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Lisa Clarke

From: George Burton [george.burton@sky.com]
Posted At: 07 July 2008 15:58
Conversation: RAY PEARS JOINERY SITE - PP-00474629
Posted To: Planning Folder
Subject: RAY PEARS JOINERY SITE - PP-00474629

FAO Nick Cox

Hi Nick

We attach a bat survey report together with separate Appendix A for the above on behalf of Mr Pears and Emery Architectural

Should you have any queries please do not hesitate to contact the undersigned

Regards

George Burton

ECOLOCATION

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ECOLOCATION

Protected Species Surveys for Development

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DEVELOPMENT SERVICES

- 7 JUL 2008

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Bat Survey Report

at

Ray Pears Joinery

Mill Hill Road

Hinckley

Leicestershire

Contents

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1. Instructions

1.1 Ecolocation were appointed by Ray Pears Joinery of Mill Hill Road, Hinckley, Leicestershire to undertake a Bat Survey of the existing joinery workshop on their site at Mill Hill Road.

2. Purpose

2.1 The purpose of the survey and report was to accompany a planning application (Ref: pp-00474629) for the demolition of the buildings and to ensure compliance with protected species legislation.

3. Timing and Conditions

3.1 The site was visited on Tuesday 1st July 2008. Sunset was to be at approximately 21:30hrs. The climatic conditions were 100% cloud cover and breezy with the air temperature at commencement 22°C and 19°C upon completion. Light rain fell intermittently during the course of the survey.

4. Site

4.1 The site was located approximately ¼ mile north-west of Hinckley town centre in the urban area of Hinckley and constituted a joinery workshop use within a primarily residential area. The site was surrounded on all sides by residential properties and to the immediate north an area of overgrown land including shrubs, brambles and trees existed between the site and Canning Street.

4.2 The buildings, the subject of this survey, were, in the main, of concrete blockwork construction single-storey in height and with asbestos-cement shallow mono-pitched roofs. To the front (west) of the buildings was an open yard and car parking area and to the rear (east) an area of land associated with an adjoining dwelling on Canning Street which was partly stoned and partly overgrown with grasses and other low-level vegetation. On the northern and southern boundaries the buildings were built close to the boundary lines and were inaccessible.



West Elevation Joinery Workshop

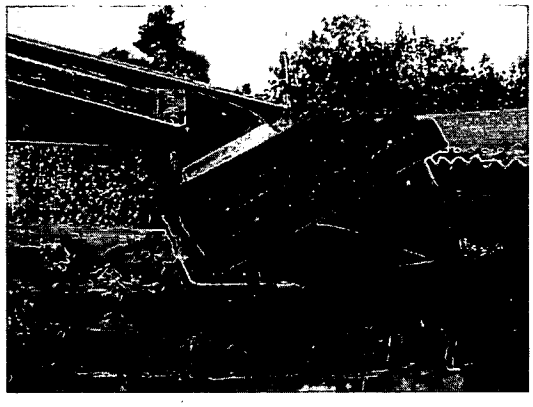


East Elevation Joinery Workshop

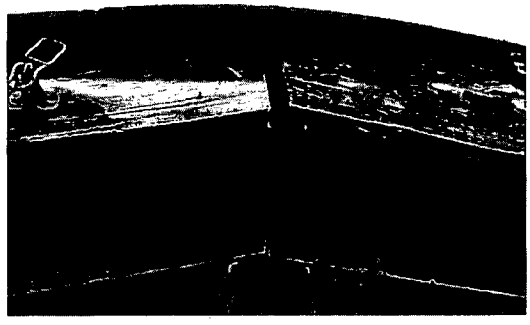
5. Bat Habitat Analysis and General Walkover

5.1 The most significant foraging opportunities for bats close by were provided by the mosaic of gardens, including mature trees, in the immediate vicinity together with, to the north-west, the public open space of Hollycroft Park some 50m distant. Approximately ¾ of a mile to the north-east was a water body on Barwell Lane and a similar water body existed at Nutts Lane some 1 mile to the south-west where, also, the Ashby-de-la-Zouch canal ran along the perimeter of the built-up area from west to east. The nearest significant woodland were Sheepy Wood and Burbage Wood some 1¼ miles east of the site.

5.2 An initial walkover of the site and buildings established that the main potential for bat access would be around the perimeter edges of the roof finish and behind signs and fascia boards. There were also, to the rear of the property (east), some openings in flashings and at gutter details. It was considered however that the likelihood of bat occupation was low as the profiled roof sheeting would result in an associated lack of a stable micro-climate within the building which would likely prevent roosting of bats being established and maintained.



Valley gutter detail - East Elevation



Apex detail – East Elevation

6. Survey and Results

6.1 Intrusive surveying of the building was undertaken with Petzl head torches, Night-searcher 0.5 million and 1 million candle lamp and V-Scope V0XX-10WW endoscope. A search for bats, carcases, urine stains, polished surfaces, scratch marks etc. was employed.

No evidence of bats was observed during the search internally or externally.

7. Emergence Surveying

7.1 Emergence surveying commenced at 21:25hrs.

7.2 The first bat activity was encountered at 21:47hrs when a common pipistrelle *(Pipistrellus pipistrellus)* commuted through the eastern end of the site but was unseen.

7.3 Further bat activity was then experienced at 21:54hrs when a single common pipistrelle flew north to south through the car parking area to the west of the building.

7.4 Following the above bat activity 4 no. further bat passes were noted in total up until 22:07hrs when activity ceased coincidental with a rain shower.

7.5 Despite the cessation of bat activity and abandonment of survey at c.22:30hrs it is considered, as the main emergence period had elapsed combined with the low potential of the building, that the survey and results are sufficiently robust for purpose.

8. Obligations and Recommendations

8.1 All species of British bat and their roosts ('places of shelter or rest') are protected by law from intentional and reckless *disturbance* under the Wildlife and Countryside Act 1981 and all of these (amended by The Countryside and Rights of Way Act 2000, and the Conservation (Natural Habitats etc.) Regulations 1994 [The 'Habitats Regs.'], as amended 2007 to incorporate the European Habitats Directive.

8.2 Despite the lack of evidence of roosting of bats in the subject building it should be noted that bats are highly mobile and when not in hibernation can occupy a building overnight. It is essential therefore that due vigilance be maintained before and during any works to ensure their protection. The lack of evidence of roosting at this stage does not guarantee that this is not taking place intermittently or may not take place in the future. (The same vigilance should be applied to other protected species).

8.3 Following completion of the survey it is clear that any potential works on this structure would not require a licence from Natural England for the disturbance of protected species based on the evidence above.

9. References

Bat Workers Manual, JNCC

Bat Survey Guidelines, Bat Conservation Trust 2007

A Guide to British Bats, FSC/AIDGAP

Bat Mitigation Guidelines, English Nature 2004

Which Bat Is It? The Mammal Society 2007

10. Appendix

Site layout indicating bat activity.

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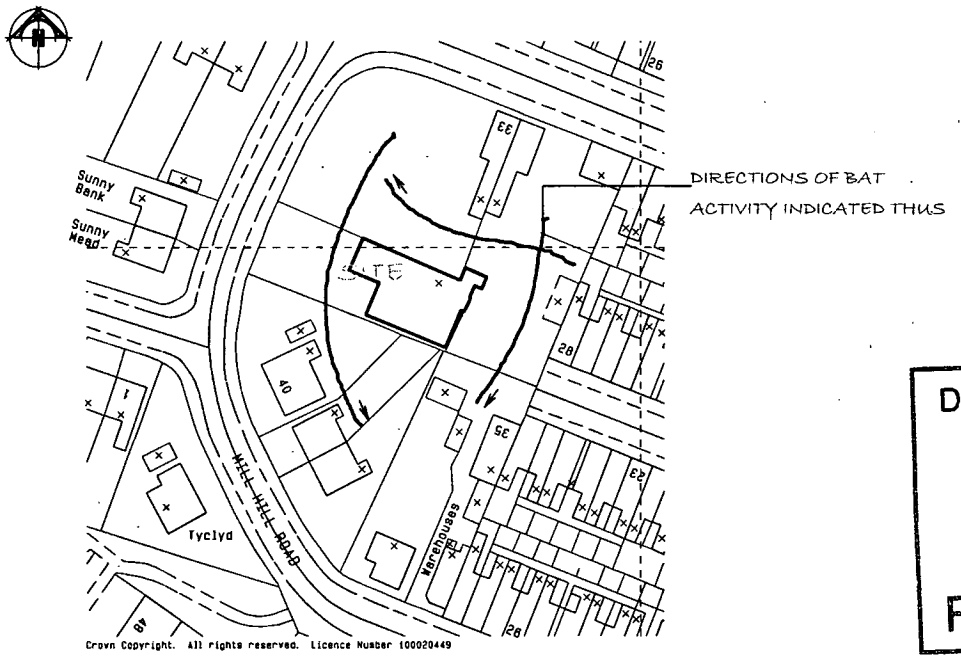

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SITE LAYOUT INDICATING BAT ACTIVITY