

Bat Survey

Scoping Survey

Barn adjacent to Foss Hill,

Ugglebarnaby



environmental management

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NYMNP

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Bat Survey

Scoping Survey

Date:

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Client:

Agent:

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Planning Office:

North York Moors National Park Authority

Reference:

NYM/2007/0505/FL

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1. Summary

No evidence of any bat use was found. Suitable crevices are present on the site, but no signs of these being used by bats were found. Due to the possibility of occasional use by bats, it is recommended that a simple method statement is followed, specifying secondary inspection of the masonry once the site is cleared and scaffolding is erected, prior to raking out the mortar and re-pointing.

2. Introduction

MAB Environmental Management was asked to survey the small dilapidated building during the summer of 2007. A daylight inspection took place and it was decided that no further surveying was necessary at this stage. This report is therefore being produced in order to accompany the planning application for the conversion of the building to holiday accommodation.

3. Methodology

3.1 The property was surveyed by Giles Manners CEnv MIEEM, of MAB Environmental Management. Mr Manners has been trained by the Bat Conservation Trust in surveying properties for bats, and is a licensed bat handler.

3.2 The interior and exterior of the buildings were inspected during the day using halogen torches, ladders, and a flexible endoscope (a Pro Vision 636). All normal signs of bat use were looked for, including bats, bat droppings, feeding waste, entry and exit holes, dead bats, and the sounds / smells of bat roosts.

3.3 A bat records search of 2km square around the site was commissioned from the North Yorkshire Bat Group (NYBG) (Mr John Drewett).

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4. Constraints

An emergence survey was not considered necessary due to the absence of roof on the property and the lack of evidence of bat usage. Some areas of stonework are covered by ivy and could not be inspected.

5. Site Description

A small dilapidated roofless single storey barn / stable, with attached low pig sty (with roof), constructed of local sandstone. Most of the timbers and roof had collapsed into the centre of the building, but a small section of roof with wooden lat lining remained. The stonework had abundant crevices. The site was surrounded by ruderal vegetation, set above a wooded river valley off the river Esk.

Grid ref 488000, 507300

6. Pre-existing information

There are no records of bat roosts for the building, nor within a 2 km radius of the building.

7. Results

7.1 Daylight inspection

Using ladders and a halogen torch, all crevices that were safe to inspect and were not covered by ivy, were inspected. In addition, the pig sty area had an intact roof with abundant cobwebs below. No bat droppings or signs of bat usage were found throughout.

Within the ivy there were also many cobwebs and dry areas, all of which were inspected and found to have no bat droppings or other signs of bats.

In the small section of lined roof, tiles were lifted to check for the presence of bat droppings, and none were found.

8. Conclusions

There is no evidence that the building is being used in any way by bats. Any crevice in masonry in any location may be used by small numbers of bats that are impossible to detect, for either occasional cool-roosting, or for hibernation, and therefore a method statement is given below.

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9. Likely Impact on Bats

There is a negligible to zero probability of any damage to individual bats or bat roosts resulting from the proposed development, providing that the below method statement can be followed.

10. Further Work

We do not propose that any further bat survey work is necessary at this stage, providing that the below method statement can be followed.

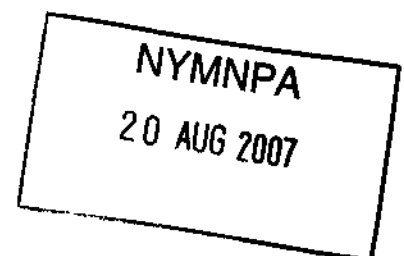
Further work should be done once the site is cleared, made safe, and scaffolding erected (see method statement).

11. Method Statement

Building work should not commence during the hibernation period for bats (i.e. from November to March inclusive). Once scaffolding is erected, a qualified and licensed bat consultant should be contacted to conduct a second inspection of crevices using an endoscope and halogen torch to ensure that no bats are present prior to raking out and pointing to the walls.

12. Mitigation outline

Due to the absence of evidence of use by bats, we do not recommend that any mitigation is appropriate.



12. Legislation relating to bats

12.1 All bat species are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats &C) Regulations 1994 (as amended in 2007). It is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

12.2 Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used. In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

12.3 Where it is proposed to carry out works which will affect a bat roost a licence must first be obtained from the Natural England even if no bats are expected to be present when the work is carried out.

12.4 The application for a license normally requires a full knowledge of the use of a site by bats, including species, numbers, and timings. Gathering this information usually involves surveying throughout the bat active season. The licence may require ongoing monitoring of the site following completion of the works.

12.5 When considering an application, Natural England consults with the local planning authority. This process may also take a considerable length of time. Applications can only be made once planning permission has been granted (where appropriate).

12.6 Licences can only be issued if Natural England is satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

12.7 PPS9: Planning Policy Statement on Biodiversity and Geological Conservation is the relevant national planning guidance in relation to ecological issues. It provides guidance on how the Government's policies on nature conservation should be implemented through the land use planning system. PPS9 states that biodiversity may be material to decisions on individual planning

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applications. It also talks about conserving and enhancing biodiversity and ensuring that developments take account of the role and value of biodiversity.

13. References

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