

Laban Tansey Building,
Between Druid St & Upper
Bond Street,
Hinckley
Bat Dusk Survey Report

Issue Date: 20 August 2024

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Site Details

Report	Bat Dusk Survey Report
Site Address	Laban Tansey Building, Land Between Druid St and Upper Bond Street, Hinckley, Leicestershire LE10 1QQ
Central OS Grid Reference	SP 42793 94477
Client	Mr S Cheshire

Document Control

Author	Reviewed By	Comments	Report Version	Issue Date
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Disclosure:

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EXECUTIVE SUMMARY

- Croft Ecology was commissioned by Mr S Cheshire to undertake a single dusk survey for bats of the existing dilapidated B1 Laban Tansey building located between 66 Druid St and Upper Bond Street, Hinckley
- A Preliminary Roost Assessment for bats had already been undertaken and had assessed the existing, unoccupied building as having 'low' potential for roosting bats with the recommendation for 1x dusk bat survey of the building to determine bat presence/absence.
- The dusk survey of the existing building was undertaken on 12 August 2024. No emerging bats were recorded, and commuting activity was limited to a small number of passes along Druid St by common pipistrelle and noctule, and less frequent passes late in the survey to the rear of the building.
- No further surveys are recommended, and the building should be demolished carefully. If any evidence of bats is discovered during this time, work must stop whilst an experienced ecologist is contacted for advice on how best to proceed.
- To provide enhancements in line with the NPPF, two integrated bat boxes are recommended within the proposed replacement building together with night-scented planting.

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1. INTRODUCTION

Croft Ecology was commissioned by Mr S Cheshire to undertake a dusk bat survey of the dilapidated B1 Laban Tansey Building located between Druid St and Upper Bond Street, Hinckley (central grid reference: SP 42793 94477) to inform an application for a proposed replacement building.

This report should be read in association with 'Internal/External Bat Survey – Laban Tansey Building, Hinckley' by Dr Stefan Bodnar (August 2024) which conducted an initial daytime inspection of the larger site and all its buildings for bats. A daytime inspection of potential roosting features in the existing building (B1 in the Stefan Bodnar report) was conducted in July 2024, but no evidence was found. The other building (B2) was deemed to have negligible roosting potential. Consequently, a single dusk survey of the existing building B1, deemed to have 'low' bat roosting potential in July 2024, was recommended. It is this survey that was conducted by Croft Ecology.

1.1 Aims

The aims of this report are to:

- identify the likely presence/absence of roosting bats within the existing building;
- identify any further surveys that may be required to fully understand the likely impact on bats;
- undertake any necessary further surveys;
- identify any mitigation measures and licensing likely required; and
- identify any opportunities for biodiversity enhancements.

1.2 Site Location

The building indicated by a red line boundary in Figure 1 below was the subject of the dusk bat survey.

The Site was located to the centre and north of the town of Hinckley, along a road of mixed industrial units and terraced housing with no front gardens. The Site was in an urban location, with some limited features such as wooded railway lines, a small number of public open spaces and, at a further distance, the River Soar providing low bat roosting and foraging opportunities.

There were no bat species previously recorded on or near the Site.

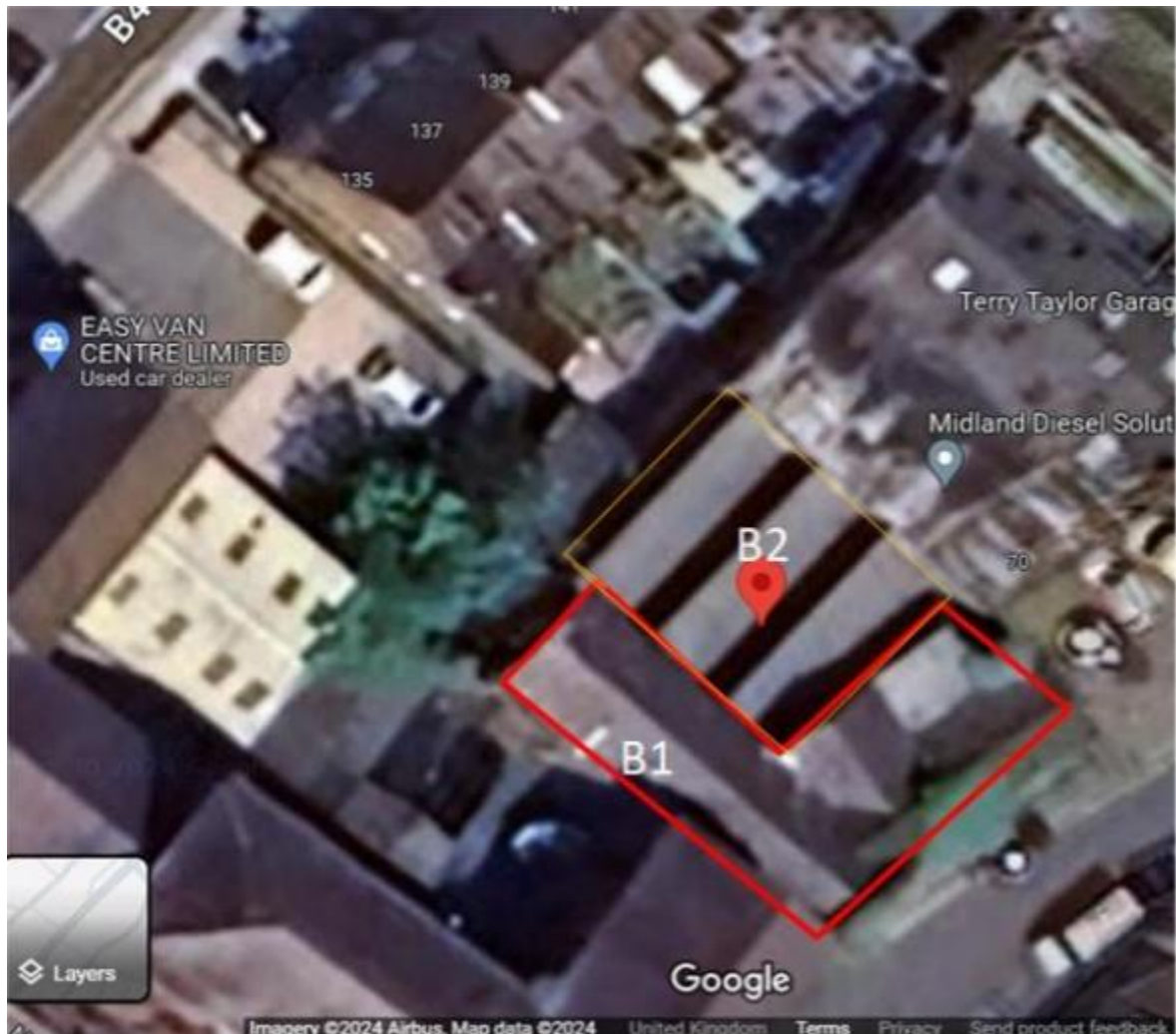


Figure 1. Existing, unoccupied building (B1) subject to dusk bat survey

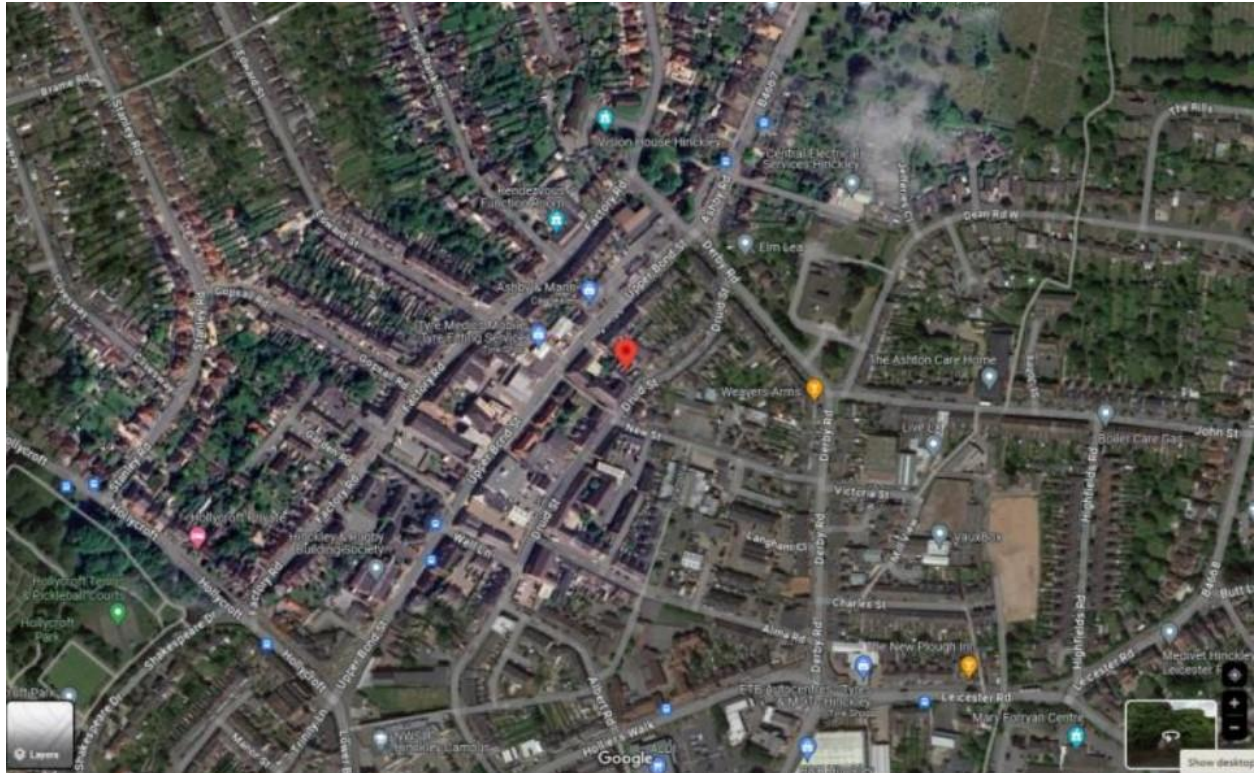


Figure 2. Aerial of the wider context

1.3 Legislative Context

All British bat species (*Rhinolophidae* and *Vespertilionidae*) are legally protected in the UK under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are fully protected under Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended). The latter piece of legislation resulted in them being known as “European protected species”. This means that it is illegal to deliberately take, injure, or kill the animal; to intentionally or recklessly disturb the animal whilst they are in a 'place used for shelter or protection' or to damage or destroy a breeding or resting place (even when the animal is not present). It is also illegal to intentionally or recklessly obstruct access to a place of shelter or protection; or to possess, control, sell, or transport live or dead individuals or their body parts.

If you cannot avoid disturbing these species or damaging their habitats, you may apply to Natural England for a licence to carry out such works under the close supervision of a licensed ecologist.

2 METHODOLOGY

2.1 Personnel

The presence/absence dusk survey of the existing building was led by Anna Scott-Swift MCIEEM, Owner and Principal Ecologist at Croft Ecology. Anna has over 20 years of experience working in the field of ecology and has undertaken hundreds of presence/absence surveys and roost characterisation surveys for bats in buildings over the last 18 years. Anna has also been the Named Ecologist on tens of bat mitigation licences in the last 12 years and holds a level 2 bat licence (2015-12952-CLS-CLS). The dusk bat survey was supported by Tony Scott-Swift who has assisted with a range of wildlife surveys for more than a decade. Tony has conducted tens of dusk bat presence/absence surveys and roost characterisation surveys for various ecological consultancies over the last 14 years.

2.2 Bat Dusk Survey

A bat dusk (presence/absence) survey of the existing, unoccupied B1 building was undertaken on 12 August 2024 in accordance with the methodology described within the Bat Survey Guidelines 4th edition (Collins, 2023).

Two surveyors, equipped with EMT2 Pro bat detectors, and two IR cameras (Nightfox Whisker) with additional infra-red floodlights, made observations of any bat activity or bat emergence both from and around the existing building, focusing on areas with potential roosting features, particularly at the northwest elevation of the existing building and the southeastern (front) elevation of the building, as highlighted by the Dr Stefan Bodnar report from August 2024. Echolocation calls were analysed with Kaleidoscope.

Date of survey/weather	Survey start time	Sunset time	Survey end time
12/08/2024	20:21	20:36	22:06
Weather	21°C, light breeze, 20% cloud cover, no rain	20°C, moderate breeze, 20% cloud cover, no rain	19°C, moderate breeze, 40% cloud cover, no rain

Table 1. Bat dusk survey timings and weather

2.3 Survey Limitations

The elevations on Druid Street were both illuminated by lights, including a security light from a neighbouring building to the northeast and a streetlight on Druid Street. This made it much easier for the surveyor to observe the eastern end of the building and more difficult when viewing the western part of the building along Druid Street and beyond the streetlight. To overcome this limitation, a thorough video review of the Whisker IR camera was undertaken to ensure that no bats were missed.

3 RESULTS

3.1 Bat dusk (presence/absence) survey

12 August 2024

No emerging bats were recorded from the existing, unoccupied building.

The first bat pass was a noctule *Nyctalus noctula* (heard, but not seen) 17 minutes after sunset. The next two passes were by common pipistrelle *Pipistrellus pipistrellus* from 21:12 (36 minutes after sunset and beyond the typical emergence time for this species), both heard, and one seen flying up the road in a northeasterly direction. A noctule was recorded passing at 21:20, heard but not seen, and a small number of further common pipistrelle passes were recorded passing, heard but not seen. A small number of sporadic noctule passes were recorded between 22:36 and 22:05 to the rear (northwestern) side of the building, none of which were seen. A full review of the night vision aid (NVA) footage revealed no additional bat passes or emerging bats.

Surveyor and NVA positions together with bat activity, are indicated by Figure 2. Photos 1-2 capture an image from each of the NVAs during the darkest part of the survey.

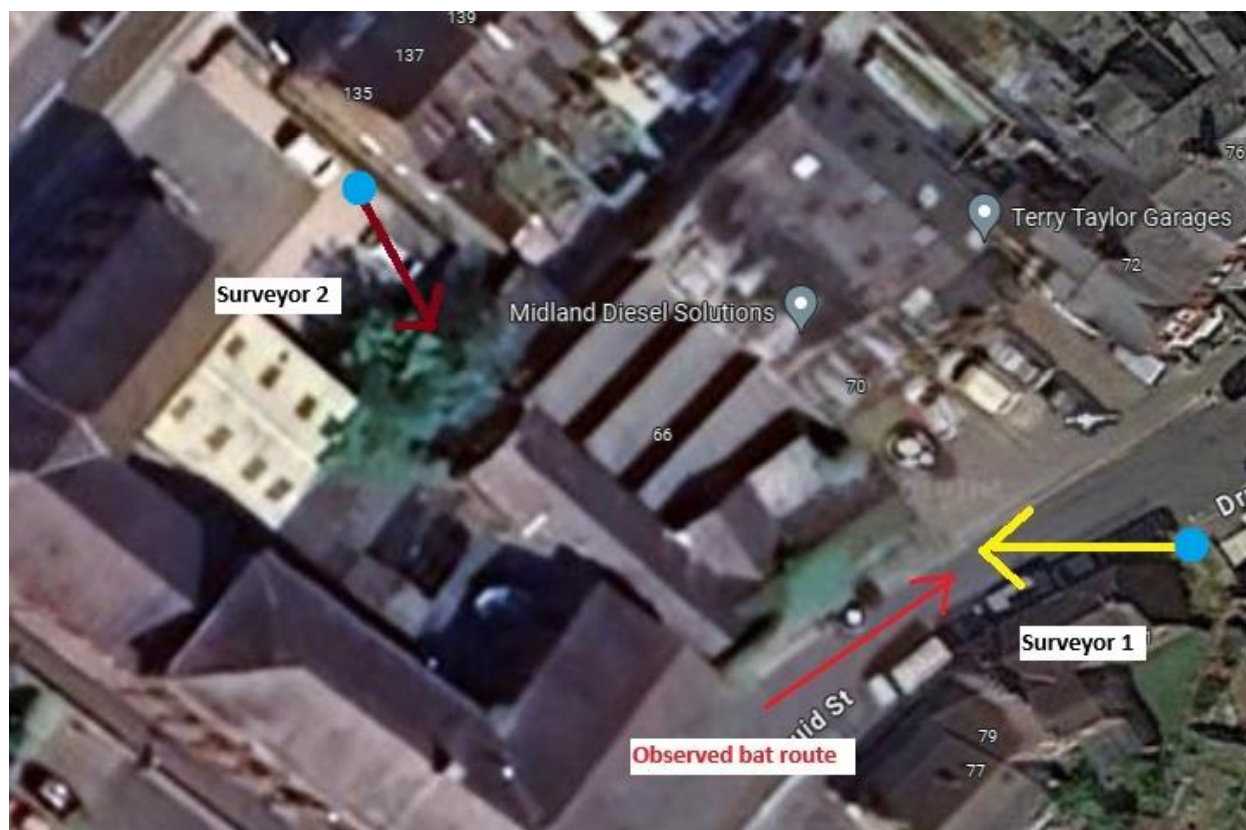


Figure 2. Surveyor (blue dot), NVA perspective (arrows from surveyor) and bat activity recorded on 12th August dusk survey.



Photo 1. IR camera 1: photo from end of survey (Surveyor 1 position)



Photo 2. IR camera 2: photo from end of survey (Surveyor 2 position)

4 DISCUSSION AND RECOMMENDATIONS

No evidence of roosting bats was recorded during the dusk survey. Given its urban location, an expected low level of bat activity was recorded using the Site with only low numbers of passes by common and widespread bat species.

The proposed demolition of the existing building is unlikely to adversely impact bats as no evidence of a roost was found; however, the existing building does retain suitable roosting features which could be utilised by an opportunistic bat at another time of year. Consequently, demolition works at roof level should proceed with care and if any evidence of bats is found during such works, work must stop whilst an experienced ecologist or Natural England is contacted for advice on how best to proceed.

To ensure that bats can continue to forage, and potentially roost at the Site post-development, two integrated bat boxes could be incorporated into the replacement building, whilst any proposed landscaping could include night-scented flowers to attract moths. Together, these measures would achieve a net biodiversity gain in accordance with the NPPF.

4.1 Summary of Further Surveys Required

- No further surveys are required.

4.2 Mitigation Requirements

- The timing of demolition works is *preferred* to avoid the summer months (i.e. instead, conduct works during September - April) where possible when opportunistic bats move around and can colonise new sites, although this is not absolutely necessary.
- Demolition of the existing building should proceed with care at roof level.
- When removing roofing materials including tiles/slates, it is important to lift them carefully without twisting or sliding to avoid harming any bats that may be roosting beneath the material. If a bat is found during the work, the roofing material should be carefully replaced, work in that area stopped, and Natural England or an experienced ecologist should be contacted to discuss how to proceed.

4.3 Proposed Enhancements

Enhancements for bats should include the provision of roosting and foraging opportunities for those species recorded nearby:

- Two integrated bat boxes should be included within the proposed building to provide enhanced roosting opportunities for bats. These should be installed between the southwest and southeast aspect, at least 4m above the ground, away from artificial light sources. Further details on type and location of these boxes should be discussed and agreed with the architect and ecologist.
- Enhancements for foraging bats could include planting of night-scented flowers within the landscape species list including evening primrose *Oenothera biennis* and honeysuckle *Lonicera periclymenum*.

5 REFERENCES

Bodnar, S. (2024) *Internal/External Bat Survey – Laban Tansey Building, Hinckley, August 2024*.

Collins, J. (ed). (2023). *Bat Surveys for Professional Ecologists– Good Practice Guidelines (4th edition)*. Bat Conservation Trust, London.

Department for Levelling Up, Housing and Communities (2023). *National Planning Policy Framework*. Department for Levelling Up, Housing and Communities, London.