PENNINE ecological

PENNINE ecological

Bolton Offices:

Bob Leatham: Tel: 01204 844545 / 07505 172 087
email: bob@pennineecological.co.uk

Patrick Leatham: Tel: 07545 385 898
email: patrick@pennineecological.co.uk

Preston Office:

Ian Ryding: Tel 01772 600441 / 07707 039 254
email: Ian@pennineecological.co.uk

Glossop Office:

Stuart Macpherson: Tel: 07883 438 666
email: stuart@pennineecolgical.co.uk

Chartered Institute of Ecology and Environmental Management
Arboricultural Association Professional Member

- *Protected species survey & licensing*
- *Habitat survey*
- *Habitat creation & management*
- *Arboricultural survey & impact assessment*
- *Invasive species survey & control*
- *Management plans*

www.pennineecological.co.uk

Alan Sorah
Planman 3D

27th April 2023

For the attention of: Alan Sorah on behalf of Michael Street and Cheryl Blanchard

Dear Alan,

Re: Preliminary Roost Assessment (PRA) for Bats: 40 Glossop Road, Charlesworth, SK13 5EZ.

1. Introduction and Background

PENNINE Ecological have been commissioned by Michael Street to undertake a daytime inspection for bats at the above address. The purpose of this study is to address any potential issues in relation to bats resulting from the proposed development of the property. The grid reference for property is SK 00663 93004. The outline of the property is shown in Figure 1 and photographs are included at the end of this report.



Figure 1: Approximate red line boundary of 40 Charlesworth Road, Glossop, SK13 5EZ.

2. Background Information on Bats

a) Legislation and Planning Policy

Bats are comprehensively protected by European legislation.

All British bats and their roosts[1] are afforded protection under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579). When dealing with cases where a European Protected Species (EPS) (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the Regulations, that has a statutory duty as the local authority to have due regard to the provisions of the Regulations in the exercise of its functions.

Paragraph 180 of the National Policy Planning Framework (as revised in July 2021) states:

180. When determining planning applications, local planning authorities should apply the following principles:

a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*

c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and,*

d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

b) Use of Buildings, Structures and/or Trees by Bats

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage (all British bats are insectivorous).

Definitions of the bat roosts most likely to be encountered during the PRA of buildings, structures and/or trees are summarised below (Collins, 2016).

[1] The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to "*a breeding site or resting place of such an animal"* and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.

a) Day roost; a place where individual bats or a small group of male bats rest during the day but are rarely found by night in the summer.
b) Night roost; a place where bats rest during the night but are rarely found during the day.
c) Transitional/occasional roost; used by a few individuals for short periods of time following or prior to hibernation.
d) Maternity roost (May – August); where female bats give birth and raise their young to independence.
e) Hibernation roost (November - February); where bats maybe found individually or together during the winter period.

Up to eleven bat species have been recorded in Derbyshire most of which use built structures e.g., residential properties, bridges and culverts as well as features in trees e.g., knot holes, woodpecker holes, peeling bark and torn limbs. The most frequently encountered species are the common and soprano pipistrelle bats; their abundant status in Derbyshire reflected throughout the UK.

3. Desktop Study

A desk top consultation study with Derbyshire Biological Records Centre and the Greater Manchester Ecology Unit (the search area would extend across both record centres) was not undertaken for this study due to the relatively small-scale nature of the development. However, searches for statutory sites and European Protected Species Mitigation Licences (EPSML) were undertaken as detailed below.

a) Statutory Designated Sites

Details of statutory sites were sought from Defra's Map and Geographic Information Centre (MAGIC) mapping tool: https://magic.defra.gov.uk/.

There is one statutory designated site within a 2km radii of the site (Figure 2); Ludworth Intake; 2km south west of the site. The site is not designated for its bat populations thus no further consideration is required.

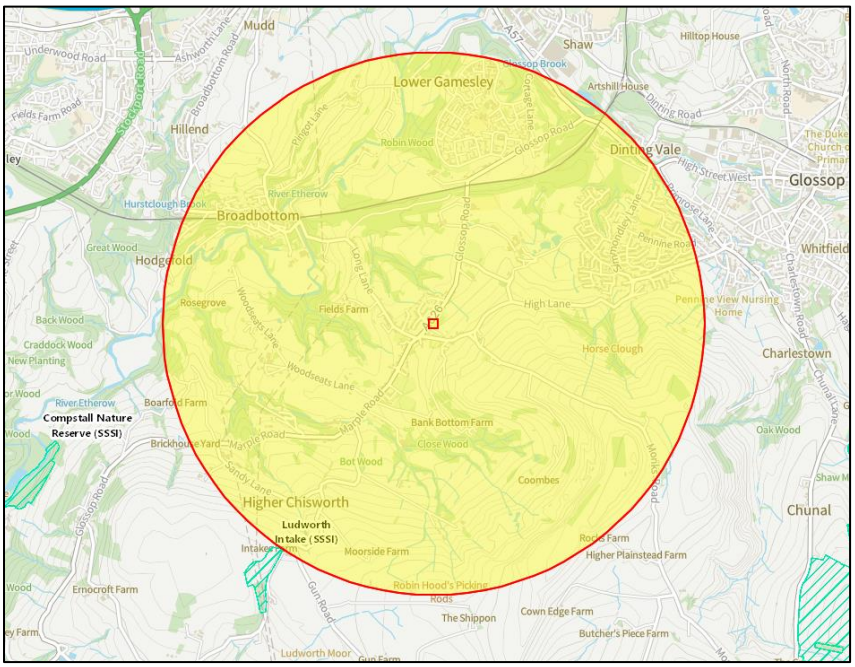

Figure 2: Location of statutory designated site within 2km of the site.
The property surveyed is marked by the red square within the red circle which is a 2km search area. Image taken from Defra's MAGIC mapping tool.

b) European Protected Species Mitigation Licences

Details of EPSML for bats were sought from Defra's MAGIC mapping tool. There are no EPSML in relation to bats within 1km radii of the site.

4. Survey Methodology

a) Methodology

The survey methodology was undertaken in accordance with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* 3rd Edition (Collins, 2016).

A daytime survey was conducted on 13th of April 2023. The property was surveyed, where required, using close focusing binoculars (10 x 42 magnification) and a 1 million candle power torch and was conducted by Stuart Macpherson, who is an experienced ecologist and holds a Class 2 bat licence 2021-10079-CL18-BAT.

During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

b) Survey Constraints

There were no survey constraints.

5. Results

The property was found to be of **low suitability** to support roosting bats.

a) Overview

Located approximately 150m north east of the centre of Charlesworth, near Glossop, the property was located immediately east of the A626 Glossop Road. It was a derelict, single storey residential property comprising a loft and two adjoining extensions to the rear.

b) External Assessment Results

The building was constructed of red brick of which some had been rendered and painted over. The properties exterior walls were in very good condition with only minor, superficial damage on the south facing wall where four areas of mortar had been damaged. These were inspected with torch and binoculars and no sufficient gaps that would support bats were identified. All mortar between the brickwork was in situ.

The two adjoining extensions to the rear of the property were also inspected. A brown brick-built extension comprising a flat corrugated metal roof and verges measured approximately 5m x 3m. the brick was in excellent condition and the flat roof was wholly unsuitable to support a bat roost. No PRFs were identified on this extension. The second extension was built of red brick to approximately 1m high and above that were single paned glass windows with wooden frames which were in poor condition. The roof, which was in very poor condition, was constructed of predominantly glass with the lower part of the roof, above the guttering (approx.

30cm) comprising what appeared to be Welsh slate. The glass ceiling extension was in particular poor condition and was not suitable to support a bat roost.

The roof of the property was constructed of Welsh slate tiles, clay ridge tiles with three red brick chimneys. The roof tiles were in excellent condition with no significant gaps that would allow the ingress/egress of bats to the loft space (see below for internal inspection details). Very minor gaps beneath the ridge tiles were recorded as was a slipped roof tile on the south east facing aspect of the roof. However, due to the construction of the apex of the loft where roof battens had been entirely filled with lime mortar thus preventing any access in to the loft space. However, the gaps could potentially support a small number of bats. Therefore, the only gaps that would likely be present would be that within the ridge tile itself and these are likely to be only used opportunistically.

In two areas on the northern aspect of the property the fascia of the roof verge was in poor condition with small sections of the fascia missing. These were inspected with torch and endoscope and were found to be rotten although they did not appear to be connected to the loft space. However, the presence of a small number of bats couldn't be ruled out. The other fascias, soffits and where the external walls joined to the verge were all in very good condition with no gaps recorded.

c) Internal Assessment Results

The loft space extended for the length and width of the property, measuring approximately 10m x 8m. It appeared not to have been used by the previous property for a significant period of time due to no evidence of disturbance, household items etc. being recorded. Additionally, the loft space was heavily cobwebbed particularly beneath the ridge beams and gable ends. The loft was dry with no evidence of significant damp.

The roof frame was constructed of large wooden beams spanning the length of the house, rafters, purlin and ridge beams. All woodwork within the loft space was in excellent condition. Lime mortar had been used on the top side of the battens and whilst missing in places, was generally in good condition.

As is included in the external assessment all slate tiles were in excellent condition with no evidence of significant gaps or missing tiles recorded that would allow ingress/egress in to the loft. When light wasn't used for the inspection, daylight could be seen between tiles, but the gaps were approximately 5mm, as such too narrow to allow the ingress/egress of bats. Light was seen entering the loft on the northern gable end but had been blocked up by the previous owner thus restricting access in to the loft.

The loft space comprised woollen insulation and was fully inspected for evidence of bats. Additionally, on the loft floor was an old cardboard box and carpet roll. All were inspected and no evidence of bats was found. Given the loft appeared to have been undisturbed for a significant period of time if bats were or had used the loft space then evidence of droppings, feeding remains or even dead bats would have easily been identified.

d) Habitat Assessment

The immediate surrounding habitat to the property did at the time of survey comprise semi-mature trees and garden. However, following the arboricultural survey (also completed by PENNINE ecological in April 2023) a silver birch and cypress tree had been felled.

The wider landscape was dominated by residential housing and improved grassland fields which are likely to support commonly occurring bats e.g., common and soprano pipistrelle. Approximately 500m to the west of the property is a relatively large expanse of broadleaved woodland referred to on Ordnance survey maps as 'Tom

Wood', that extends westwards towards the river Etherow corridor. This area is more likely to support a diverse range of species including *Myotis* species and brown long-eared bat. It is likely the vast majority of bats will commute/forage along the woodland and river corridor habitats and potentially roost within nearby farm buildings and tree cavities.

6. Recommendations/Mitigation:

The building is of **low suitability** to support roosting bats. It is therefore recommended a single dusk emergence survey is undertaken in accordance with the the Bat Conservation Trust's *Bat Surveys for Professional Ecologists Good Practice Guidelines* (Collins *et al.,* 2016) (refer to Figure 3 below).

The survey will need to be conducted during the main active season of bats (i.e., between May and August inclusive). Following the completion of the survey further recommendations will be made in respect of any issues in relation to bats.

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey[a] (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey.[b]	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn.[b]

Figure 3: Extract from Bat Conservation Trust: Bat Surveys for Professional Ecologists Good Practice Guidelines 3rd Edition (Collins et al., 2016)

Yours faithfully,

Stuart Macpherson, BSc. (Hons.) MSc, ACIEEM.

Photographs: 13th of April 2023



Photograph 1: Front of the property.



Photograph 2: Rear of the property. Red arrows indicate potential ingress/egress for bats in to the void of the ridge tiles.



Photograph 3: Northern gable end of the property. Locations of decayed fascias/verges.



Photograph 4: Southern gable end of the property.



Photograph 5: Southern gable end of the loft space.



Photograph 6: Northern gable end of the loft space. Gap, potentially large enough to allow ingress/egress in to the loft (not visible during external assessment).



Photograph 7: Welsh slate tiles within loft space.



Photograph 8: Apex of the loft space.



Photograph 9: Overview of northern gable end.



Photograph 10: Carboard box inspected for evidence of bats, none were found.



Photograph 11: Loft insulation, no evidence of bats recorded.



Photograph 12: As for photograph 11.