

**Whitcher Wildlife Ltd.
Wildlife Consultants.**



ECCLES HOUSE.

BAT SURVEY.

Ref No:- 100219.

Date:- 15th February 2010.

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1. INTRODUCTION.

1.1. High Peak Architects are preparing a planning application to convert the existing stable building at Eccles House into two holiday lets.

1.2. Planning permission requires a bat survey of the property to identify any possible bat roosting sites which may be affected by the proposed works.

1.3. Whitcher Wildlife Ltd was therefore commissioned to carry out a bat survey of the buildings. The survey was carried out on 15th February 2010. This report outlines the findings of that survey and makes appropriate recommendations.

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

1.5. Proposed elevations of the external and the internal aspect of the stable building are provided in Appendices III and IV of this report.

2. SURVEY METHODOLOGY.

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

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

A bat dusk emergence survey was not carried out as bats are still in hibernation and not active at this time of year.

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. The National Biodiversity Network (NBN) Gateway website was consulted for any records of protected species within the survey area.

3.1.2. Records of Pipistrelle bats were identified within 2km of the survey area and Myotis species bats were identified within 100m of the survey area.

3.1.3. The Magic web site was consulted for records of SSSI's and protected areas within the survey area. No protected sites were identified within the survey area.

3.1.4. A data search for bat roosts within the survey area was also submitted to Derbyshire Wildlife Trust. No records of bats or bat roosts were identified within the survey area.

3.2. Survey Area Description.

3.2.1. The stable building is a large two storey stone building with rubble filled walls and a pitched roof. The building is attached to the southern aspect of Eccles House.

3.2.2. Eccles House is set in 5 acres of well established garden comprising large trees and a large variety of shrubs, a large pond, a stone boat house, a stone storage building and a stone gateway.

3.2.3. The stable building covered in this survey is currently being used for storage. The first storey of the building comprises three single garage bays with up and over metal doors. Several other rooms were identified on the eastern, southern and western aspects of the building with hinged outward opening wooden doors. The northern aspect of the building is connected to Eccles House with a stone passage way.

3.2.4. The second storey of the building comprises several rooms, which are open to the felt and rafters on the inside of the roof. Only one section of enclosed loft space was identified at the northern end of the building. Some work has previously been carried out within the building including pointing of the walls, removal and replacement of the roof timbers, tiles and lining.

3.3. External Survey Results.

3.3.1. The photograph below shows the eastern aspect of the stable building.



3.3.2. The external stonework of the building is well pointed and tight fitting with no gaps or crevices leading into the rubble filled walls.

3.3.3. All doors and windows are tight fitting providing no gaps or crevices allowing access into walls or the roof of the building.

3.3.4. The roof of the building comprises stone tiles and stone ridge tiles all of which are in good condition with the exception of one area of missing pointing on the eastern aspect of the ridge.

3.3.5. The pitched roof of the building is in two sections with three exposed gable ends. The gable ends are identified on the northern, southern and eastern aspect of the building. The gable ends are well pointed with no gaps or crevices leading into the building.

3.3.6. The barge board, guttering and fall pipes around the building are intact and tight fitting with little opportunity for bats to access into the building.

3.3.7. The lead flashings around the chimney stack appears to have sufficient gaps to allow bats access into the enclosed loft area to the north of the stable building.

3.4. Internal Survey Results.

3.4.1. The inside of the building is open to the rafters and felt throughout the second storey. However, in the northern section there is an enclosed loft approximately 16ft long, 16ft wide and 7ft high.

3.4.2. The photograph below shows the rafters, ridge board, felt and the stone wall in the enclosed loft at the northern end of the building.



3.4.3. An internal inspection of the building identified a large quantity of bat droppings beneath the ridge on a crawl board in the enclosed section of loft. Approximately 200 droppings of varying ages were identified and when compared to library samples of bat droppings, these were assessed to be brown long eared bat droppings.

3.4.4. The photograph below shows the area of brown long eared bat droppings identified beneath the ridge in the enclosed loft space at the northern end of the building.



3.4.5. No further bat field signs were identified throughout the remaining sections of the second storey of the building. However, several dead moths were identified in the corner of the south eastern bedroom in unit 2 (A plan is provided in Appendix IV of this report).

3.4.6. Several bird nests were identified within the stable building on the first storey and the second storey aspect. None were occupied at the time of the survey.

4. EVALUATION OF FINDINGS.

4.1. The stable building was fully assessed and one brown long eared bat roost was identified in the enclosed loft at the northern end of the structure. No other bat field signs were identified within the open section of the building.

4.2. Due to the time of year and the type of roost, no brown long eared bats were identified roosting in the enclosed loft space of the stable building during this survey. The roost is assessed as a summer roost which may only be occupied when brown long eared bats are active.

4.3. The remaining roof space in the building, which is open from the second storey to the rafters, is assessed as not being in use by bats due to lack of available access into the building.

4.4. The dead moths identified within the corner of the south eastern bedroom in Unit 2 are not classed as feeding remains as the moths were still intact and had not been predated by bats.

4.5. The roof tiles will provide very little access for roosting bats. However, smaller species of bat may seek temporary refuge almost anywhere.

4.6. The bird nests identified within the survey area were not occupied during this survey. However, if access is made available the birds will return and reoccupy the nests throughout the nesting bird season.

5. RECOMMENDATIONS.

5.1. As the brown long eared bat roost was identified within an enclosed area of the loft that will remain completely unaffected by the proposed work, there will be no requirement for a Natural England European Protected Species Licence to cover the work.

5.2. No work should be carried out on any aspect of the enclosed loft space during the proposed works. This includes work on the roof, chimney stack, flashings, gable end, barge boards and external stone work. This also includes the proposed sky light which has been discussed and agreed to be removed from the proposed plans.

5.3. If plans change and any of these aspects of work are to be carried out on this section of the building during the proposed development works, a Natural England European Protected Species Licence will be required in connection with the works.

5.4. If in the future any of these works are required in connection with general home maintenance and not with development, Natural England and the Bat Conservation Trust should be contacted who will advise on the most suitable course of action to take.

5.5. Individual bats can seek temporary shelter almost anywhere. Therefore, the roof tiles of the stable building may provide suitable temporary shelter for the smaller species of bat.

5.6. It is recommended that any tiles that need removing on the open aspect of the roof for the addition of skylights are removed between October and April inclusive. In the unlikely event that any bats are found the works must stop immediately and professional advice sought.

5.7. It is recommended that the building remains secure to avoid the issue of nesting birds accessing the building during the nesting bird season.

5.8. If any nests are identified during the works they must be left undisturbed and a suitable standoff area must be maintained until the young have fledged.

James Campbell.

16.02.2010.

Natural England Bat survey licence number:- 20092819.

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. NESTING BIRD INFORMATION.

It is necessary to understand a little about the legal protection offered to nesting birds in order to evaluate the findings of this report.

Part 1.-(1) Of the Wildlife and Countryside Act 1981 states that:-

If any person intentionally:-

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.

Part 1.-(5) of the Act states that:-

If any person intentionally:-

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or
- (b) disturbs young of such a bird,

he shall be guilty of an offence and liable to a special penalty.

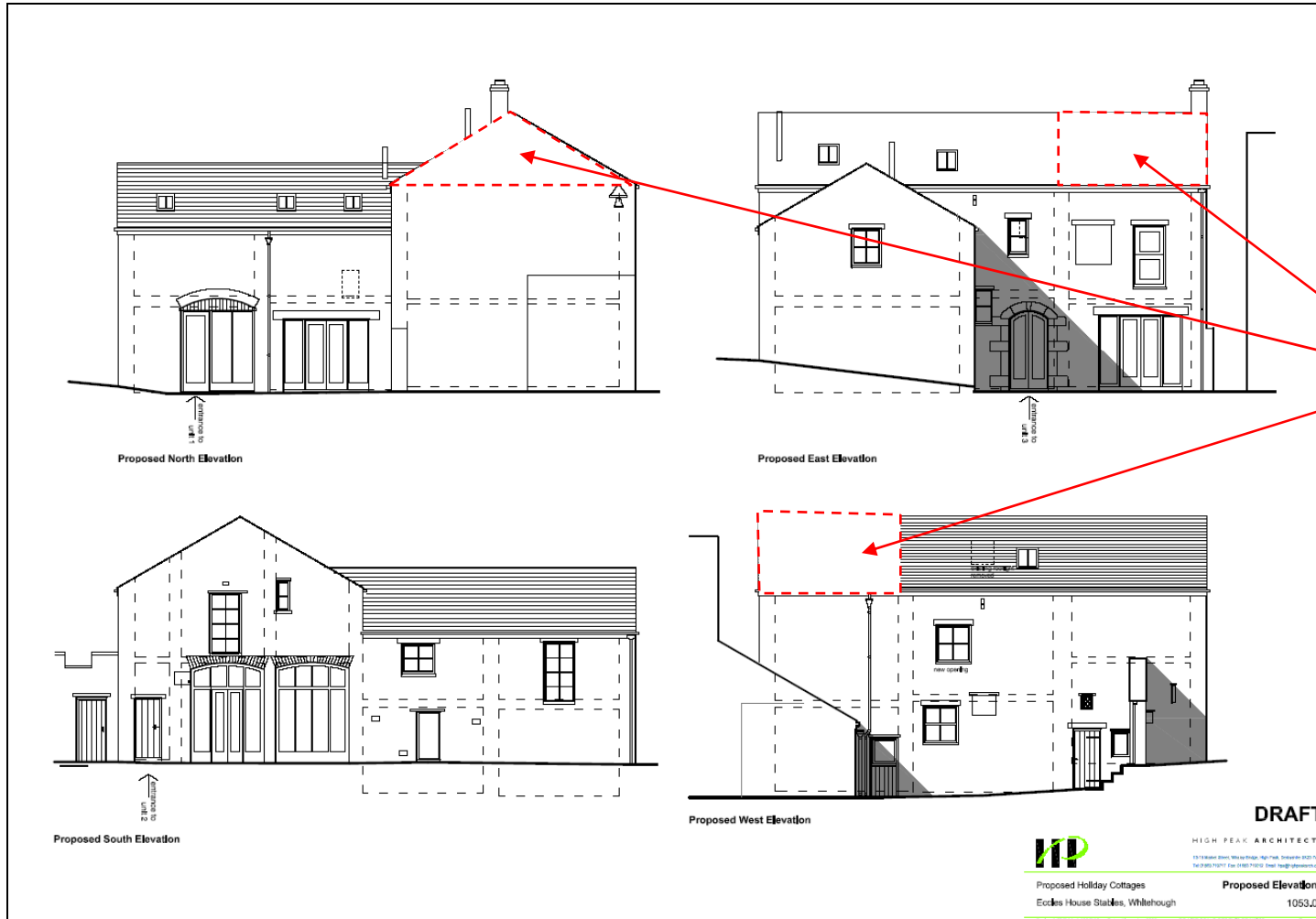
The Countryside and Rights of Way Act 2000 amends the above by inserting after “intentionally” the words “or recklessly”.

The nesting season will vary according to the weather each year but generally commences in early April, peaks during May and June and continues until mid August.

It is also worth remembering that some birds nest in trees and scrub but others are ground nesting.

The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Appendix III. Plan showing proposed elevations for the external aspect of the stable buildings.



The location of the Brown Long Eared Bat roost.



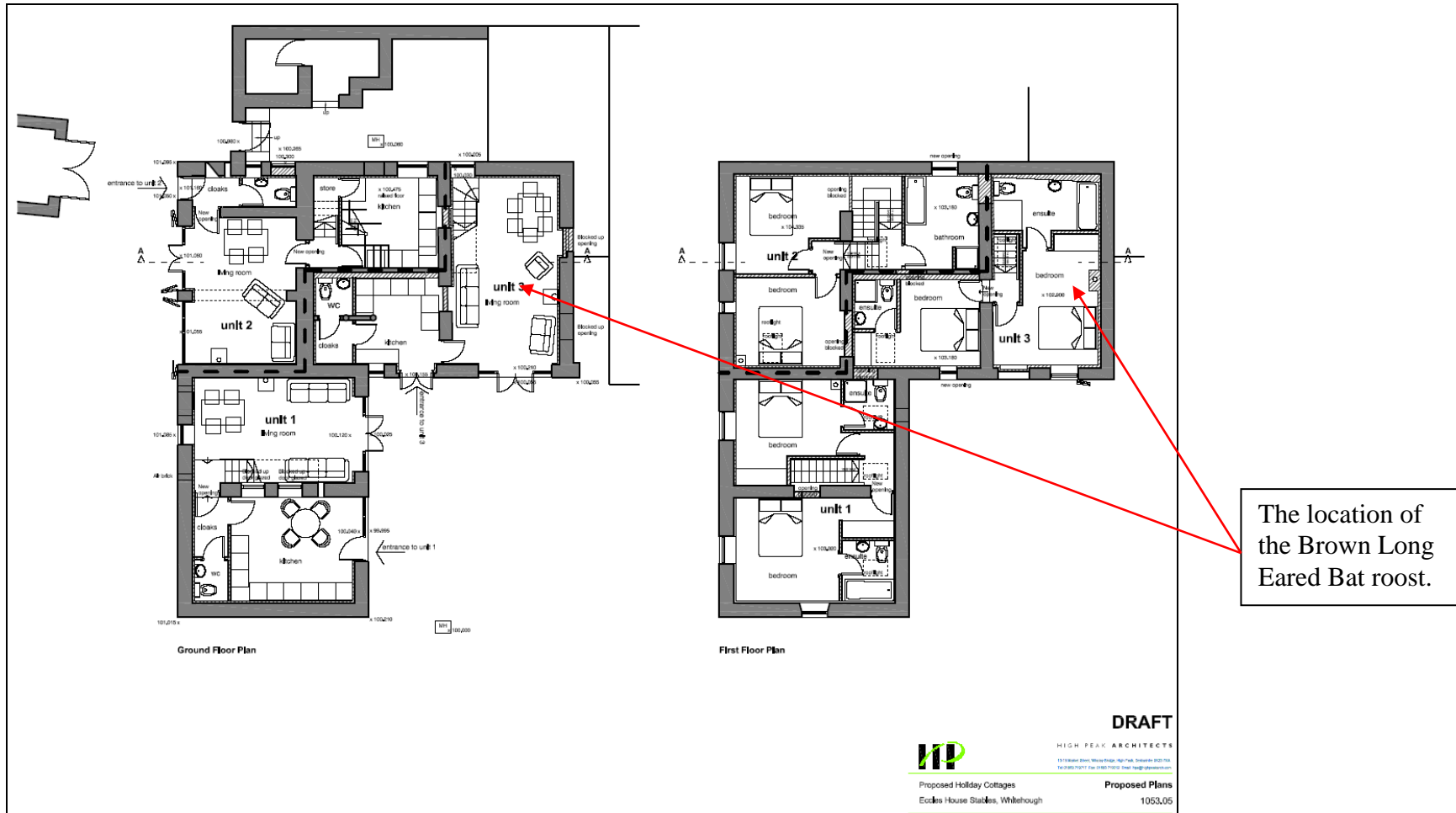
Proposed Holiday Cottages
Eccles House Stables, Whitehough

DRAFT

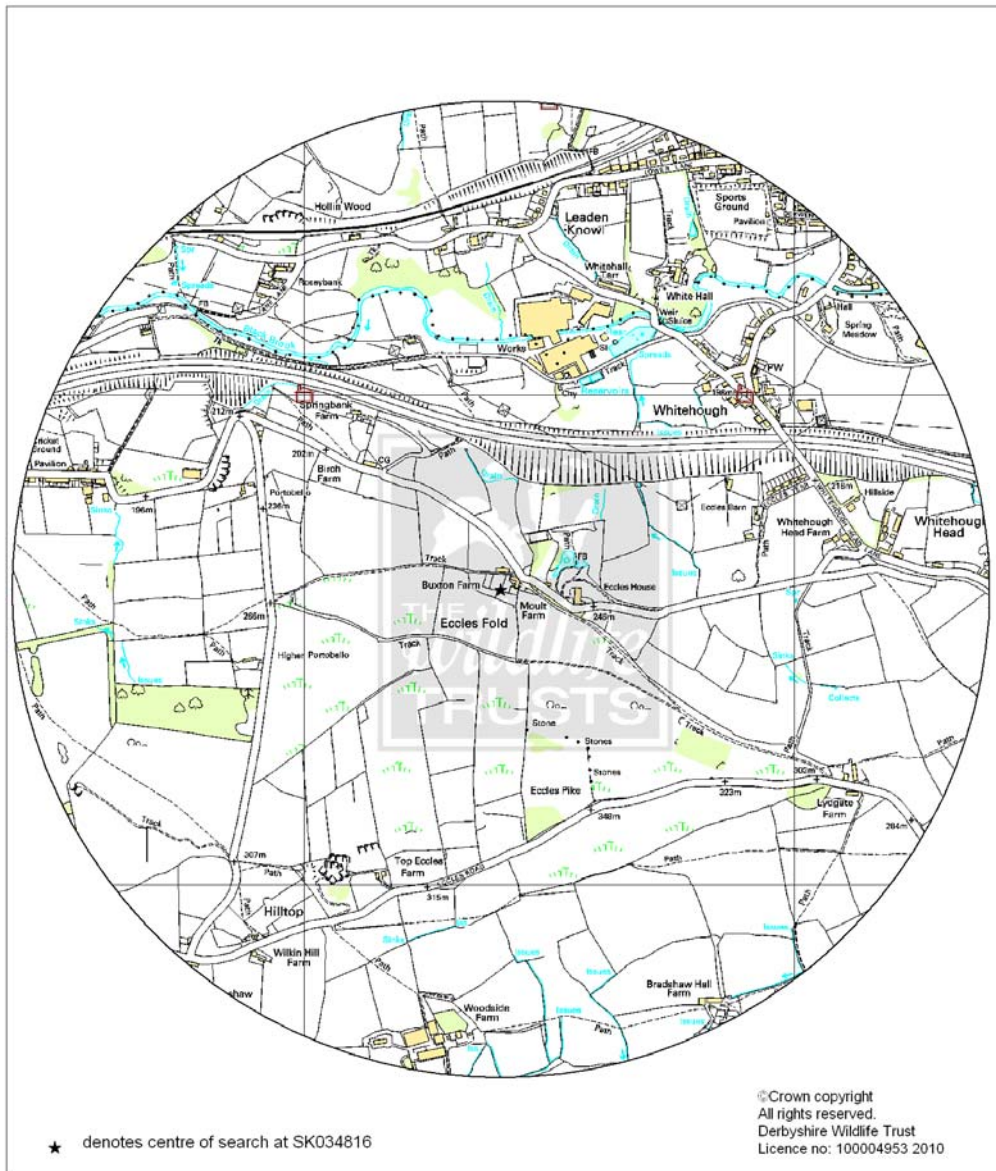
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Proposed Elevations
1053.06

Appendix IV. Plan showing proposed elevations for the internal layout for the stable buildings.



Appendix V. Data search results.



















































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by **Derbyshire Wildlife Trust**
18 February 2010



Derbyshire

GENERAL KEY TO GIS MAPS

NB Not all these symbols may appear on the map supplied

	Nationally Threatened (Derbyshire Red Data) Plant		native black poplar record
	Nationally Scarce (Derbyshire Red Data) Plant		BAP mammal record
	Locally Rare (Derbyshire Red Data) Plant	BAP reptiles	
	Locally Scarce or Declining (Derbyshire Red Data) Plant		adder record
	otter (BAP) record		slow worm record
	badger record (confidential)		grass snake record
	fresh water crayfish		lizard record
	BAP great crested newt with 500m buffer zone		BAP butterfly record
	bat		BAP fish record
	water vole (BAP) record		BAP vascular plant record
	BAP bird record		toad crossing
	Birds of High Conservation Concern (UK Red List Species) (DWT records only)		swift
	kilarny fern		land in Countryside/Environment Stewardship
	Pond		species rich hedgerow
	veteran trees		Local Wildlife Site
	species rich hedgerow		potential Local Wildlife Site
	other recorded site of interest		DWT nature reserve
	SSSI		SAC
	LNR		SPA
	RIGS (Regionally Important Geological Sites)		National Nature Reserve
Ancient Woodland from Ancient Woodland Inventory			
	Ancient semi-natural broad-leaved woodland		Plantation on ancient woodland site
UK BAP Priority Habitats			
	Lakes in Lowland Derbyshire		Lowland heathland
	Reedbed		Lowland swamp and tall herb swamp
	Mire		Parkland
	Purple moor grass and rush pasture		