

Martin Prescott Environmental Services

*Woodland Management, Ecological
Surveying, Wildlife Events...*

Andrew Luxton
GL Consultancy
Suite 5
Dylan Harvey Business Centre
Davyfield Road
Blackburn
BB1 2QY

01254 433436

Martin Prescott
330 Hollins Lane,
Hollins,
Bury,
Lancs.
BL9 8BS

0161 796 6211
07946 488467

martin.dauby@tiscali.co.uk

14.2.2012

Further Bat Survey of Industrial Buildings at Finishing Techniques, Holcombe Brook, Bury. 14.2.2012

Surveyor- Martin Prescott, Lic. no. 2011/4572

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Summary

Only one suitable bat access gap was found, under a ridge tile at the west gable of building 1. This was lifted and was found to lead to a small cavity under the tile. No signs of bat occupation were found. This result reduces the risk to roosting bats to low.

All other gaps were found to be so obstructed by cobwebs that bat access was considered unlikely.

1. Introduction

1.1 Reason for Survey

It is proposed to demolish these industrial buildings (see plan). There is the potential to affect bat roosts and a bat survey was required. previous daylight inspection identified gaps suitable for roosting bats and one section of the buildings was considered to have high bat roosting potential. A closer survey, by accessing the roof by cherry picker and removing roof tiles if required, was proposed.

1.2 The Site

The site was at Finishing Techniques, Holcombe Brook, Bury. Map ref. SD779152.

The building consisted of industrial buildings and an occupied flat.

2. Method

2.1 Risk Assessment, Possible Hazards

The site posed no hazards other than those normally encountered when surveying in sound buildings. A cherry picker was used to access previously inaccessible gaps in the roof areas.

2.2 Daylight Survey, 14.2.2012

The eaves and roof areas of the buildings were searched for crevices suitable for bat access were searched for signs of bat occupation using a cherry picker.
Crevices found were further searched by removing roof tiles.

2.3 Equipment

The equipment used consisted of a hand held torch, a cherry picker, a camera and short-focus binoculars.

3. Results

3.1 Daylight Surveys

3.1.1 The Buildings

Building 1

Garage with flat above.

Void searchable, no signs found, felt lined tile roof.

Gap under end ridge tile. This ridge tile was removed and the crevice underneath searched.

(P7) It was found to be a shallow crevice under the end tile only. No signs of bat occupation were found.

The tile was replaced.

The chances of bat occupation were considered to be low.

Building 2

Storeroom, pitched tile roof with skylights, board-lined. Open void area, see photo.

No signs of bat occupation were found.

It was considered to have low bat roosting potential.

Building 3, 4, 5

Flat roofs, several gaps in masonry suitable for bat access.

No droppings could be found on closer inspection

They were considered to have low bat roosting potential.

Building 6

Pitched unlined corrugated roof, false ceiling with insulation on top.

There were several gaps in masonry suitable for bat access

No droppings could be found on closer inspection

They were considered to have low bat roosting potential.

It was considered to have low bat roosting potential.

3.1.2 Bat Foraging Potential, Alternative Roosts

The nearby habitats included extensive woodland with high bat foraging potential.

There were many houses nearby likely to have high bat roosting potential.

4. Conclusions

4.1 Building 1, being occupied was likely to be heated, but the only crevice found was under a single ridge tile where no signs of bat occupation were found and the probability of bat occupation was considered to be low.

The rest of the buildings had gaps that either covered in cobwebs or found clear of bat droppings and were considered to be unlikely to be used by roosting bats. There is a low probability of use by occasional bats

4.2 The nearby habitat is used by Common Pipistrelles, and other species are likely.

4.3 Nesting birds are likely to use the buildings, although no nests were found.

5. Recommendations

5.1 Although these buildings are considered to be at low risk of being used by roosting bats, there were crevices where the occasional bat may use.

Evening emergence surveys are recommended before work starts. If a bat roost is found a Natural England European Protected Species Mitigation Licence will be required to legalise the destruction or disturbance of the roost.

5.2 Whatever the results of the surveys, any removal of roofing components and any other building parts likely to be used by bats, must be supervised by a suitably qualified bat worker. A bat box (Schwegler 2F) must be available to house any bats found. This should be left as long-term bat roosting potential.

It is recommended that the replacement buildings have crevices suitable for bat access designed in.

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

6. Photos and Plan



P1 SW aspect, occupied flat indicated



P2 Building 2, void beyond partition



P3 NE aspect (rear)



P4 NW gable (building 1) gap under ridge tile

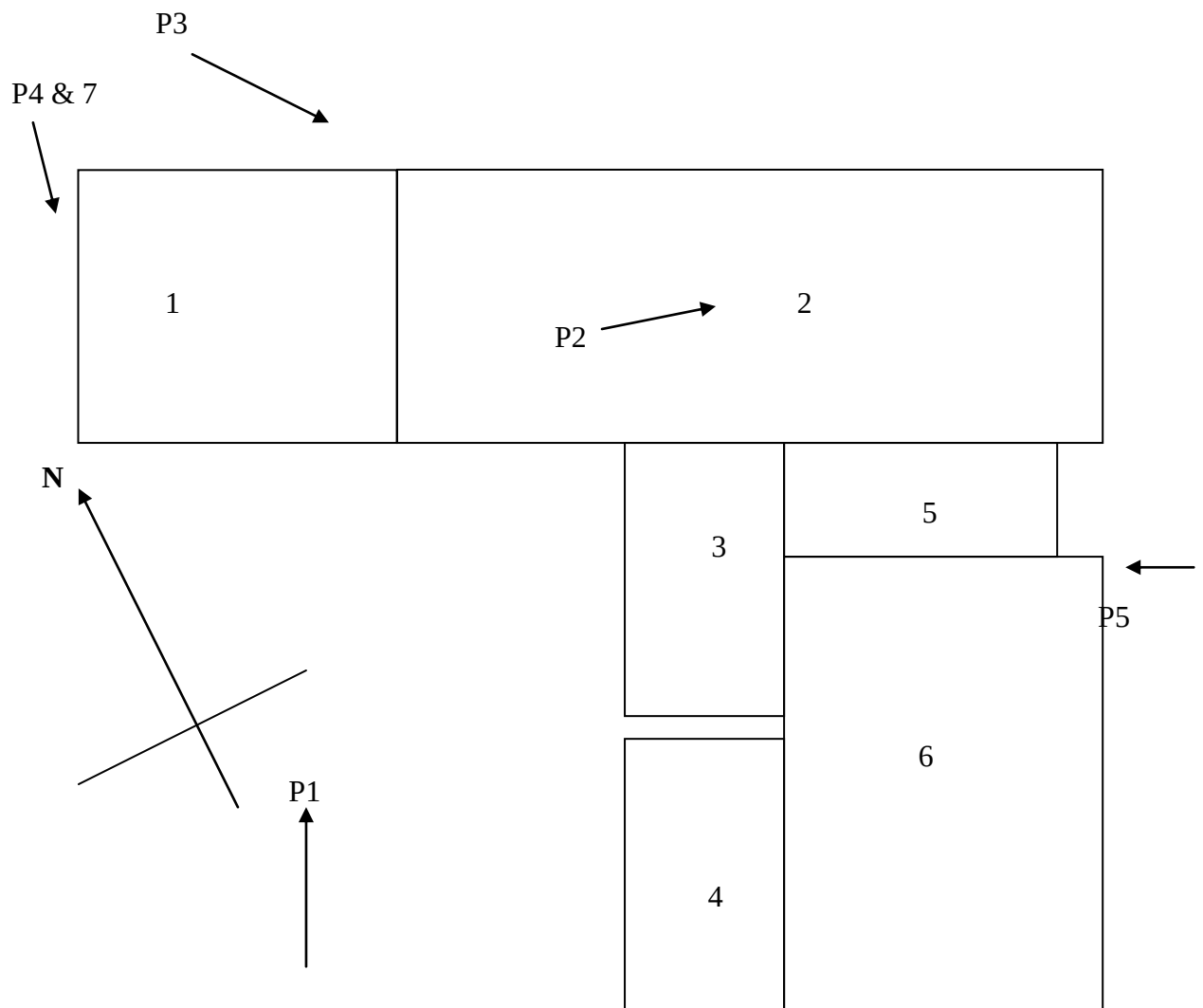


P5 Gap in masonry, building 6



P7, as P4 with ridge tile removed

Plan
not to scale



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