

Ecological Assessments

Environmental Statements
(Biodiversity)

Species Surveys

Phase I Habitat Survey

National Vegetation
Classification

Planning Guidance

Habitat Regulation Assessment

Protected Species Licensing

42020 CEMP: Biodiversity

BREEAM LE01 - 05

Preliminary Roost Assessment

Morrisons Fuel Station, Buxton, SK17 9TB



Cover Photo: The Site, Morrisons Fuel Station, Buxton.

REPORT STATUS

Issue/revision	DRAFT	FINAL I	FINAL II
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1 INTRODUCTION

1.1 SCOPE OF THE REPORT

- 1.1.1 This report provides details of a Preliminary Roost Assessment (PRA) of Morrisons Fuel Station, Bakewell Rd, Buxton, SK17 9TB, hereby referred to as the Site. The survey was commissioned by MBH on behalf of MFG and conducted at the request of Derbyshire Wildlife Trust, as stated in the application ref. no. HPK/2025/0457;

“The petrol station is a wooded valley adjacent to the River Wye. The existing canopy features roof tiles and may include a void behind the tiles. It appears from aerial imagery and Street view that some of the tiles are missing/broken and therefore may provide suitable roosting features/access points for bats. We would recommend given the potential presence of roosting features and high-quality foraging habitat adjacent to the site, that a Preliminary Bat Roost Assessment is undertaken prior to determination by a suitably qualified ecologist. Any evidence of nesting bird activity should also be recorded. This survey can be undertaken any time of the year, and no works of any kind should be undertaken to the structure until this assessment has been undertaken, and a decision has been made by the LPA.”

1.2 SITE DESCRIPTION

Location

- 1.2.1 The Site is located at Morrisons Fuel Station, Bakewell Rd, Buxton, SK17 9TB, grid reference SK 06493 73040. The Site is located within an existing retail park, with road infrastructure bordering the Site to the west and south, the River Wye borders the Site boundary to the east. The broader landscape features residential housing, woodland to the north and east of the Site and farmland to the south. Refer to Figure 1 for further details.

Proposals

- 1.2.2 The proposals for the Site include the replacement of the forecourt canopy, installation of two 75,000L underground fuel tanks, widening of the egress,

relocation of vent stacks and other associated works. Refer to Figure 2 for more detail.

1.3 LEGISLATION

1.3.1 All species of bat, and their roosts (whether occupied or not), are fully protected in the UK by the Conservation of Habitats and Species Regulations 2017 (as amended), and the Wildlife and Countryside Act 1981 (as amended). In summary, it is an offence to:

- Intentionally or recklessly kill, injure, or take a bat.
- Damage or destroy a bat roost.
- Obstruct access to any place of shelter, breeding, or place of rest.
- Disturb a bat occupying a structure or place.
- Possess or control (live or dead bats, or any of their parts).
- Sell, barter, or exchange these species, or parts of.

Figure 1
Location



Application Site

Grid Reference

SK 06493 73040

Grid Reference (6 figure)

SK064730

X (Easting) , Y (Northing)

406493 , 373040

Latitude , Longitude (decimal)

53.254331 , -1.9041380

Latitude , Longitude (degs, mins, secs)

53°15'16"N , 001°54'15"W



Do not scale

Client



Project title

Buxton

Project ID

234-66

Subject

Preliminary Roost Assessment

Drawing number

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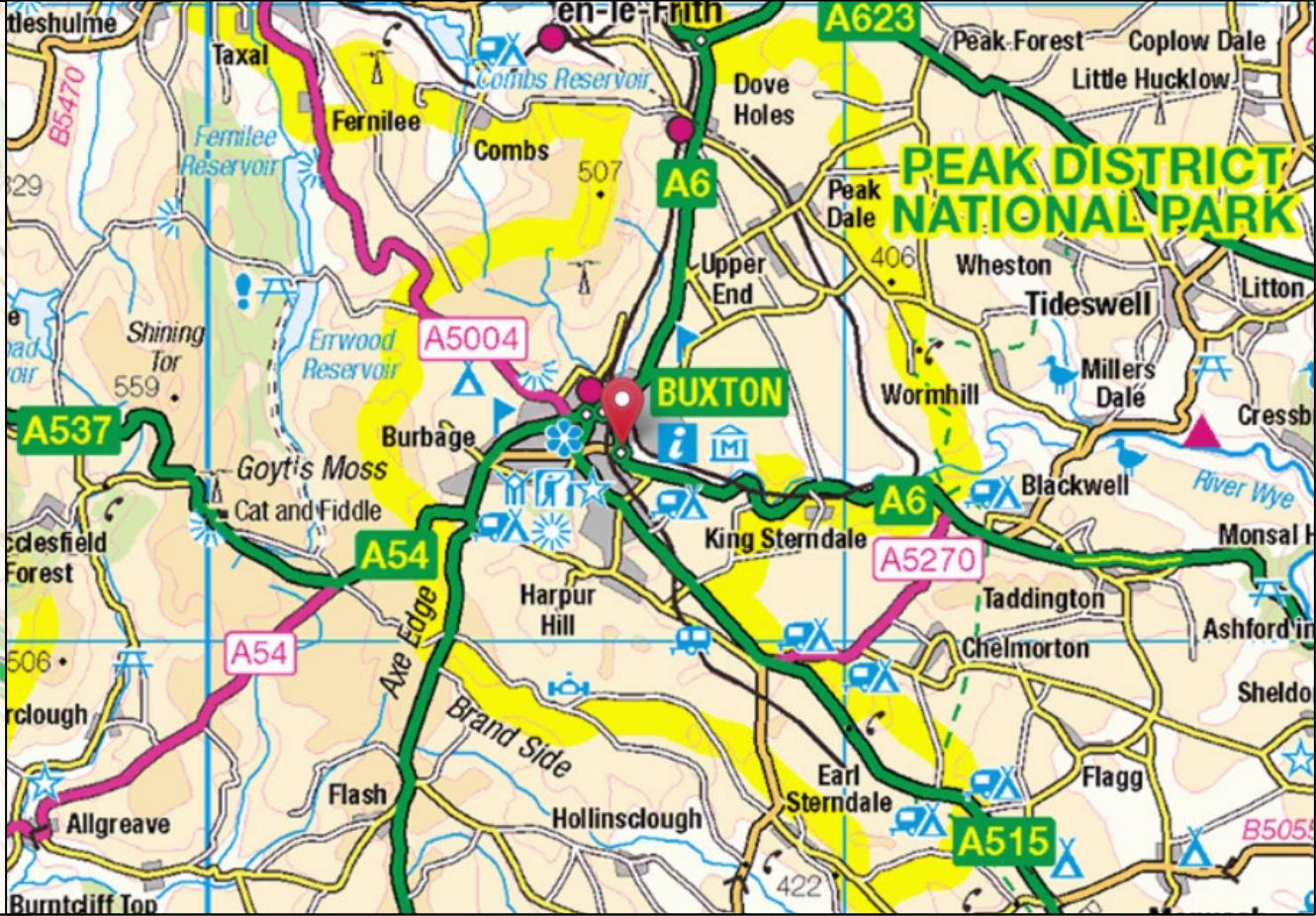
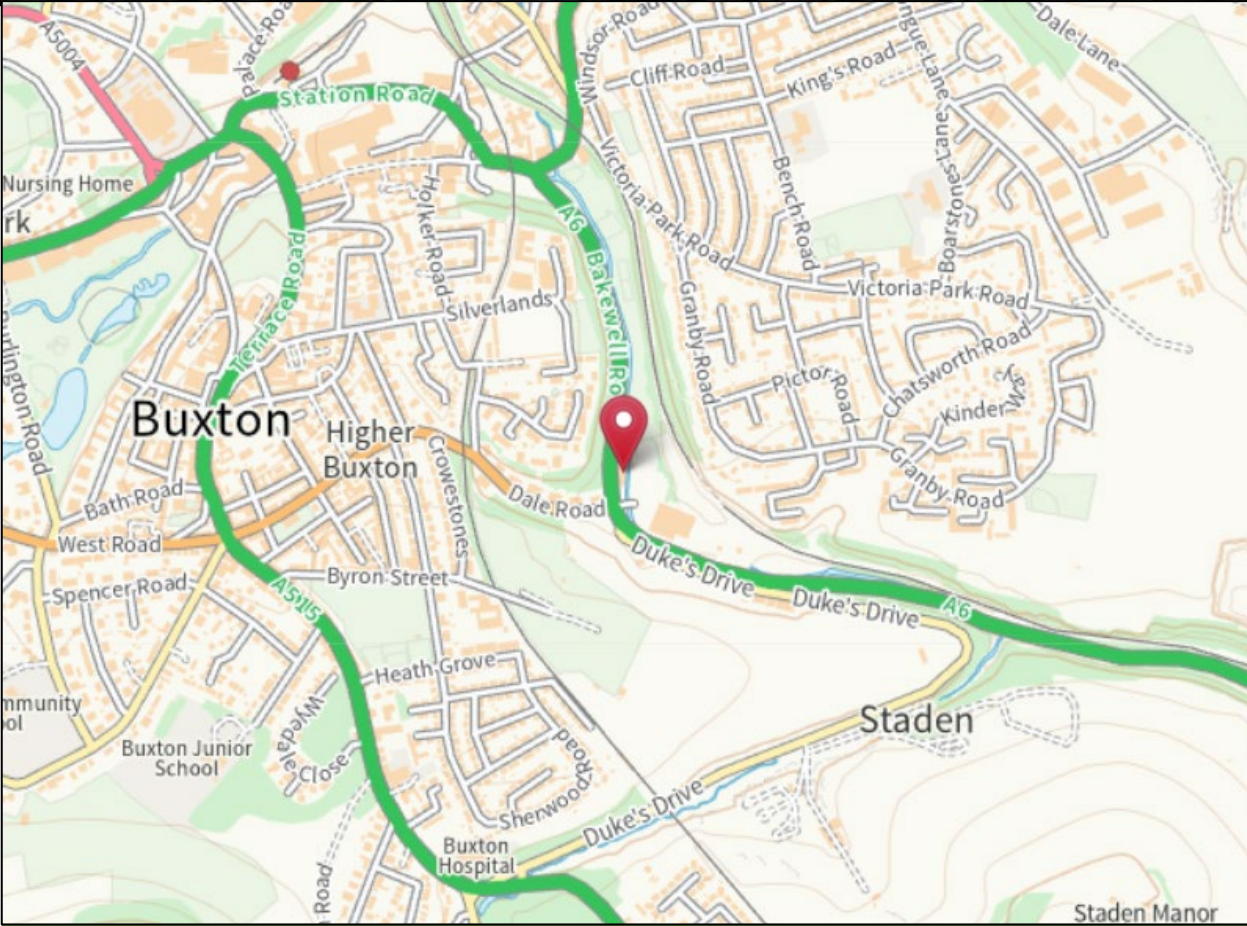
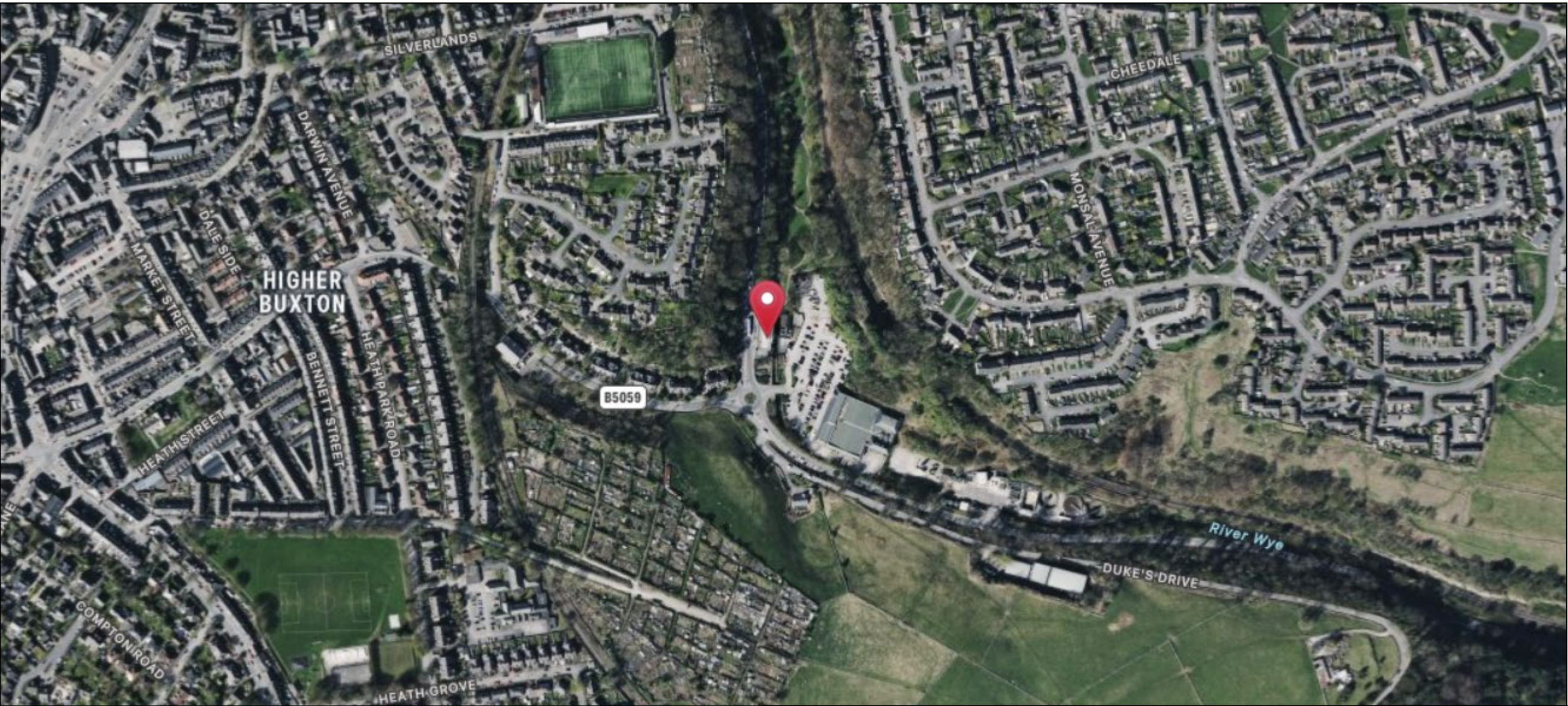
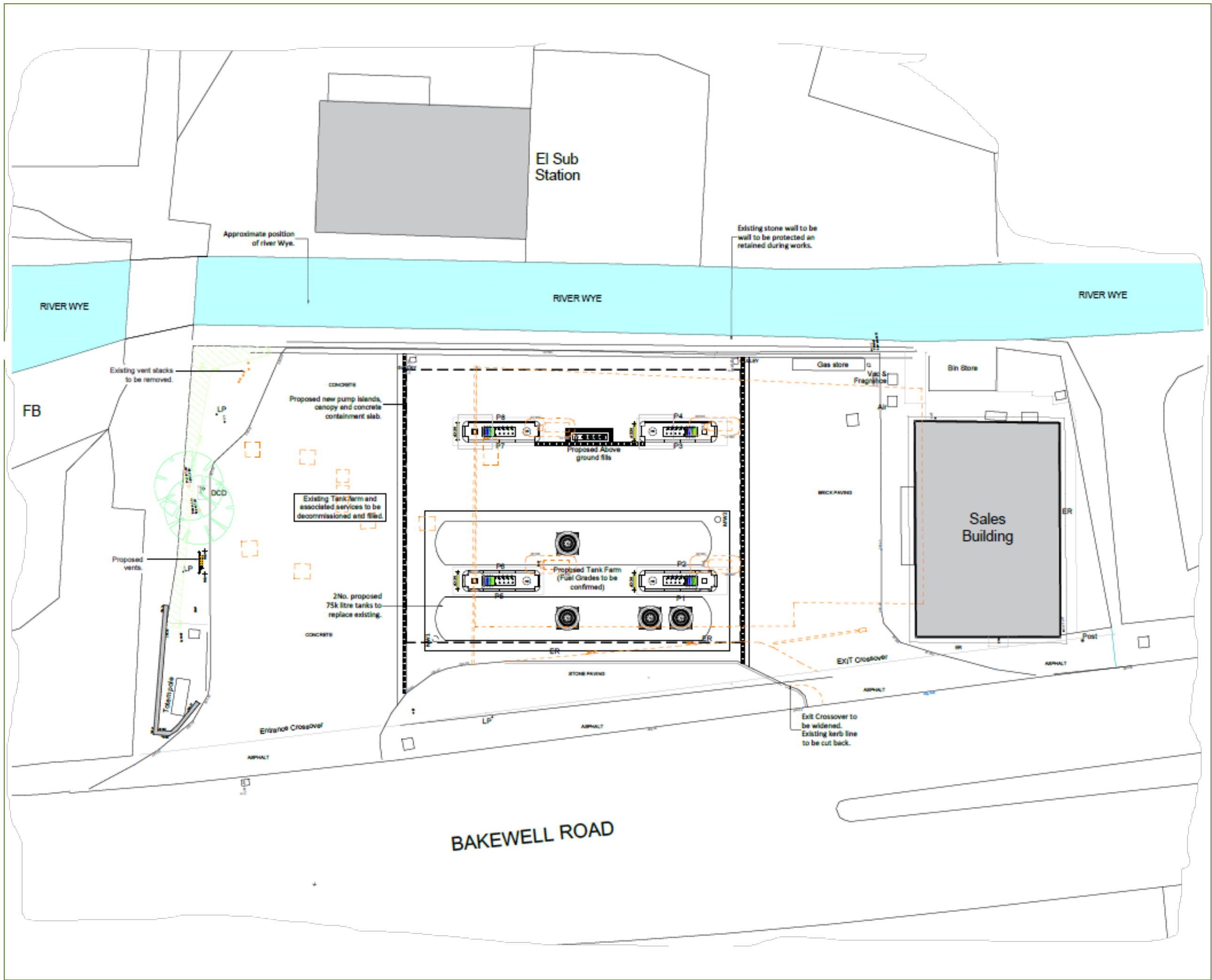
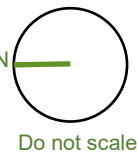


Figure 2
Proposals



DRAWING LEGEND

- EXISTING KERB
- PROPOSED KERB
- PROPOSED DROPPED KERB
- DEMOLISHED
- EXISTING LINE WORK
- PROPOSED LINE WORKS
- PROPOSED EV BOLLARD - RAL 5015
- EXISTING FLOOD LIGHT
- PROPOSED FLOOD LIGHT
- EXISTING FENCE LINE
- PROPOSED FENCE LINE



Client



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2 METHODOLOGY

- 2.1.1 The Department of Environmental and Rural Affairs (DEFRA) Map and Geographic Information Centre (MAGIC) Website was searched for information on Statutory designations within a 5km Area of Search (AoS). Statutory sites which have bats as qualifying features or which have been designated due to bat activity have been highlighted.
- 2.1.2 The desk study provided details of known European Protected Species Licensing within a 1km AoS.
- 2.1.3 The desk study provided details of known priority habitat within a 1km AoS.
- 2.1.4 An inspection of the buildings on site was carried out to search for current and/or historical use of the Site by bats. The survey was undertaken in accordance with guidelines outlined in the Good Practice Guidelines (Collins, 2023)¹ and the Bat Workers Manual (JNCC, 2004)². In accordance with best practice, the survey comprised the following elements:

2.2 PRELIMINARY ROOST ASSESSMENT

- 2.2.1 An inspection of the buildings on site, including the canopy, was carried out to search for current and/or historical use of the site by bats. The survey was undertaken in accordance with guidelines outlined in the Good Practice Guidelines (Collins, 2023) and the Bat Workers Manual (JNCC, 2004). In accordance with best practice, the survey comprised the following elements:
- A systematic external inspection of the buildings to look for potential or actual bat entry and exit points and roosting places, and to locate evidence of bat activity such as droppings, live or dead specimens, urine splashes, fur-oil staining and/or squeaking noises.

¹ **Collins, J. (ed)(2023)** Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

² **Joint Nature Conservation committee. Mitchell-Jones, A.J. & McLeish, A.P. (Eds)(2004)** *The Bat Workers Manual (3rd edition)*. Joint Nature Conservancy Council, Peterborough.

- A systematic internal survey of the buildings where safe to do so, to identify potential or actual bat access points and roosting places and to locate evidence of bats.

2.2.2 Where the likelihood of roosting bats being present cannot be eliminated, or evidence of bats is found during the PRA, subsequent further surveys are likely to be necessary if impacts on the roosting habitat, or bats using it, are predicted.

2.3 PERSONNEL

Table 1: Personnel

Name	Contribution	Qualifications
Phil Roskell	Site Survey	BSc., MSc., MCIEEM Licence no. 2024-12223-CL17-BAT
Steven Cresswell	Report	BSc.
Vix Moughal	Review	BSc., MSc., MEnvSc

2.4 CONSTRAINTS

A full Preliminary Roost Assessment was undertaken and there were no constraints to survey.

3 DESKTOP RESULTS

3.1 DATA SEARCH

3.1.1 The Area of Search (AoS) was 5km. The data search revealed one Special Protection Area (SPA), two Special Protection Areas (SPA), seven Special Sites of Scientific Interest (SSSI) and one Local Nature Reserve (LNR) within the AoS, none of which were located on or directly adjacent to the Site.

3.1.2 The closest statutory sites to the Site are; Poole's Cavern and Grin Low Wood SSSI, which is located c.1.2km southwest of the Site, Peak District Dales SAC which is located c.1.3km east of the Site and Ferneydale Grassland LNR which is located c. 1.2km south of the Site. All other statutory sites are located over 2km from the Site.

3.1.3 Poole's Cavern and Grin Low Wood SSSI located c.1.2km southwest of the Site is noted to be a winter roost site utilised by at least two species of bat, natterer's (*Myotis nattereri*) and daubenton's (*M. daubentonii*). Additionally, a summer roost of whiskered bats (*M. mystacinus*) is present.

3.2 PRIORITY HABITATS

3.2.1 The Area of Search was 1km. The data search revealed parcels of wood pasture and parkland, traditional orchards, deciduous woodland, lowland meadows and lowland calcareous grassland within the AoS. The closest priority habitat to the Site is a parcel of deciduous woodland located c.10m north of the Site.

3.3 EUROPEAN PROTECTED SPECIES LICENSE (EPSL)

3.3.1 The data search (DEFRA) returned no known records of European Protected Species Licences within 1km of the Site.

4 FIELDWORK RESULTS

4.1 SITE VISIT

- 4.1.1 A suitably qualified Level 2 Licensed ecologist (Philip Roskell MCIEEM) conducted the site visit on the 13th of February 2026, and a preliminary roost assessment was completed in accordance with the latest guidelines³.

4.2 PRELIMINARY ROOST ASSESSMENT

External Survey

- 4.2.1 The Site comprises an active service station with no vegetation present. A forecourt canopy is located above the fuel kiosks and was inspected from ground level as part of the survey. The canopy is of modern construction and appears to be well maintained, with sealed joints and smooth surfaces throughout. No potential roosting features (PRFs), such as gaps, crevices or lifted materials suitable for roosting bats, were identified within the canopy structure.
- 4.2.2 The sales building is in good condition, with brick-built walls and a mansard-style roof. The slate tiles on the roof pitches are generally tight-fitting, with no apparent lifted or slipped tiles. The soffits in the eaves are intact and well-sealed, with no potential roosting features (PRFs) or access opportunities recorded. The brickwork is in good condition with no apparent cracks or crevices, and no evidence of bat activity such as bat droppings was identified. Small gaps along the capping at the pitch of the slate tiles offer limited PRFs.(refer to photographs 3 and 4 in section 5).

Internal Survey

- 4.2.3 The sales building is an active building subject to constant use by customers and staff. No evidence of bat presence or activity was recorded.

³ **Collins, J. (ed) 2023** Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

Breeding Birds

- 4.2.4 No suitable vegetation for breeding birds was present on the Site, however, nearby trees provide suitable nesting habitat, and the roof could offer opportunities for nesting for species such as gulls.

Other

- 4.2.5 No evidence of any other protected or notable species was recorded.

5 SITE PHOTOGRAPHS



Photo 1: The Site consists entirely of hardstanding, with no vegetation present.



Photo 2: Slates are intact with no apparent lifted or slipped tiles.



Photo 3: The capping at the top of the ridge is lifted in areas providing PRFs.



Photo 4: Tiles are generally tight fitting, small gaps along the capping provide PRFs.



Photo 5: The sales building brickwork is in good condition with no apparent crevices.



Photo 6: The forecourt



Photo 7: The canopy cover is entirely sealed and in good condition.



Photo 8: Canopy cover with no roosting opportunities for bats



Photo 9: No PRFs were observed along the canopy cover.



Photo 10: No joints or gaps present throughout the canopy cover.

6 SUMMARY AND RECOMMENDATIONS

6.1 BATS

6.1.1 The Site is devoid of vegetation and provides no suitable habitat within the immediate environment for foraging bats. The Site comprises an active service station and includes a sales building and forecourt canopy above the fuel kiosks. Both structures were inspected during the survey. The canopy is of modern construction with sealed joints and smooth surfaces and was found to provide no potential roosting features (PRFs). Although a small number of PRFs were identified within the sales building roof structure, no evidence of bat presence or activity was recorded during the survey. As an active service station, the Site is also subject to high levels of noise and artificial lighting, further reducing its suitability for roosting bats. The Site is therefore assessed as having negligible suitability to support roosting bats and no further surveys or mitigation are considered necessary prior to the commencement of works.

6.1.2 Bat roost assessment findings are generally considered valid for a period of 12 months. Should works be delayed beyond this timeframe, an updated survey may be required.

6.2 BREEDING BIRDS

6.2.1 While no new or old bird nests were recorded during the survey and no suitable vegetation for breeding birds is noted to be present on Site, the Site does offer the potential for roof nesting birds. Where works are required during a bird's breeding period that may adversely affect breeding birds as above, we advise the following:

- When works are planned during the bird breeding season, the area should first be checked by a suitably experienced ecologist to ensure there are no nests, eggs or unfledged young that could be adversely affected by any works.
- Where no nests are found, the findings are valid for 48hrs, and all works must be completed in this window, or another survey will be required.

- If any active nests are found, the area should be left untouched and suitably buffered from other works until all birds have fledged (min 5m either side).
- Specific advice should finally be sought prior to undertaking the work should bird breeding appear to have been completed.

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