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Report for

Cruck Cottage, Twycross, Leicestershire
Bats
Protected Species Survey

Date of Report – 13th July 2008

Proprietors

Bern Gibney (Ecologist) – 07875 484342 (mob)
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Protected Species Survey at Twycross House School, Twycross, Leicestershire

Name of Client: Mr Assinder

Address of Client: Twycross House School, Twycross, Leicestershire

Name of Agent: C.A. Underwood

Address Of Agent: The Barn, Church Lane, Ravenstone, Leicestershire, LE67 2AE

Date of Survey: 10th July 2008

Weather Conditions: Sunny, showers, breezy, warm 20^{0}C

Address of survey site: Cruck Cottage, Sheepy Road, Twycross, Leicestershire

Planning Application Number:

Grid Reference of survey site: SK 336049

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

Licence Numbers: Bat 20073155 issued by Natural England

1) Background

1.1 Reason for survey

It is proposed to extend the building at some time in the future. A protected species (particularly bats) survey was requested as part of the Planning Permission conditions to carry on the development.

1.2 Description of site

The site is a domestic garden within a village setting. It is a mixture of vegetable garden, herbaceous border, various hard surfaces (mainly concrete slabs) and mown grass. There was a brick built shed with a tile roof to be demolished.

1.3 The Buildings

The building is a two storey detached cottage. The roof was tiled (flat tiles) with a felt lining. The ceiling space was insulated with sheets of polystyrene. The roof void was about 1.5m high. There were no soffits or bargeboards behind the guttering. The walls were brick with a cavity. There were no gaps under the ridge tiles or in the pointing at the gable end eaves. All other pointing was in good order and there were no obvious gaps to be seen between the wall plate and the wall. There were many spiders' webs in the roof void particularly along the ridge board.

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2) Survey Methods

2.1 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). A bat detector was on at all appropriate times to check whether bats were disturbed in the roof spaces when the light was shone into them. 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). All the gaps and crevices were searched with an endoscope for evidence of bats.
Signs of birds were also noted, particularly looking for nests. Birds (in the main) are building nests, brooding eggs or feeding young, and so if any nests were found, it would be possible to establish if they were active ones.
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 using the cottage. There were no droppings or other signs and all cavities and gaps were full of spiders' webs. There was no evidence of bats found in the shed.
3.2 Birds – There were no signs of nests inside or on the walls of the buildings.
3.3 There was no evidence of any other protected species on the site.

4) Conclusions

4.1 The cottage and shed were not being used as a roost by bats.
4.2 There were no signs of birds' nests on the proposed site.
4.3 There were no indications of any other protected species on the site.

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6) Recommendations and Mitigations

- None necessary

References

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

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

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

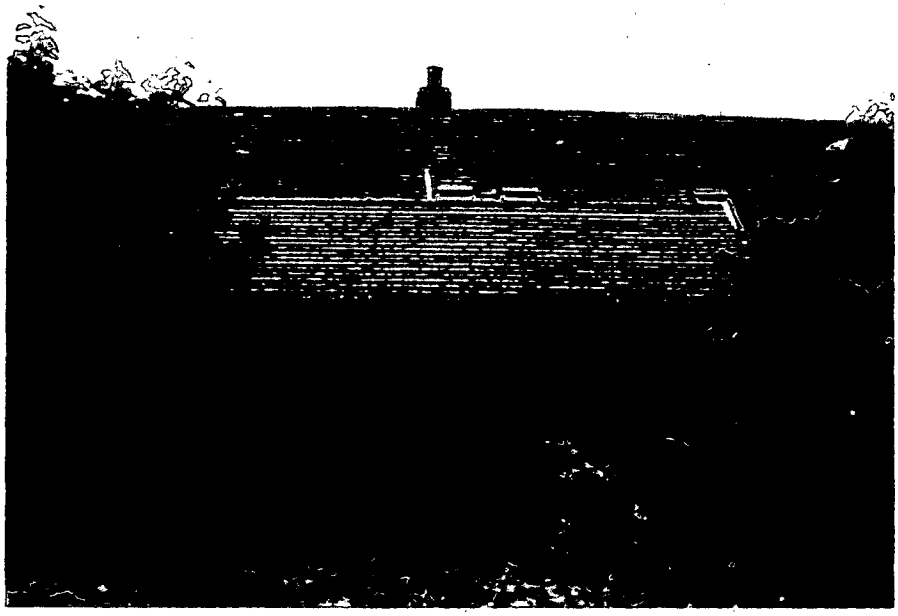
Betts, C.J. (2001) *Checklist of Protected British Species* Christopher Betts Environmental Biology

Report Produced by
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Appendix 1: Photographs of Site



Cruck Cottage
Rear view where extension is to join existing building.



Cruck Cottage
Front view

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