Buxton, Derbyshire.

An initial building assessment in 2018 revealed 85 and 87 Green Lane as offering low potential to support roosting bats. Both buildings were in a extremely poor state of repair with section of roof having collapsed and open to water ingress being situated under surrounding trees. Therefore, a single nocturnal survey was carried out in August 2018 to establish the presence / absence of roosting bats. As a result of the nocturnal survey no bats were observed emerging or entering either building during the nocturnal survey.

### **Methodology**

An updated building assessment was carried out on 9<sup>th</sup> May 2021 by a licensed bat worker (Natural England Licence Reference: 2015-10587-CLS-CLS) from Protected Species Surveys with over 12 years experience in accordance with BCT, 2016<sup>1</sup>. The internal / external building assessment was undertaken to determine if there had been any significant changes to both buildings since the initial 2018 surveys.

The external elevations of the building was assessed for features that could provide suitable access points for bats. Such features comprise:

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<sup>1</sup> Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> Edn). Bat Conservation Trust, London.

- small gaps at the eaves;
- gaps underneath over lapping asbestos roof sheeting;
- gaps under lifted and raised flashings;
- gaps in stonework and masonry where degradation of mortar has occurred.
- gaps around or over the top of doors;
- gaps at broken or missing windows;
- gaps around wall ventilation points;

The internal building survey was focused on roof timbers and other cavities where bats could potentially roost. During the survey the evidence of current or previous occupation by bats was sought. Such evidence comprised:

- the presence of dead or live bats;
- concentrated piles or scattered bat droppings;
- food remains such as insect wing fragments;
- urine staining on woodwork, stored items or pipe work.

Where access to potential access points was possible a full inspection using an endoscope was completed to identify current or previous evidence of use such as the physical presence of bats or bat droppings. Indicators that potential access points had not recently been used included the presence of cobwebs and general detritus within the access. From this, features of likely / potential value for bats can be broadly identified and a decision made over the selection of locations for more detailed work if required.

## **Results**

During the updated building assessment in May 2021 no evidence of bats was recorded externally. No access was possible to the interior of either building due to health and safety concerns with large sections of both pitched roofs collapsed along with first floor joists through years of water ingress. The interior of the buildings (85 and 87 Green Lane) were well illuminated through collapsed sections of roof and unglazed windows. Observations during the survey revealed the interior of both buildings to be very damp as a result of the deterioration. No external evidence of occupation by bats was identified during the survey.



**Picture 1: Front view showing extent of damage**



**Picture 2: showing surrounding tree cover and roof damage**



**Picture 3: View showing 85 and 87 Green Lane and extent of tree cover**

## **Conclusion**

The results of the updated building assessment revealed further damage to the roof and exposure to the internal features of the building now open to weather fluctuations including water ingress.

It is considered both 85 and 87 Green Lane are likely to further decrease in suitability for roosting bats and potential collapse if left in situ. During the updated building assessment no evidence of bats was observed. Although bat droppings can often be hidden in cavities the buildings are largely shaded by adjacent tree cover and damp and therefore unlikely to be utilised by bats since the previous 2018 nocturnal survey.

Any updated nocturnal survey is unlikely to provide any significant difference with both buildings being in a poor state of repair and open to water ingress, and continual damp conditions as a result of the overhanging tree canopy and collapsed sections of roof. As such it is considered any updated nocturnal survey would be disproportional based on the results of the 2021 building assessment.

However, as a precautionary approach the remaining sections of roof should be removed under supervision by an Ecological Clerk of Works (ECoW) with all cavities again checked by the ECoW with the use of an endoscope. Once completed the building will be left in situ for 24 hours before the remaining works are completed.

In the unlikely event any bat is discovered during the works supervised by the ECoW or during the ongoing works after this, all works must stop immediately and a licence from Natural England be sought to facilitate the works.

I trust the above is satisfactory to your requirements.

If you have any further questions or comments please do not hesitate to contact me.

Protected Species Survey

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