

STAND

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90 Watling Street
Affetside

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Bat Survey of Stables at 90 Watling Street, Affetside
Surveyor- Martin Prescott (Licence no. 2015/15466-CLS)

Contents

1. Introduction

2. Method

3. Results

4. Conclusions

5. Recommendations

6. Photos

7. Plan

8. Surveyors Qualifications

Summary

No signs of roosting bats or nesting wild birds were found.
The buildings were near to low-moderate quality bat foraging habitat. They were considered to have no more than low bat roosting potential.
Work can commence with very low risk to roosting bats.

1. Introduction

1.1 Reason for Survey, see plan

It is proposed to demolish this block of disused stables. There is the potential to affect bats and their roosts and bat survey was required.

1.2 The Site

The site was at 90 Watling Street, Affetside.
Map ref. SD75481380.

2. Method

2.1 Risk Assessment, Possible Hazards

In order to counter the risk posed by the present Corona virus outbreak, surveyors kept at least two metres apart. Both surveyors kept a distance of at least two metres between them and the residents. Both surveyors washed hands immediately on returning home from the survey.

There were no other hazards other than those normally encountered when surveying sound buildings or at night.

2.2 Daylight Survey, 16.6.2021, see photos and plan

The buildings were assessed for bat roosting potential.
This survey was carried out at a season when bats had been fully active and signs of bat occupation were likely to be evident.

Areas searched were:

Outside; eaves, roof and walls for potential bat access holes, surfaces under eaves for signs of bat occupation.

Inside; all floors for signs of bat occupation.

There were neither cellars nor roof voids.

The immediate area was assessed for bat roosting and foraging potential.

2.3 Evening Survey, 16.6.2021, see plan

Two surveyors equipped with heterodyne bat detectors were sited either side of the building such that any emerging bats would be in view. The rear was obstructed by buildings on the property next door and emergence at this aspect would not be possible. The survey started at 19.43hrsBST and ended at 21.12, by which time it was too dark to see clearly.

The weather conditions and all observed bat activity were recorded.

The surveyors were Martin Prescott and Susan Lonsdale, both experienced bat surveyors.

Any signs of nesting birds were noted.

2.4 Equipment

The equipment used consisted of a camera, disposable gloves, a hand-held and head torches, heterodyne bat detectors and Anabat Express detector and short focus binoculars.

3. Results

3.1 Habitat Survey

The immediate surrounds were mostly pasture with occasional semi-mature and mature trees and hedges low-moderate bat foraging potential.

Common Pipistrelles might be expected here with other species unlikely.

There were several dwellings close by which were likely to have significant bat roosting potential.

3.2 Daylight Survey, 16.6.2021, see plan and photos.

The stables were of breeze block with a sloping roof of corrugated sheeting roof. The roof was mostly unlined, but there were areas over the stalls with board lining (photo 4) There was some plank cladding at the west end of the building (photo 1).

There were many gaps at the eaves, and open doorways making the building very draughty. The ground floor was easily searchable. No signs of roosting bats were found. Any bat access to the rear of the building was effectively blocked by neighbouring buildings.

It was considered to have low bat roosting potential.

There was a corrugated sheeting section at the east end of the stables considered to have negligible bat roosting potential.

The building was considered to have potential for nesting birds.

There were many ornamental pigeons present owned by the occupant of the house. It was not clear whether these were nesting or not.

3.3 Evening Survey, 16.6.2021

Sunset was at approximately 21.41 BST.

The survey started at 21.25 and ended at 22.48 by which time it was too dark to see clearly.

The weather conditions were 8/8 cloud, wind Beaufort 1-2, 16.2c at sunset and 8/8 cloud, wind Beaufort 0-1, 14.1c at the end of the survey.

The first bat recorded was a Common Pipistrelle, heard only at 22.14.

A moderate level of activity of Common Pipistrelles was recorded throughout the survey

Bat emergence was neither observed nor suspected.

No signs of active wild birds' nests were detected in the buildings, although the pigeons may be nesting.

4. Conclusions

4.1 The building was assessed as having low bat roosting potential and there were no bats roosting in the building at the time of the survey.

4.2 The immediate area was considered to have low-moderate bat foraging potential with further areas of low-moderate bat foraging potential within 400 metres.

4.3 There were several buildings, mostly dwellings, nearby likely to have higher bat roosting potential than the buildings surveyed here.

4.4 Signs of nesting wild birds were not found, but nests were considered possible, even likely.

5. Recommendations

5.1 Work can commence with minimal risk to roosting bats.

5.2 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during work, the local bat group or the consultant (0161 796 6211, 07946 488467) should be notified and work stopped immediately.

5.3 Bat surveys are generally valid for 12 months.

5.4 There may be problems with nesting birds. It is an offence to disturb active birds' nests and any nests found during work must be left undisturbed (5 metre exclusion zone) until the young have fledged. Birds are likely to be nesting between March and August inclusive. If in any doubt refer to the consultant.

6. Photos



P1 West end of south aspect, plank cladding P2 South aspect showing open doorway



P3 Inside main section, unlined roof



P4 Board lining over stalls



P5 Interior breeze block



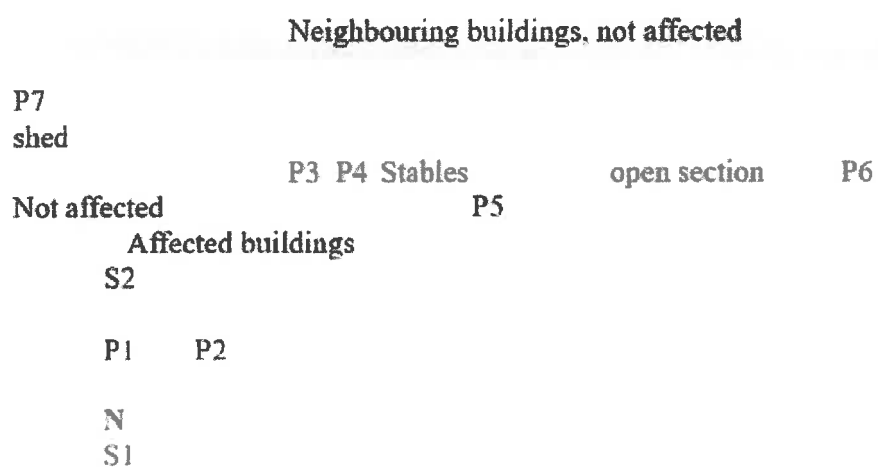
P6 Corrugated rear open section



P7 Next door building obstructing rear of affected stables

7. Plan

Not to scale



P = photos
S = surveyors