

Gow Hole Farm
Furness Vale
Discharge of Condition 6
(Precautionary Bat Survey)
DET/2021/0002



RACHEL
HACKING
ECOLOGY

Client John and Andrea Wood

Project Title Gow Hole Farm, Furness Vale

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Discharge of Condition 6

Background

Rachel Hacking Ecology Ltd was commissioned in 2023 by John and Andrea Wood to undertake a pre-dawn bat re-entry survey at Gowhole Farm, Marsh Lane, Furness Vale (hereafter referred to as the 'site'). The site received full planning permission from High Peak Borough Council in 2022 for 4 proposed houses created by converting barns (planning reference DET/2021/0002). As part of the planning permission, several conditions were attached. Condition 6 relates to a bat survey.

Legal Context

All UK bat species are protected by the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife & Countryside Act 1981 (as amended).

Condition Wording

Condition 6 states: "Prior to the commencement of development, a dawn survey to record the use of the buildings by bats shall be carried out and the results submitted to and approved in writing by the Local Planning Authority. Where bats are found, details of their protection and any mitigation shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved protection and mitigation measures".

Methods

Pre-dawn Re-entry Survey

The survey was undertaken on 12th May 2023. Weather conditions were dry, overcast with a light breeze and an air temperature of 10°C. Sunrise was at 05:14. The survey started at 03:45 and ended at 05:30.

The survey was undertaken by Joel Hacking (Senior Ecologist), Joe Cooper (Senior Ecologist) and Jasmin West (Junior Ecologist) using Echometer Touch 2 bat detectors. An infra-red video

camera was used to assist the surveillance of the barn. The positions of the surveyors and camera are shown in Figure 1.

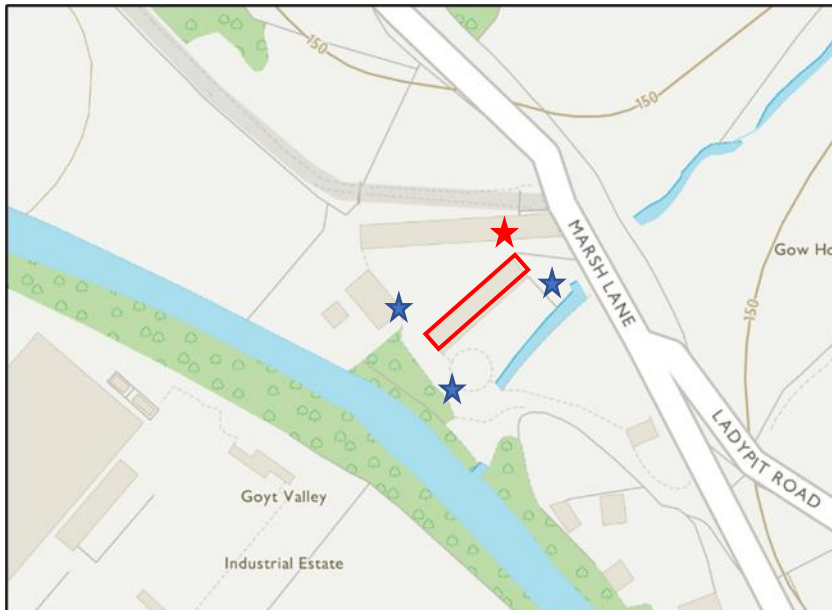


Figure 1 showing the locations of the surveyors (purple stars) and thermal imaging camera (red star)

Results

No bats were recorded entering the building during the survey.

Occasional foraging and commuting activity by Common Pipistrelle *Pipistrellus pipistrellus*, Soprano Pipistrelle *P. pygmaeus* and Noctule *Nyctalus noctula* was recorded throughout the survey.

Conclusion

The survey was undertaken by suitably experienced ecologists at an appropriate time of year under suitable conditions. No limitations affected the survey. The results of the survey support the findings of previous surveys undertaken at the site¹. It is concluded that the building does not support roosting bats and the proposed development is unlikely to result in any impacts to bats or their roosts.

¹ RHE (2021) Daytime Bat Survey and Bat Emergence Surveys at Gow Hole Farm, Furness Vale.

As bats can roost opportunistically in suitable features, works to the building should be undertaken with due care and should a bat be encountered at any time, work should stop in that area and a suitably qualified ecologist contacted to provide advice.

