Whitcher Wildlife Ltd.
Wildlife Consultants.

STIRLING LLOYD, BIRCH VALE.

BAT SURVEY.

Ref No:- **091212.**

Date: **15th December 2009.**

Cliff Edge, Cliff Road, Darfield, Barnsley, S73 9HR.
Tel. 01226 753271. Fax. 01226 270993.
info@whitcher-wildlife.co.uk www.whitcher-wildlife.co.uk
Company No. 4401613.

TABLE OF CONTENTS.

1. INTRODUCTION.

1.1. The Stirling Lloyd factory at Birch Vale Industrial Estate burnt down in October 2009. There are plans to rebuild the factory in 2010, which will include the demolition of the factory remains and another two buildings on the site. It may also be necessary to fell some trees on the site.

1.2. Whitcher Wildlife Ltd was therefore commissioned to carry out a bat survey of the site to establish whether there are any issues that may affect the proposed works.

1.3. The survey was carried out on 15th December 2009 and this report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendix I of this report provides back ground information with respect to bats and the legal protection afforded to them.

****

2. SURVEY METHODOLOGY.

The structure was checked for potential bat roosting sites by looking for the following signs:-

* Holes, cracks or crevices.
* Bat droppings.
* Prey remains.

Bat activity surveys were not carried out as this survey was carried out during the bat hibernation season.

****

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. The Derbyshire Wildlife Trust was contacted for records of roosting bats at or near the site

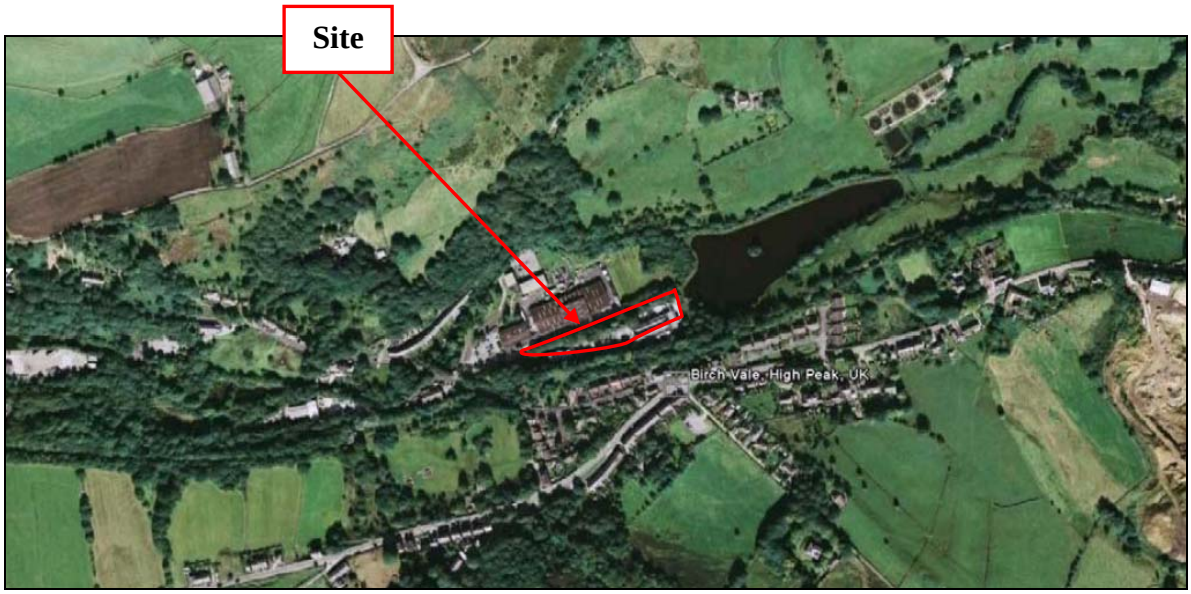
3.1.2. The results show there are records of pipistrelle bats at grid reference SK 0286, Zion Lodge, New Mills Road, Birch Vale; brown long eared bats at SK 022867, 38, New Mills Road, Birch Vale and bats at SK 0387, Brodkick House, Little Hayfield, Stockport.

3.1.3. None of these results are a direct issue to the site but highlight the presence of bats in the area.

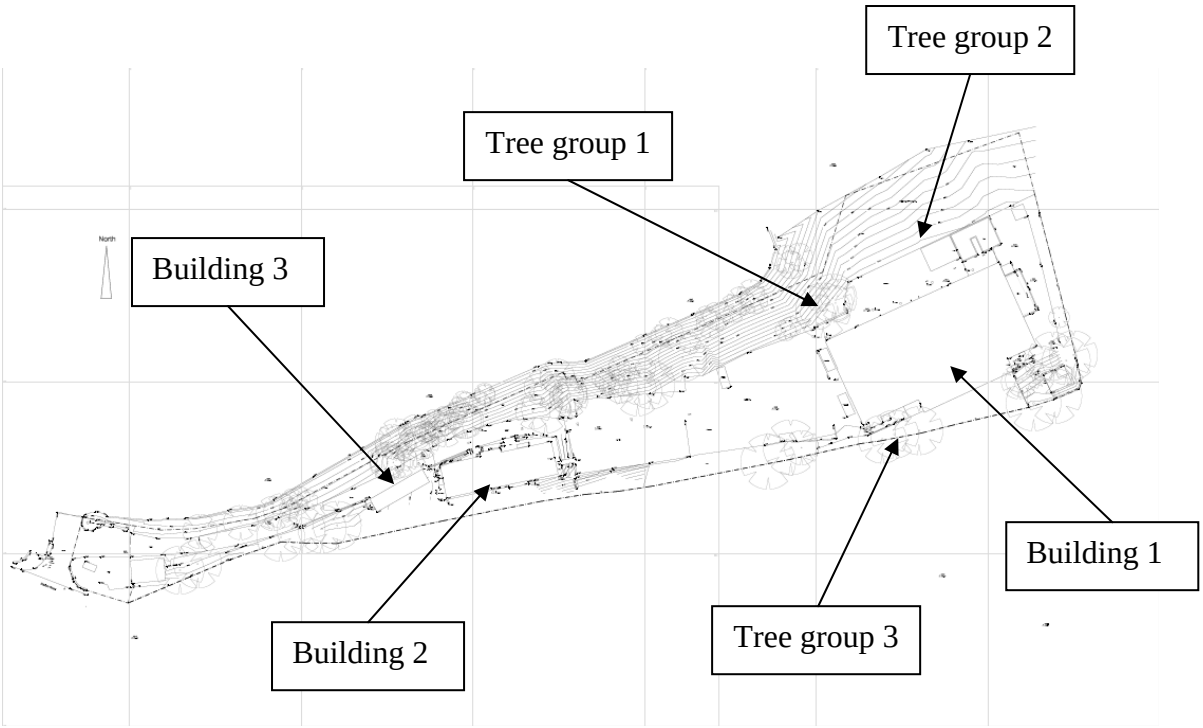
3.2. Site Description.

3.2.1. The site is located in Birch Vale and is surrounded by another industrial unit to the north, a reservoir to the east and the Sett Valley Trail along the south boundary of the site.

3.2.2. Aerial view to show the site and surrounding area.



3.2.3. The buildings and trees surveyed are shown on the site plan below and are labeled for the purpose of this report.



3.2.4. Building 1.

3.2.4.1. Building 1 is the remains of a large burnt down factory building. Some solid brick walls remain, some metal framework and roof beams also remain but are all in a poor and unstable state.

3.2.4.2. The east end wall of the building is still intact and there are a number of cylindrical tanks stood up against this wall.

3.2.4.3. There is a long lean to along the south side of the building with breeze block walls that are still intact and a corrugated roof that is in a poor state.

3.2.5. Building 2.

3.2.5.1. Building 2 is a two storey pre-fabricated building with pebble dashed walls and weather boards around the middle and top of the building. The weather boards on the north and south elevations are extended outwards to conceal some guttering. There are some gaps behind the some of the weather boarding around the top of the building.

3.2.5.2. The roof comprises a series of low pitches constructed from a waterproof membrane.

3.2.5.3. All windows and doors are well sealed.

3.2.5.4. Inside building 2 is currently used as offices and has suspended ceilings.

3.2.6. Building 3.

3.2.6.1. Building 3 a single storey outbuilding. The east half of the building comprises brick walls that are well pointed and have been painted. The west half has rendered concrete block walls.

3.2.6.2. The roof is a pitched slate roof with some gaps under the slates and ridge tiles, in particular on the south elevation of the pitch.

3.2.6.3. The west half of the roof is lined with felt and the east half has no roof lining.

3.2.6.4. There is a loft space that extends the full length of the building that has a solid brick partition between the west and east halves.

3.2.6.5. The east half of the loft space has a suspended ceiling with some holes in. There is a gap of approximately 12 inches between the loft floor and the suspended ceiling, with insulation on the loft floor and there is a height of approximately 24 inches between the suspended ceiling in the loft space and the ridge of the roof. There are wooden beams extending upwards into this space. It was not possible to access this section of loft space due to the space restriction.

3.2.6.6. Photograph to show roof space between ridge and suspended ceiling.

3.2.6.7. The west half of the loft space is one continuous loft space with collar beams throughout that are placed very close together and there are single wooden beams resting on the loft floor supporting the collar beams down the centre of the loft. The majority of the loft space has loft floor insulation. Again due to the space restrictions it was not possible to access the entire loft space.

3.2.6.8. Photograph to show the west loft space.

3.2.7. The Trees.

3.2.7.1. Group 1 comprises two large semi mature trees with smooth trunks and occasional small broken branches and one mature tree with flaky bark. All are sycamore trees.

3.2.7.2. Group 2 is an area of smaller semi mature trees with one semi mature sycamore tree covered in ivy.

3.2.7.3. Group 3 comprises three semi mature sycamore trees with smooth bark and some dense ivy cover.

3.3. Survey Results.

3.3.1. Building 1.

3.3.1.1. No bat field signs were identified in or around building 1.

3.3.1.2. There is no potential for roosting bats in building 1 as all the remaining walls are solid and there is no roof left on the building.

3.3.2. Building 2.

3.3.2.1. No bat field signs were identified inside or around building 2.

3.3.2.2. There is no loft space in this building, just a void between the roof and suspended ceiling that provides little potential for roosting bats as it is too low for bats to fly around in easily.

3.3.3. Building 3.

3.3.3.1. No bat field signs were identified inside or around building 3.

3.3.3.2. The loft spaces are assessed as low potential for roosting bats as the east loft space is split into two by a suspended ceiling and is assessed as too being too low and with too many obstacles for bats to fly around in easily.

3.3.3.3. The west loft space is large enough for bats but the roof beams inside the loft space create an obstruction making it difficult for bats to fly around the loft space easily.

3.3.3.4. Although the loft spaces were not accessible during the survey it was possible to look down the west loft space and it was evident that all the collar beams were clean and no obvious concentrations of bat droppings were visible on the loft floor.

3.3.3.5. A number of animal droppings were identified inside the west loft of the building that were assessed as either squirrel or rat.

3.3.3.6. The gaps under the roof slates and ridge tiles may provide opportunities for individual pipistrelle bats during the summer months.

3.3.4. The Trees.

3.3.4.1. No deep gaps, fissures or knots were identified in the trees on the site to provide potential for roosting bats.

3.3.4.2. The trees with ivy cover may provide temporary roosting places for individual bats behind the ivy during the summer months.

****

4. EVALUATION OF FINDINGS.

4.1. No bat roosts were identified during this survey therefore there is no requirement for a Natural England European Protected Species Licence to cover the works.

4.2. There is generally low potential for roosting bats in the three buildings on the site. The only opportunities for roosting bats are limited to individual bats during the summer months under roof slates at the west half of building 3 and behind ivy on trees.

****

5. RECOMMENDATIONS.

5.1. It is recommended that the demolition of buildings 2 and 3 is carried out with care and in the unlikely event that a bat is found it must be kept safe and professional advice must be sought immediately.

5.2. It is recommended that any trees to be affected that have ivy cover, the ivy is removed during the winter months to prevent individual bats from roosting there during the summer months.

5.3. It is recommended that, if the design of the new building is suitable, opportunities for roosting bats are incorporated into it in the form of small gaps in the eaves of any areas that will have a lined slate or tiled roof.

****

Ruth Georgiou.
Natural England Bat Survey Licence Number:- 20093603
15.12.2009.

Appendix I. BAT INFORMATION.

It is necessary to understand a little about bats, their basic nature, ecology and legal protection in order to evaluate the findings of this report.

Over 15 species of bat have been recorded in Britain. These fall into two families, the horseshoe bats and the 'ordinary bats'. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to shortage of food, caused by pesticides, as insects are their sole diet, and habitat change.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man made structures and will readily use these to roost and to rear their young.

Bats are protected under the Wildlife and Countryside Act 1981, The Habitats Regulations 1994 and the Countryside & Rights of Way Act 2000.

It is an offence to intentionally or recklessly kill, injure or capture or disturb bats or to damage, destroy or obstruct access to any place used by bats for shelter or protection.

A breeding or resting site of any bat is known as a bat roost. A bat roost is therefore any structure a bat uses for shelter or protection. Because bats tend to use the same roosts each year, legal opinion is that the roost site is protected whether or not the bats are present at that time.

Bat roosts can be identified by looking for:-

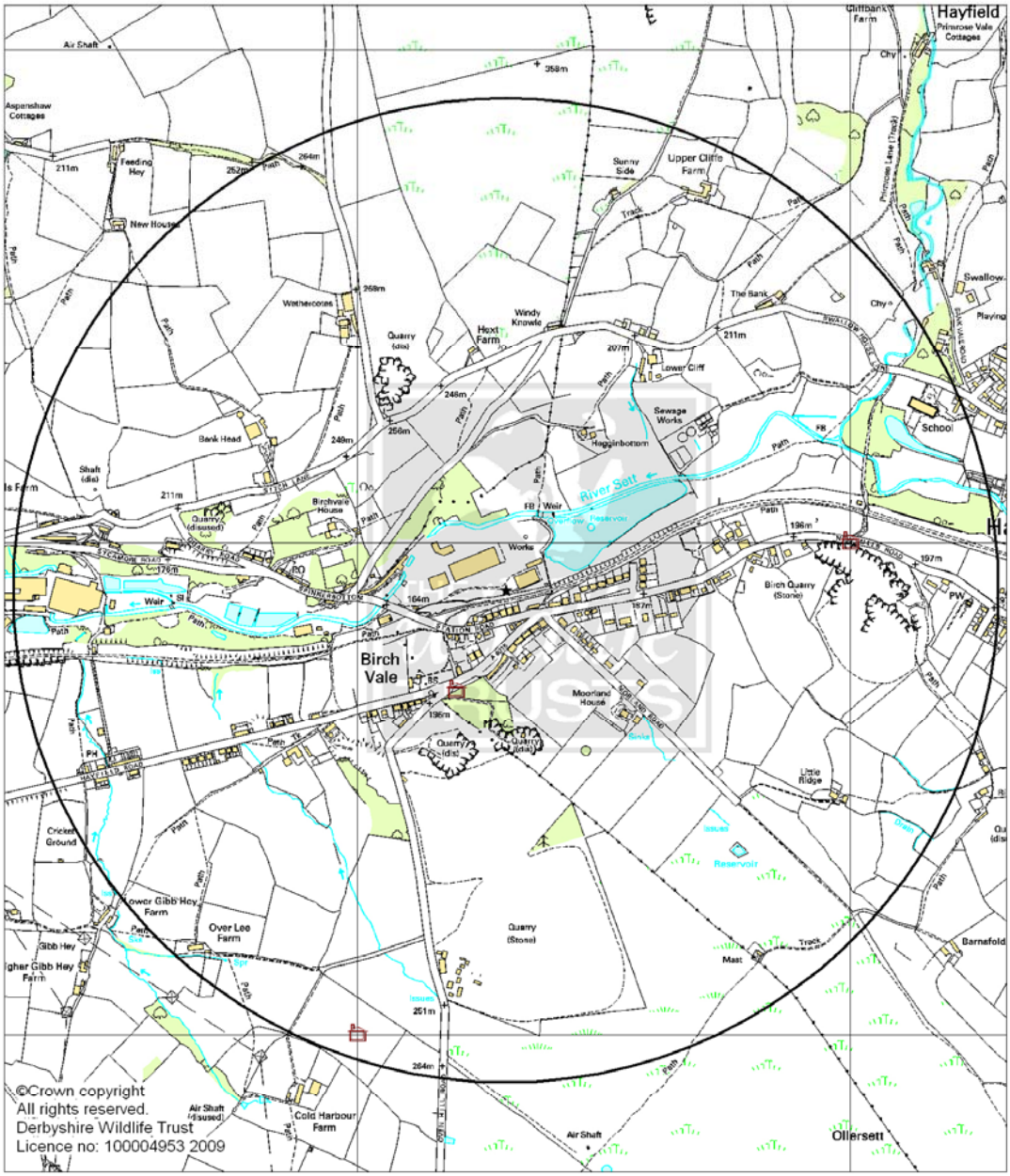
- Suitable holes, cracks and crevices.
- Bat droppings.
- Prey remains.
- By carrying out night observations using a bat detector.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

The person applying for that licence has to be suitably qualified and experienced in bat matters. That person is then responsible for ensuring that the measures contained in the licence are carried out.

Appendix II. DESK TOP DATA SEARCH RESULTS.

Species	OS Grid Ref	Location
	SK0387	BRODKICK HOUSE, LITTLE HAYFIELD,STOCKPORT
Pipistrelle	SK0286	Zion Lodge, New Mills Road, Birch Vale
Brown Long-eared bat	SK022867	38 New Mills Road, Birch Vale



Produced for Whitcher Wildlife Ltd
by Derbyshire Wildlife Trust
16 December 2009

THE wildlife TRUSTS
Derbyshire