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Report for

Twycross House School, Twycross, Leicestershire
Bats
Protected Species Survey

Date of Report – 13th July 2008

Proprietors

Bern Gibney (Ecologist) – 07875 484342 (mob)
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Protected Species Survey at Twycross House School, Twycross, Leicestershire

Name of Client: Mr Assinder

Address of Client: Twycross House School, Twycross, Leicestershire

Name of Agent: C.A. Underwood

Address Of Agent: The Barn, Church Lane, Ravenstone, Leicestershire, LE67 2AE

Date of Survey: 10th July 2008

Weather Conditions: Sunny, showers, breezy, warm 20^{0}C

Address of survey site: Twycross House School, Twycross, Leicestershire

Planning Application Number:

Grid Reference of survey site: SK 336049

Name of Surveyor: A.B.Gibney BSc (Hons), MIEEM

Licence Numbers: Bat 20073155 issued by Natural England

1) Background

1.1 Reason for survey

It is proposed to extend the building at some time in the future. A protected species 9particularly bats) survey was requested as part of the Planning Permission conditions to carry on the development.

1.2 Description of site

The site is a series of school buildings within a village setting, It is in the main various hard surfaces (mainly gravel) and mown grass.

1.3 The Buildings

The building is single storey with a high ceiling. The majority of the roof was open with no roof void. However there was one section with a void above a ceiling. The roof was tiled (flat tiles) which had been torched with cement. Much of the torching had fallen out leaving gaps between the tiles. At the northern end of the building, it adjoined another building and at the southern end was a gable with soffits and bargeboards. There were no soffits or bargeboards around any of the other eaves. The walls were solid brick (no cavity). There were gaps between the wall plate and the wall. There were two birch trees (*Betula* sp.) next to the proposed development site which may be affected by the development, both were fairly young healthy specimens with very few cavities or other possible bat roost sites.

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2) Survey Methods

2.1 Methods and Limitations

The buildings were searched in a systematic pattern, all available spaces were searched, looking for signs of bats, in particular droppings, insect remains (where bats have fed), lack of spiders' webs (where bats have roosted), the bats themselves and body oils stains (where bats have squeezed through gaps). A bat detector was on at all appropriate times to check whether bats were disturbed in the roof spaces when the light was shone into them. Particular attention was paid to undisturbed surfaces, walls (where bat droppings sometimes stick) and window sills (both inside and outside the buildings). The search was carried out with a high power torch inside the building and binoculars on the outside (particularly searching under eaves, ridge tiles, and between the tiles). All the gaps and crevices were searched with an endoscope for evidence of bats.
Signs of birds were also noted, particularly looking for nests. Birds (in the main) are building nests, brooding eggs or feeding young, and so if any nests were found, it would be possible to establish if they were active ones.
A note was made of any signs of other protected species, or whether there was any appropriate habitat for other protected species.
Tree Survey: Each tree was examined by binocular from ground level, cavities and other evidence of protected species were searched for. Cavities and sections of lifted bark was probed with an endoscope for signs of bats (particularly droppings, insect remains (where bats have fed), lack of spiders' webs (where bats have roosted), the bats themselves and body oils stains (where bats have squeezed through gaps) and other protected species.

3) Results

3.1 Bats – There was no evidence of bats using the school building. There were no droppings or other signs and all cavities and gaps were full of spiders' webs.
3.2 Birds – There were no signs of nests inside or on the walls of the building.
3.3 Trees – the birch trees were not old enough to have many cavities and when checked the only cavities found had no evidence of use by any protected species, as they were too shallow.
3.4 There was no evidence of any other protected species on the site.

4) Conclusions

4.1 The building was not being used as a roost by bats.
4.2 There were no signs of birds nests on the proposed site.
4.3 There were no indications of any other protected species on the site.

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6) Recommendations and Mitigations

- None necessary

References

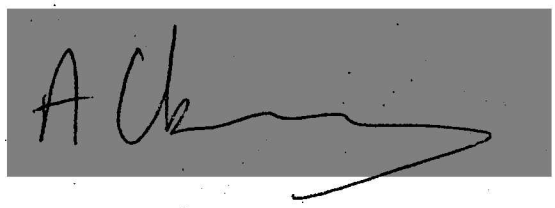
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Report Produced by
Alan Bernard Gibney BSc (Hons), MIEEM - Ecologist (Curious Ecologists)

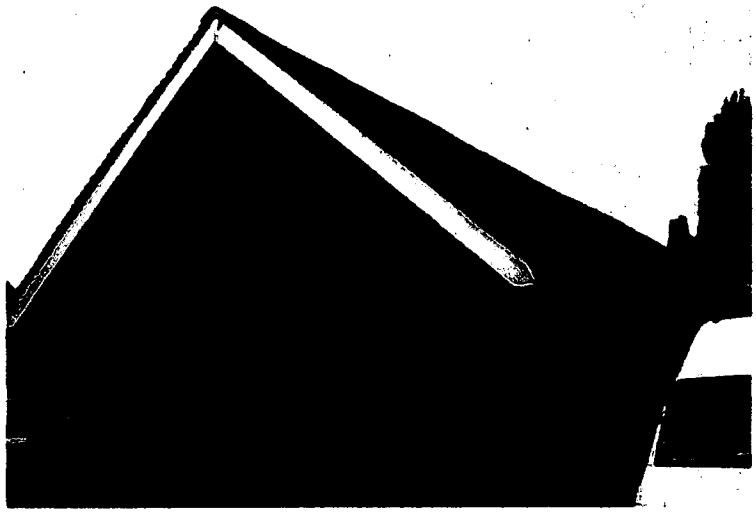
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Appendix 1: Photographs of Site



Twycross House School
Side where extension is to join existing building.



Twycross House School
Gable end of building to be extended



Twycross House School
Front view of building to be extended