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Report for

125 The Park, Market Bosworth

Protected Species Survey

Date of Report – 24th January 2008

Proprietors

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ECOLOGICAL CONSULTANCY

Protected Species Survey at 125 The Park, Market Bosworth

Name of Client: Mrs J Dethiery

Address of Client: 11, River Drive, Atherstone, Warwickshire, CV9 3SR

Date of Survey: 24th January 2008

Weather Conditions: Windy, sunny, temperature 7°c

Address of survey site: 125 The Park, Market Bosworth, Leicestershire, CV13 0LF.

Planning Application Number:

Grid Reference of survey site: SK41260325

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

Licence Numbers: Great Crested Newt 20072940 & Bat 20073155 issued by Natural England

1) Background

1.1 Reason for survey

The property is to be extended. A protected species survey was requested as part of the Planning Permission conditions to carry on the development.

1.2 Description of site

The site was basically a large garden with a detached residence. The garden had been totally cleared and no vegetation was left. There were no ponds or rockeries. The nearest pond was 400+ m away, across main road. This pond was seasonal, drying in the summer months.

1.3 The Building

The house is two storey with solid brick walls. The roof has torched tiles lined with foil and fibreboard. The ceiling had been removed leaving an open roof. The roof is a timber trussed rafter construction.
An extension at rear of house has a flat wooden roof with felt covering. There were barge boards and soffits behind the guttering on the outside of the house, which appeared to be flush with the wall. The property had not been lived in for several years and had been extensively gutted recently. There were many broken windows, and there were many gaps under the roof and ridge tiles.

2] Survey Methods

2.1 Date

The survey was carried out on Thursday 24th January 2008

2.2 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). 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). The grounds were searched for signs of other protected species, particularly Great Crested Newts (*Triturus cristatus*), and particular attention was paid to habitat type in case of other potential protected species.
Signs of birds were also noted, particularly old nests.

3) Results

3.1 Bats – There was no evidence of bats having used the house as a roost. There were lots of spiders webs between the tiles and lining, very few bat droppings, no insect remains and no other signs of bat use.
3.2 Birds – There were no signs of nests on the site.
3.3 Great Crested Newt – There was no suitable terrestrial habitat for Great Crested Newts on the site. The nearest pond was over 400m away, across a busy road, which would be at the furthest extreme of the known range of great crested newts should they have been present. It was not an appropriate time of the year to check for newts at the time of the survey
3.4 There was no evidence of any other protected species on the site.

4) Conclusions

4.1 The house was not being used as a roost by bats. However there is always the possibility of bats (which are very mobile mammals) being found in the building when demolition work is undertaken.
4.2 The site was not being used by birds as nesting sites. However there were many access points for birds to get into the building, and they may nest there at the appropriate time of the year
4.3 There was no suitable habitat for Great Crested Newts on the site, and they would be unlikely to travel from the nearest pond (crossing the main road) should they have been present at that pond.
4.4 There were no indications of any other protected species on the site.

5) Legislation

Bats: Bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000), and by the European Habitats Regulations 1994. To summarise; it is an offence to damage or destroy any place of shelter and protection used by bats (their roosts); deliberately, intentionally or recklessly obstruct a bat roost; deliberately, intentionally or recklessly disturb a bat; or intentionally kill, injure or take any bat.

Nesting Birds: Nesting Birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for some rarer species (listed on Schedule 1 of the Act), it is an offence to intentionally or recklessly disturb them while they are nest building or, at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

6) Recommendations and Mitigations

- Birds – It is recommended that any works on the building are scheduled outside the bird nesting season (normally considered to be April-August, although this can be extended with certain species and due to climate change factors) If there is any doubt as to whether birds are nesting or the work is to be carried out within this bird nesting season, it is advised to get the area checked by a suitably qualified ecologist. Should an active nest be found, the nest must remain undisturbed until the young birds have fledged, which may cause a delay in the proposed works
- Bats are highly mobile animals that change roosts regularly, and it is advised that just prior to work being undertaken, the workmen should have been advised of the possibility of the presence of bats, and to carry out the demolition carefully checking for bats as the work progresses, and they should be informed of what to do if one is found during the course of the work. If a bat is discovered during demolition, the work needs to cease immediately and Natural England should be contacted for further advice. Work on the area where the bat was found (should one be found) should not recommence until such advice is received from Natural England.

- **Contact Numbers**

Natural England **01476 584800**
The Maltings
Wharf Road
Grantham
Lincs. NG31 6BH

References

Mitchell-Jones, A.J. & McLeish, A.P. [ed.] (1999) *The Bat Workers' Manual* JNCC

Gent,T. & Gibson,S. [Eds] (2003) *Herpetofauna's Workers' Manual* JNCC

Anon. (2001) *Great Crested Newt Mitigation Guidelines* English Nature

Heaton, A. (1998) *Rare Wildlife in Leicestershire and Rutland* Kairos Press

Betts, C.J. (2001) *Checklist of Protected British Species* Christopher Betts Environmental Biology



Report Produced by

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Appendix 1

Photographs of Site



Front view of house



Rear view of house



Garden