curious
ECOLOGISTS

Curious Ecologists
Ecological Consultants
156, Meadow Lane
Coalville
LE67 4DP
Tel. 01530 457440
curiousecologists@yahoo.co.uk

Report for

8 Charnwood Drive, Markfield, Leicestershire
Protected Species Survey

Date of Report – 19th March 2009

Proprietors

Bern Gibney (Ecologist) – 07875 484342 (mob)
Karen Headley (Ecologist) – 07913 873904 (mob)
Martin Randall (Woodland and Arboricultural Consultant) – 07968 297893 (mob)

Protected Species Survey at 8 Charnwood Drive, Markfield

Name of Client: Mr & Mrs Cook

Address of Client: 8 Charnwood Drive, Markfield, Leicestershire LE67 9RA

Name of Agent: AJS Architectural Services, contact Andy Sell

Address of Agent: 41 Braunstone Avenue, Leicester, LE3 0JH

Date of Survey: 19th March 2009

Weather Conditions: 0% cloud, sunny, slight breeze, dry, 16^0C

Address of survey site: 8 Charnwood Drive, Markfield, Leicestershire LE67 9RA

Planning Application Number:

Grid Reference of survey site: SK 498 096

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

Licence Numbers: Bat 20083261 issued by Natural England

1) Background

1.1 Reason for survey

It is proposed to convert the loft for domestic use, and re-roof the older part of the property. A protected species (particularly bats) survey was requested to apply for Planning Permission to carry on the development.

1.2 Description of site

The site was in a suburban setting, and consisted of a detached single storey bungalow, surrounded by garden. The garden was a mix of hardstanding (slabs and gravel) and mown lawn. There were very few trees in the area. There were no ponds on the site. There was no vegetation to be removed within the area of the proposed development. The surrounding area consisted of domestic residences.

1.3 The Building

The building was a detached single storey bungalow, with brick walls and a tile roof (flat tiles). The walls were rendered on three sides, but the front of the property was brick faced. There was an extension to the rear of the property, the roof of the extension was joined to the original roof, with a valley between the two roofs.

The roofs were at two heights, had equal pitches and gable ends, and were supported by timber rafters and purlins. The tiles had felt backing throughout, although this backing was in poor condition in the older part of the building. There was a loft space, which was fully accessible for survey. It was in part insulated. There were many webs in the loft space, particularly on the ridge board and across the space between the beams and the rafters, indicating that nothing had disturbed the space for some time. There were no gaps or missing tiles in the extension, however there were gaps under tiles and missing and broken tiles in the original building. The rendering on the three walls sealed the gap between the wall plate and the soffits, and the soffits at the front of the property were fitted tight to the wall.

There were soffits and bargeboards supporting the guttering, these were plastic to the rear of the property, and wooden at the front. The pointing was in place and in good order on the ridge tiles, in the valley between the roofs and in the eaves. There were some gaps under the lead flashing around the chimney.

2) Survey Methods

The building was 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 and ridge tiles). All cavities were checked using an endoscope to establish if anything was within them. Bats would not be active at this time of year so and emergence survey could not be carried out.
Signs of birds were also noted, particularly old nests. Birds are unlikely to be nesting at the time of the year when the survey was undertaken.
A note was made of any signs of other protected species, or whether there was any appropriate habitat for other protected species.

3) Results

3.1 Bats – There was no evidence of bats found during the survey, there were no droppings or other signs, all surfaces and cavities were covered in spiders' webs.

3.2 Birds – There no old nests found in or on the building, and there was no vegetation that would be suitable for birds to nest in.

3.3 There was no evidence of any other protected species on the site, and there did not appear to be any habitat suitable for other protected species.

4) Conclusions

4.1 The house had not been used by bats as a roost site.

4.2 The building had not been used for birds to nest, and there were no old nests in or on the building.

4.3 There were no indications of any other protected species on the site.

5) Recommendations and Mitigations

- Bats are highly mobile animals that change roosts regularly, and it is advised that prior to the work being undertaken, the contractors should be informed of what to do if one is found during the course of the works. If a bat is discovered during the building work, 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

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines)* English Nature

K.Parsons (ed.) (2007) *Bat Surveys Good Practice Guidelines* Bat Conservation Trust

Hill, D., Fasham, M., Tucker, G., Shewry, M. & Shaw, P. (Eds) (2006) *Handbook of Biodiversity Methods: Survey, Evaluation & Monitoring* Cambridge

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

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

Appendix 1: Photographs of Site



Photo 1- Front view of 8 Charnwood Drive



Photo 1- Rear view of 8 Charnwood Drive