ECOLOCATION

Protected Species Surveys for Development

The Old Dairy 25 Brookside Stretton-on-Dunsmore Rugby Warwickshire CV23 9NH 02476 541776 www.gbae.co.uk george@gbae.co.uk

Bat Assessment Report

at

Narrows House
The Narrows
Hill Street
Hinckley
Leicestershire

for

Mr. A. Parker

(26th March 2010)

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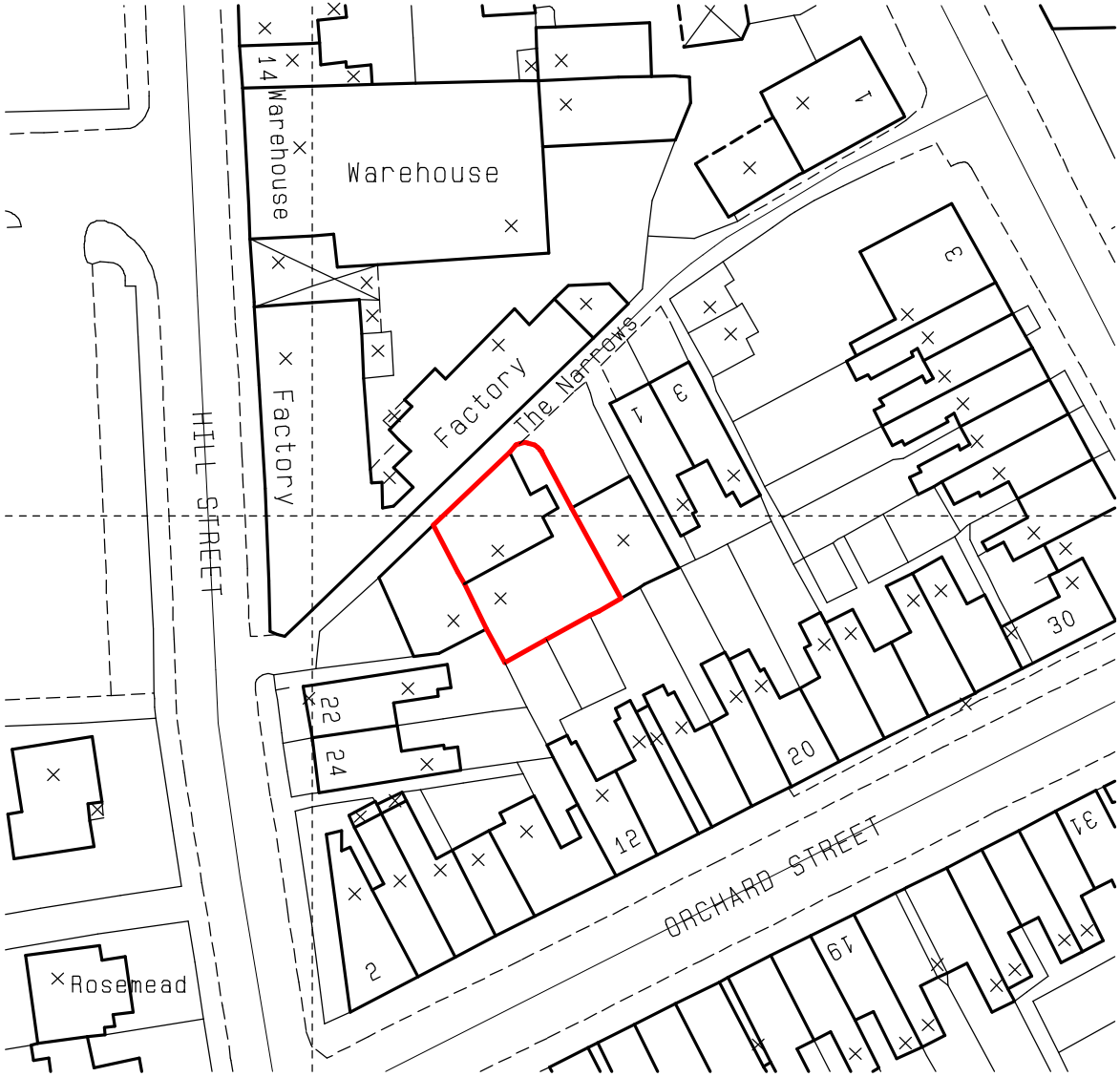
1. Instructions

1.1 ECOLOCATION were appointed by Mr. A. Parker, Applebee House, 2A Applebee Road, Burbage, Hinckley, Leicestershire LE10 2LJ to undertake a Bat Assessment of redundant former commercial premises at Narrows House, The Narrows, Hill Street, Hinckley, Leicestershire.

2. Purpose and Scope

2.1 The purpose of the survey and report was to assess the likelihood of presence or use of the building and site by bats and to support a planning application for redevelopment with apartments submitted to Hinckley & Bosworth Borough Council (Ref: 10/00111/FUL).

2.2 The scope of the survey was to encompass the existing building and a reasonable amount of working space around it but to concentrate on the built structure.



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SITE LOCATION PLAN

1:500

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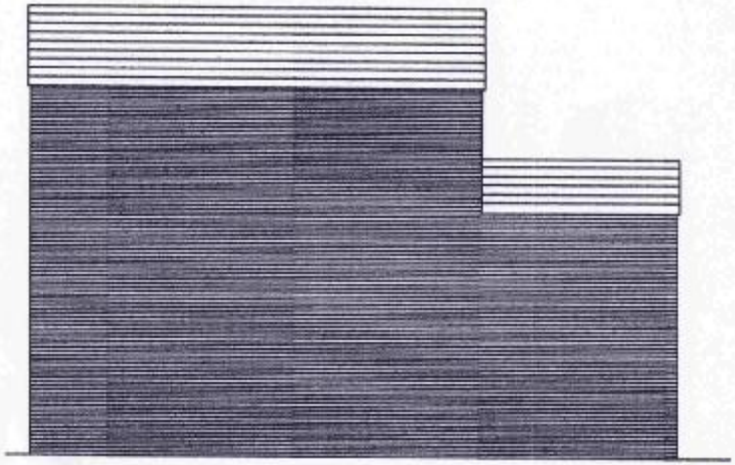
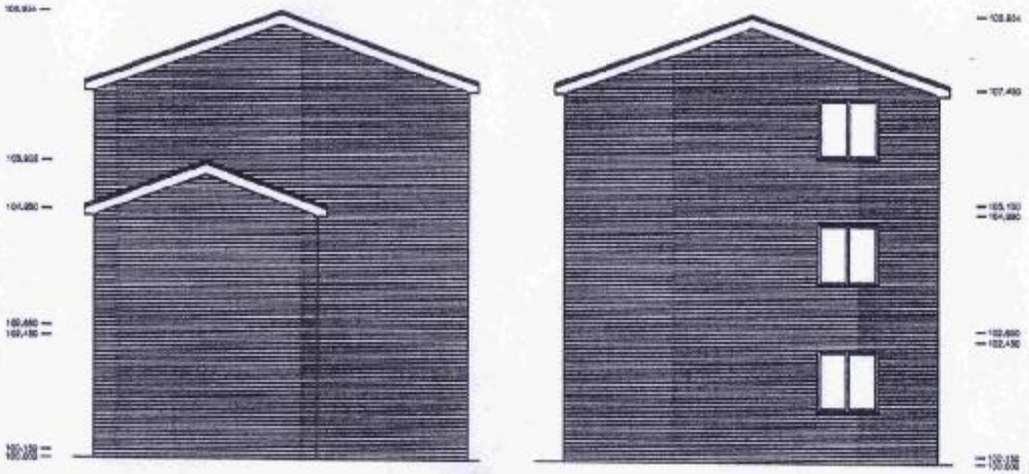
The Old Dairy 25 Brookside Stretton-on-Dunsmore Rugby Warwickshire CV23 9NH
02476 541776 ecolocation@gbae.co.uk www.gbae.co.uk



Front elevation.
Scale 1:100.



Rear elevation.
Scale 1:100.

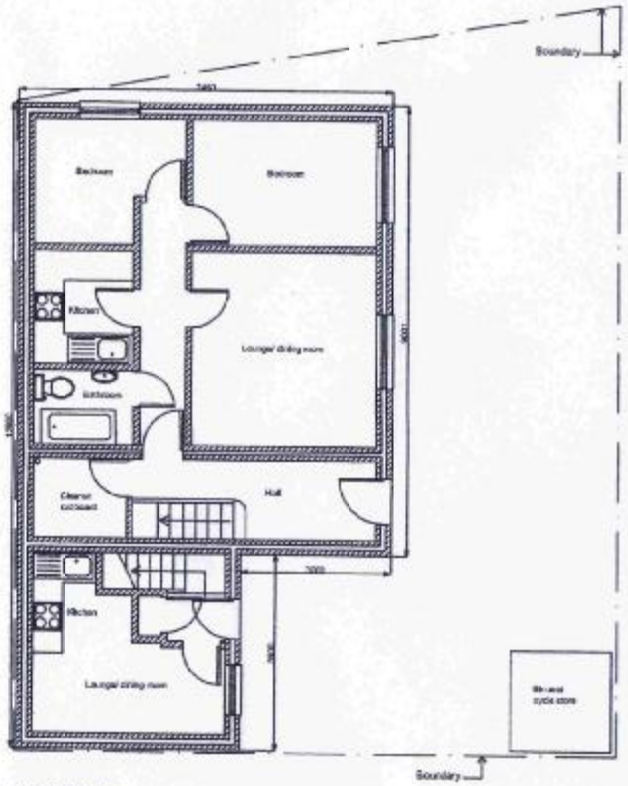


Side elevations. - scale 1:100.

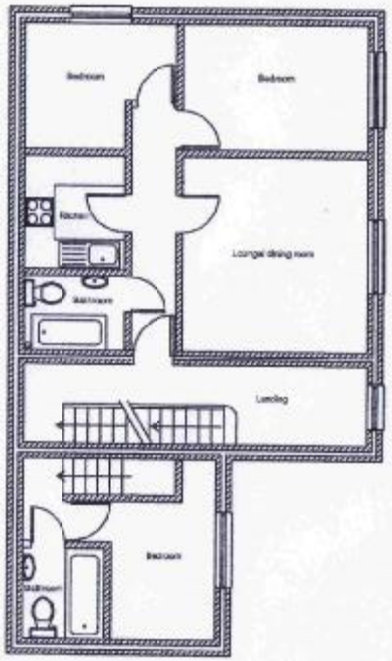
Proposed new flat development.

For Mr. A. Parker.
The Narrows.
Hinckley.
Leics. LE10 1EH.

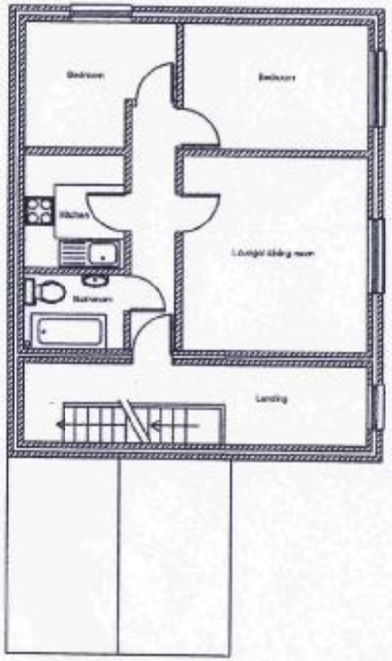
Scale 1:100 Date: Jan 2010.
Drg no. 2010/TN/002



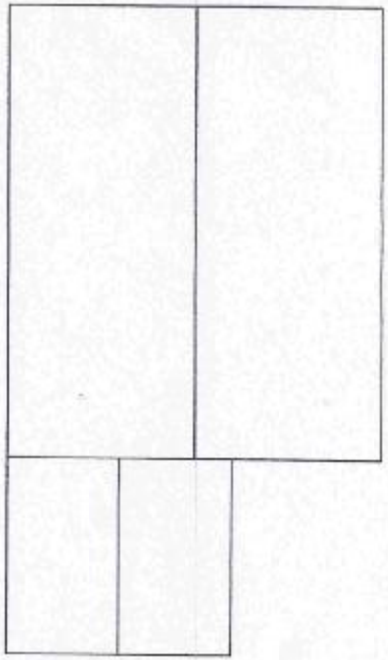
Ground floor plan.
Scale 1:100.



First floor plan.
Scale 1:100.



Second floor plan.
Scale 1:100.



Roof plan.
Scale 1:100.

Proposed new flat development.

For Mr. A. Parker,
The Narrows,
Hinckley,
Leics. LE10 1EH.

Scale 1:100 Date: Jan 2010.
Drg no. 2010/TN/001

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3. Timing and Conditions

3.1 The site was visited on Friday 19th March 2010 commencing at 09:30 hrs

Weather conditions during survey 19-03-10	
Parameter	Recorded Figure
Temperature	11.7ºC
Cloud cover	80%
Precipitation	None
Wind speed (Beaufort Scale)	2-3 Light-gentle breeze

4. The Site

4.1 The site (Grid Ref SP43029390) was located in an urban area of central Hinckley accessed via a footpath called The Narrows between Hill Street and the Lawns. It comprised a derelict three-storey former tool repair/sales workshop with a single-storey rear annex and a small area of open space to the rear.

4.2 The site was surrounded by other established developments including residential terraced houses and gardens to the south. A detached and other residential dwellings to the east and a redundant hosiery factory to the immediate north.

4.3 The building comprised a dilapidated main structure built as two-storeys but with rooms in the roof space and a single-storey flat roofed former workshop to the rear. The main building stood on the north and west boundaries; it was built of load-bearing brick and blockwork, partly rendered and with a pitched slate roof which had been extended northwards towards The Narrows with a flat roofed tapering addition. The rear annex comprised a built-up felt flat roof on brickwork walls and was in a similar state of disrepair.



Narrows House – north corner (east and north-west elevations)



Narrows House – west elevation



Narrows House – part south elevation main building and east elevation rear annex



Narrows House – east elevation, viewed from south

5. Habitat Assessment

5.1 The site was located at the north edge of Hinckley town centre in a densely built-up location with little open space apart from terraced house gardens immediately adjacent. 40m west of the site was an expanse of public and private open space comprising gardens, public space, a moat and woodland and, to the east, some 120m distant was Queen's Park surrounded by mature trees.

5.2 A search to 2km of the site indicated 2 areas of Ancient Woodland (England) together with 2 areas of woodland included in The National Inventory of Woodland and Trees (England). Other than this watercourses included Sketchley Brook 1.4km to the south-west and significant waterbodies were pits to the south-west and north-east some 1.4km distant.

Ancient Woodland (England)

Grid Reference	Wood Name	Theme ID	Theme Name
SP449942	ASTON FIRS	1107940	ANCIENT & SEMI-NATURAL WOODLAND
SP447947	SHEEPY WOOD	1107938	ANCIENT & SEMI-NATURAL WOODLAND

National Inventory of Woodland and Trees (England)

Feature type	Reference date	Update type
BROADLEAVED	310397	
BROADLEAVED	310397	

5.3 It is known that certain species of bat will commute up to and beyond 10km from their roost sites overnight and a search to this radius indicated 17 areas of Ancient Woodland (England) together with 186 areas of woodland included in The National Inventory of Woodland and Trees (England). In terms of waterbodies and watercourses within this area the Ashby-de-la-Zouch Canal was present on it's loosely north-south course some 6.7km west and various streams to the south west and various pits and fishing lakes within this radius.

Ancient Woodland (England)

Grid Reference	Wood Name	Theme ID	Theme Name
SK415019	SPRING WOOD	1105039	ANCIENT REPLANTED WOODLAND
SK417017	SPRING WOOD	1105039	ANCIENT REPLANTED WOODLAND
SP441998	KIRKBY SPINNEY	1107935	ANCIENT & SEMI-NATURAL WOODLAND
SP440901		1412937	ANCIENT & SEMI-NATURAL WOODLAND
SP449942	ASTON FIRS	1107940	ANCIENT & SEMI-NATURAL WOODLAND
SP455939	ASTON FIRS	1107940	ANCIENT & SEMI-NATURAL WOODLAND
SP401997		1412940	ANCIENT & SEMI-NATURAL WOODLAND
SP447998		1412939	ANCIENT & SEMI-NATURAL WOODLAND
SP447947	SHEEPY WOOD	1107938	ANCIENT & SEMI-NATURAL WOODLAND
SK438016	FOX COVERT	1105042	ANCIENT & SEMI-NATURAL WOODLAND
SK440019	FOX COVERT	1105042	ANCIENT & SEMI-NATURAL WOODLAND
SK410020	OLD COVERT	1105038	ANCIENT REPLANTED WOODLAND
SP460940	FREEHOLT WOOD	1107941	ANCIENT & SEMI-NATURAL WOODLAND
SP344942		1410834	ANCIENT & SEMI-NATURAL WOODLAND
SP348886	COVENTRY WOOD	1107854	ANCIENT REPLANTED WOODLAND
SP345887	COVENTRY WOOD	1107854	ANCIENT & SEMI-NATURAL WOODLAND
SP346892	THE ROUGH	1107855	ANCIENT & SEMI-NATURAL WOODLAND

5.4 The mosaic of private gardens and public spaces nearby may have provided foraging opportunities for bats.

5.5 Overall the foraging and roosting opportunities for bats within the limits of this assessment were considered average, with habitat within 2-3km and nearby more beneficial than other areas.


Pits
Ancient woodland
Site
Queen's Park
Moat &
Woodland
2km radius
Pit
Ashby Canal
Sketchley Brook
Pits
©2009 Google

6. Data Search

6.1 A search of pre-existing protected species records via the National Biodiversity Network produced evidence of Daubenton's bat *(Myotis daubentonii),* Whiskered bat *(Myotis mystacinus),* Natterer's bat *(Myotis nattereri)* and long-eared species *(Plecotus sp.)* within the 10km SP49 grid square. Within 1km of this grid reference evidence of Indet bat, Pipistrelle speceis *(Pipistrelle sp.)* Common Pipistrelle *(Pipistrellus pipistrellus)* and Brown long-eared bat *(Plecotus auritus)* had been recorded.

6.2 Common Pipistrelle had been identified by ECOLOCATION within 110m of the site and 450m of the site since 2008.

7. Walkover Survey and Analysis

7.1 An initial walkover survey of the site indicated a dilapidated building with innumerable potential access points on all elevations and at roof level (see photographs).

7.2 Internally the building was equally in need of repair and some ceilings particularly to flat roofs were missing. The main roof was partly made into rooms leaving low-level, generally inaccessible (due to health and safety concerns), voids above the eaves.

7.3 Overall, at this stage, the likelihood of bat presence or use of the building was considered medium largely due to building type, age, local records and proximity to suitable habitat.



Loosely timber clad verge – west elevation





Eaves gaps – north-west elevation



Gaps in blockwork and finishes – east elevation



Dilapidated east verge



Gaps around structural openings



Eaves gaps – south elevation



Fallen ceilings



Internal cracked brickwork – 1st floor level



Eaves gaps – rear annex



Ground floor



1st floor



Rooms in loft space



Unsafe low-level roof voids at eaves

8. Intrusive Survey and Results

8.1 An intrusive investigation of the building was undertaken by George Burton, Natural England Bat Licence No. 20092123 using Ever-ready headtorch, Clulite 'CB2' 0.5 and 1 million candle power lamp and 'SeeSnake' Micro Endoscope. Following advice in the "Bat Survey Guidelines", BCT 2007, no emergence survey was undertaken, the timing being beyond the maternity period.

8.2 A search for individual bats, carcasses, droppings, urine staining, polished surfaces, build-up of insect remains etc was made internally and externally of the building.

8.3 Apart from a very small collection of Noctuid moth and Peacock butterfly wings, which could have been evidence of bat, spider or rodent activity, no other potential evidence of bat presence or previous use was identified.

8.4 No incidental evidence of active breeding birds was found but probable starling nesting from previous seasons was evident with droppings, on render at the eaves at the north-west corner, present.



Moth and butterfly wings adjacent east facing external 1st floor door



North-west elevation access to previous bird nesting

9. Survey Conclusions

9.1 Given the timing of the survey it was possible that bats (particularly pipistrelle sp. and the like) could have been secreted beneath dilapidated elements of the building in such a location at the time of year otherwise no likelihood of bat roosting was identified.

9.2 From the findings of the survey and despite it's timing it is considered unlikely that bats have been using the buildings in any significant manner (i.e. as maternity roosts) with a lack of open roof spaces with suitable perches nor, generally, cavity walls.

9.3 No evidence of active breeding birds or protected species was identified during the survey however bird droppings at the eaves of the north-west corner indicated probably previous nesting by starlings.

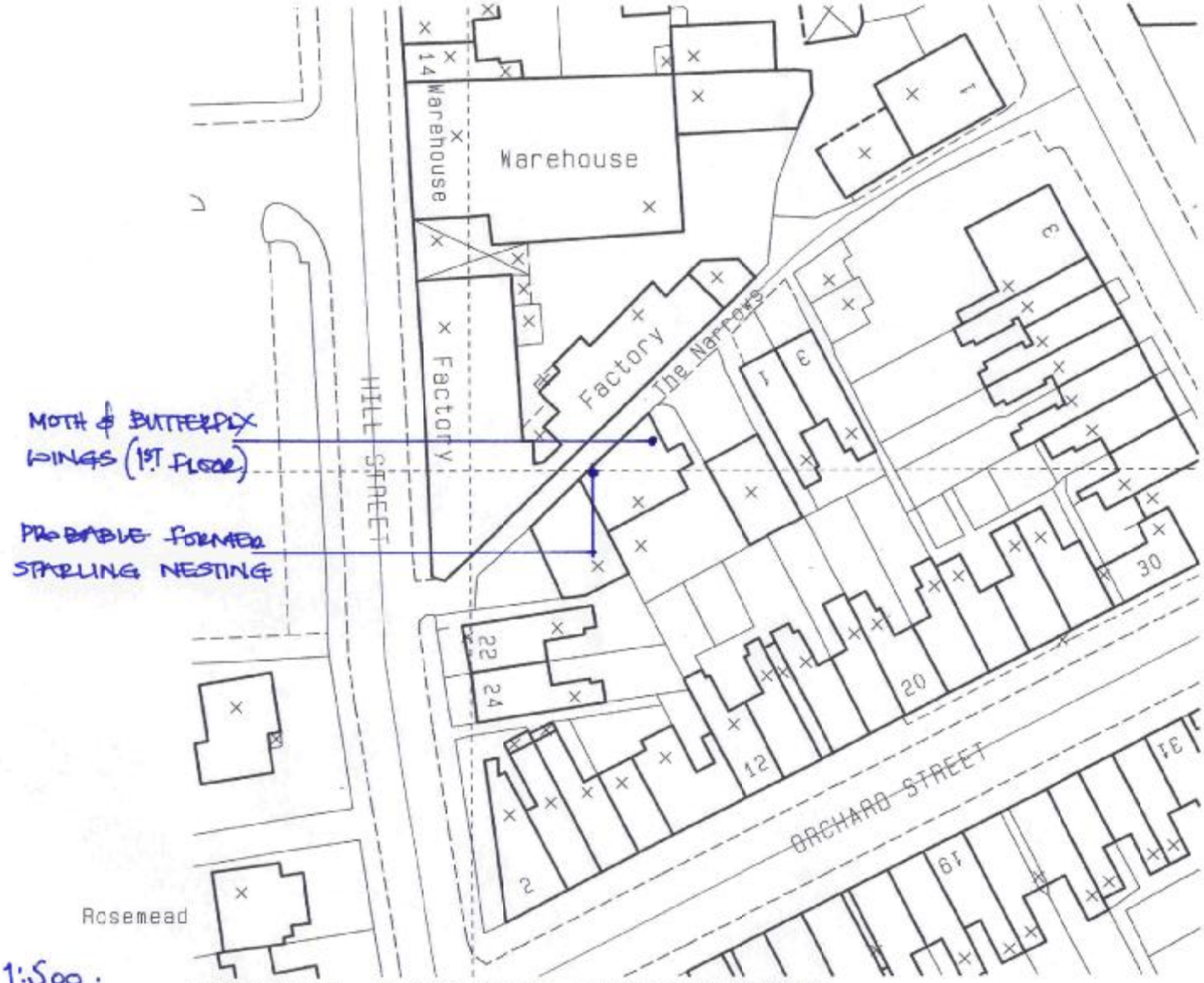
10. Obligations and Recommendations

10.1 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 (amended by the Countryside and Rights of Way Acts 2000, and the Conservation (Natural Habitats etc) Regulations 1994 [the 'Habitats Regs'], as amended 2007 to incorporate the European Habitats directive.

10.2 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 constitute confirmation that this is not taking place intermittently or may not take place in the future.

10.3 Given findings of a possible feeding perch and the degree of dilapidation it is recommended that the building is not demolished between October and April in any year to avoid impact on hibernating bats and that a watching brief is commissioned outside this period by a Natural England Licensed Bat Worker to supervise soft-strip demolition of any potentially bat-sensitive areas of the construction. The work should be completed to the Bat Worker's instructions and any advice strictly followed.

10.4 While, generally speaking, birds are only protected whilst breeding, in order to confirm 'no nett loss of biodiversity' in accordance with PPG9 it is recommended that nesting facilities for thrush sp. *(Turdidae sp.),* house sparrow *(Passer domesticus)* and starling *(Sturnus vulgaris)* etc. are provided on site as part of the development proposal*.



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• SURVEY RESULTS •

10.5 The majority of species of nesting bird are protected under the Wildlife & Countryside Act 1981 and as amended by the Countryside & Rights of Way Act 2000. Works must be planned to avoid disturbance of nesting birds, if present, before commencement, or if nesting commences during the works, and the site should be inspected prior to commencement by a person competent to do so to ensure that no active nests are disturbed. Starling and house sparrow are RSPB 'Red List' species of high conservation concern due to severe population declines in recent decades and, as such, any facilities in the form of suitably designed nest boxes* on east and north facing walls are recommended to be provided.

* ECOLOCATION can supply such wildlife boxes, please contact for advice or see website 'www.gbae.co.uk'.

10.6 Any landscaping scheme should include planting of native species of local provenance to enhance biodiversity by providing suitable feeding/breeding opportunities for invertebrates.

10.7 Should any protected species be discovered before or during the works ECOLOCATION or the local office of Natural England should be contacted for advice.

11. References

Bat Workers Manual, JNCC, 1999
Bat Survey Guidelines, Bat Conservation Trust, 2007
Bat Mitigation Guidelines, English Nature Jan 2004
www.rspb.org.uk
www.magic.gov.uk
OS Street Atlas, Leicestershire, Phillips
Google Earth Pro
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