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19.9.2012

Repeat Bat Survey of House and Barns at Newall Green Farm, Wythenshawe
22nd May 2012, 15th September 2012
Surveyors- Steve Parker (lic no, 2012/1349)
Martin Prescott (lic no. 2011/4572)

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Summary

The buildings had a moderate to high potential for roosting bats.
The immediate area was considered to have a low-moderate bat foraging potential.
Three Common Pipistrelles were recorded emerging from the roof of the large barn on 22nd May 2012 and one Common Pipistrelle was seen emerging from a window in the same area on 15th September 2012.

1. Introduction

1.1 Reason for Survey

In order to obtain planning permission to renovate an old farmhouse and two barns for use as living accommodation, a bat survey was requested.
Previous surveys were carried out in 2008 required updating.
These surveys found no signs of roosting bats but concluded that: "a major roost was considered very unlikely, but the occasional roosting bat a possibility."

1.2 The Site

The site was at Newall Green Farm, Barnacre Avenue, Wytheshawe, map ref SJ807872.
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1.3 The Building

The buildings consisted of:
1, a small barn,
2, an old farmhouse,
3, a large shippon/barn and
4, a small brick shed.

2. Method

2.1 Risk Assessment, Possible Hazards

The required access to the inside of the buildings was relatively easy. The floors of the barns were relatively sound, but care was taken as there were occasional holes.
The cellar of the house was flooded and access was not possible.
Otherwise the buildings were in good condition and posed no hazards other than those normally encountered when surveying basically sound buildings and surveying at night.

2.2 Daylight Survey, 22.5.2012

The site visit took place

A daylight survey was carried out in order to assess the site and search for potential roosting sites and sign of bat occupation.
All possible roosting areas in and on the outside of the building were searched for bats, their prey remains, droppings and urine stains.

Areas searched were:

2.2.1 Outside the buildings, the ground and surfaces underneath the eaves around the perimeter of the building likely to catch bat droppings, the walls, roofs and eaves for likely bat access holes.
2.2.2 The floors and roof voids

2.3 Evening Emergence Survey, 22nd May 2012

Seven surveyors, equipped with heterodyne bat detectors were sited such that all the walls, roof and eaves of the buildings were in view.
The survey stated about 15 minutes before sunset and ended about an hour after sunset by which time it was becoming too dark to see clearly.
All bat activity and the weather conditions were recorded.

2.4 Daylight Survey, 15th September 2012

The large barn was searched, where safe, for signs of bat occupation.
There were holes in the floor and the loft was only safely searchable from the top of a ladder.

2.5 Evening Emergence Survey, 15th September 2012

Two surveyors, equipped with heterodyne bat detectors were sited such that the areas of previously detected emergence were in view.
The survey stated about 15 minutes before sunset and ended about an hour after sunset by which time it was becoming too dark to see clearly.
All bat activity and the weather conditions were recorded.

2.6 Equipment

The equipment used consisted of hand held torches, ladders, heterodyne bat detectors and short focus binoculars.

3. Results

3.1 Possible Roost Sites, Daylight Survey, 22.5.2012

The buildings were of brick with pitched, unlined, slate roofs.

3.1.1 Small Barn

The rear half of the roof had been stripped of slates and the building was infested with pigeons.
There were many crevices in the masonry and under remaining slates where bats could roost.
The loft was searchable.
There were signs of nesting birds.

No signs of bat or owl occupation were found.
The building was considered to have moderate bat roosting potential.

3.1.2 The Farmhouse

The roof was in good condition, but there were broken windows on the first floor and in the loft where bats could gain access.
The loft was easily searched and no signs of roosting bats or Barn Owls were found.
There were signs of nesting birds.
The building was considered to have high bat roosting potential

There was a cellar, but it was flooded to a depth of about five feet and was not accessible. There was potential bat access from the outside and the humidity was high, therefore the cellar was considered to have potential for hibernating bats.

3.1.3 Large Barn/shippon

This building included a row of lean-to's at the rear in a dilapidated state. The roofs had been removed and were considered to have very low bat roosting potential.

The main building had an extensive loft. The roof was mostly complete, but there were holes in the roof and at window spaces where bats could gain access.
There were parts of the loft floor not considered safe and it was not fully searched.
The loft was infested with pigeons and there were signs of nesting birds.
No signs of bat or Barn Owl occupation were found.

The building was considered to have high bat roosting potential

3.1.4 Brick Shed

Many of the roofing slates were missing and there were large gaps where door and windows were missing, it was consequently very draughty and considered of low bat roosting potential.
No signs of roosting bats or Barn Owl occupation were found.

3.1.5 Trees

There was a small orchard near the farmhouse, but none of the trees showed signs of crevices suitable for roosting bats. These trees are likely to support insects on which bats will feed.

3.2 Possible Foraging Sites

The immediate area included housing with small gardens, occasional trees and amenity grassland. Nearby there were hedgerows and trees lines.

The surrounding habitat was considered to have low-moderate potential for foraging bats and low potential for foraging Barn Owls.

3.3 Alternative Roosting Sites

There were many houses nearby which were likely to have significant potential for roosting bats.

3.4 Evening Emergence Survey, 22.5.2012

Covering all buildings. See plan, surveyors S1 - S7.

The weather conditions were: 13.4c 1/8 cloud, calm, suitable for foraging bats.
The temperature had dropped to 12.5c by the end of the survey.
Sunset was at approximately 21.15.
The survey started at 21.00 and ended at 22.15 when it was too dark to see clearly.

A moderate level of foraging and commuting by Common Pipistrelles was recorded.
There occasional contacts with a *Myotis* species and Soprano Pipistrelle.

Three Common Pipistrelles were seen to emerge from the roof of the large barn, one from high on the roof and two from the eaves as indicated on the plan.

No bats were detected emerging from the other buildings.

3.5 Daylight Survey, 15th September 2012

Large barn only. The building was generally very draughty as most of the windows were missing as were parts of the roof. See photos. There had been further degradation since the May survey.
The ground floor was searched, but the loft area was unsafe and was only partially searched.
No signs of bat occupation were found.

3.6 Evening Survey, 15th September 2012

Covering the large barn where bat emergence was previously recorded. See plan, surveyors S8 and S9.
The weather conditions were: 14.5c, 4/8 cloud, gentle breeze, suitable for foraging bats.
The temperature had dropped to 13c by the end of the survey.
Sunset was at approximately 19.18.
The survey started at 19.00 and ended at 20.18 by which time it was too dark to see clearly.

A low level of foraging and commuting by Common Pipistrelles was recorded.
No other species were recorded.

One Common Pipistrelle was seen to emerge from a window of the large barn, as indicated on the plan and photo1. Before emergence faint echolocation calls were picked up for about 3 minutes, indicating that the bat was flying inside the building.

No other bats were detected emerging.

4. Conclusions

4.1 The daylight survey discovered no signs, such as droppings, of roosting bats in any of the buildings, but three Common Pipistrelles were seen to emerge from the roof of the large barn on 22.5.2012 and one from a window in the same area on 15.9.2012. A major roost was considered very unlikely.

4.2 There were many buildings nearby which were considered to have significant bat roosting potential.

4.3 The surrounding habitat was considered to have low-moderate potential for foraging bats.

4.4 There were no signs of nesting owls.

5. Recommendations

5.1 The confirmed roost will require a Natural England European Protected Species Mitigation Licence to legalise it's destruction, obstruction or disturbance.
The licence will take several weeks to prepare and process.
The local authority may ask for a method statement setting out timings, methods of working, replacement roosting sites and precautions to minimise the risk and disturbance to bats. This can be prepared using the Natural England format which must be used in the licence application.
It is considered possible that the occasional bat will be disturbed during roofing work on any of these buildings, and it is recommended that the removal of roofing slates is done carefully, by hand, under the supervision of a suitably qualified bat worker. This work must not be carried out during the bat breeding season, end May to early August. It should preferably avoid times when bats are likely to be hibernating, usually November to March, but very weather dependent.
A bat box (Schwegler Bat Box 45, available from Alana Ecology or Envisage, 01793 724 848) should be fixed to a nearby tree to house any bats found.

5.2 Care must be taken to avoid disturbing nesting birds and demolition times should avoid the nesting season (mid-March to mid-August) unless it can be ensured that there are no active nests present.

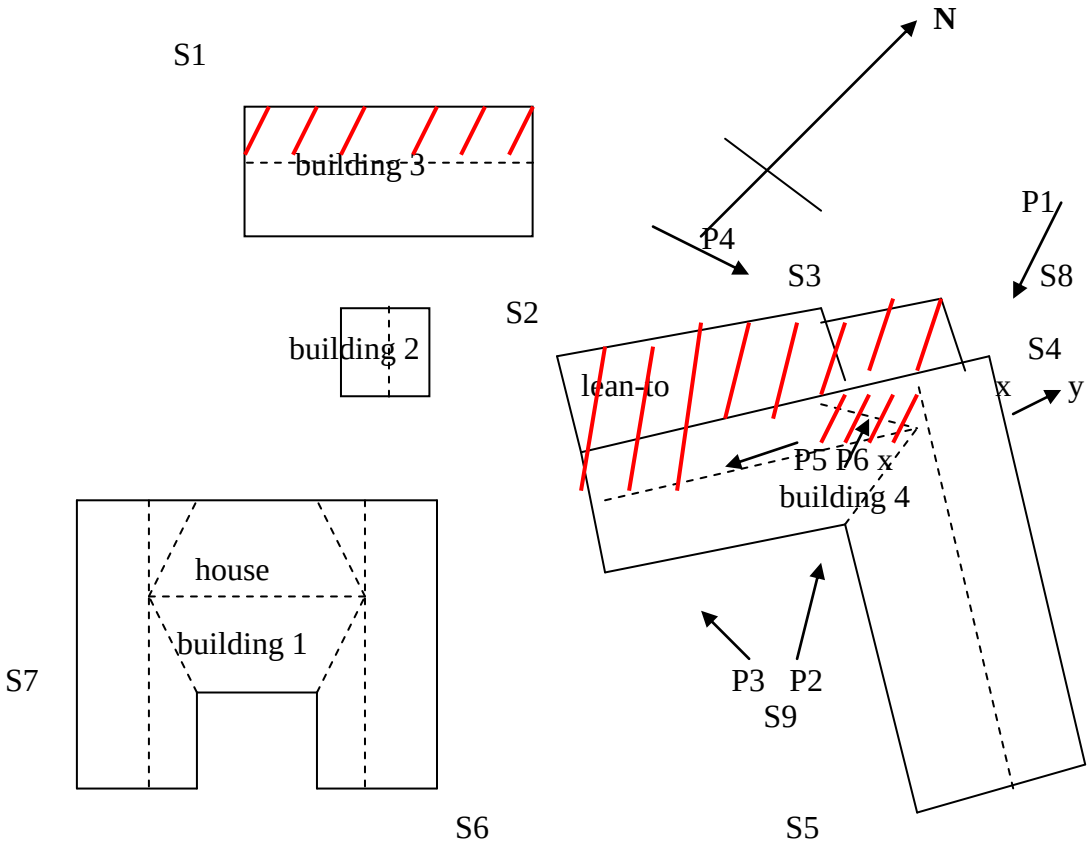
5.3 The cellar in the farmhouse was not accessible at the time of the surveys, and it was considered to have bat hibernation potential.
It is recommended that once the cellars are accessible they are surveyed before any structural work is carried out.

5.4 The trees in the orchard are likely to provide foraging for bats and should be retained if possible.

If there is to be any tree planting on the site as part of the development, it is recommended that the trees used are British native trees as far as is possible. These trees are more likely to attract insects and are therefore beneficial to foraging bats. Suitable species include: Hawthorn, Rowan, Wild Cherry, Guelder Rose and Crab Apple. These have been chosen for their attractive blossom and fruits.

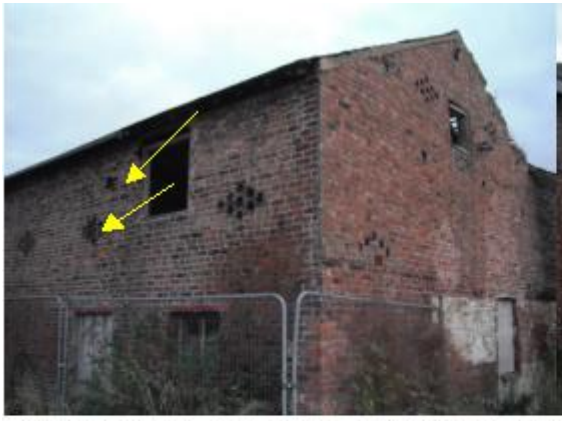
5.5 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, Natural England (01942 820364) or myself (0161 796 6211, 07946 488467) should be notified and work stopped immediately.

6. Plan/ Photos



x = approximate emergence points, 22.5.2012, two from the west corner under the eaves and one from higher on the roof
y = emergence point, 15.9.2012, from window, see P1
S1- S7, surveyors 22.5.2012
S8- S9, surveyors 15.9.2012

/ areas of missing slates



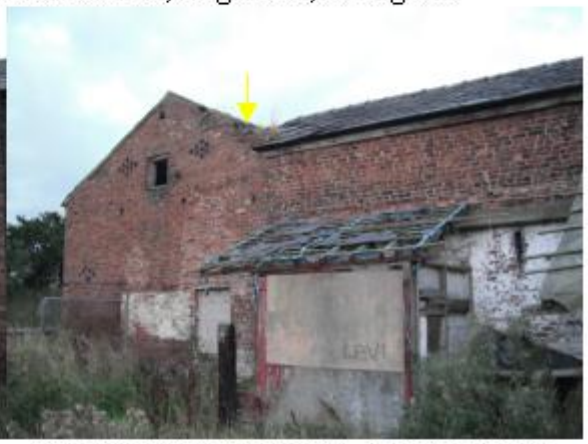
P1 From North, large barn, emergence



P2 From South, large barn, emergence



P3 From East, large barn



P4 From west, large barn, missing slates



P5 Loft, large barn



P6 Holes in roof, large barn

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BAT REPORT
METHOD STATEMENT

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20.9.2012

Bat Mitigation Method Statement, Large Barn at Newall Green Farm, Wythenshawe

1. Introduction

A bat roost was confirmed in the roof of the large barn, see plan, building 4.
No other signs of bat occupation were found.
This is a low status roost of low numbers of Common Pipistrelles.
Surveys in May and September 2012 recorded three and one bats respectively emerging from the same area of the large barn.

This method statement is to satisfy the requirement that the local authority must take account of European Protected Species and be satisfied that measures are possible to ensure no adverse effect on the local status of the species.

The site was at Newall Green Farm, Barnacre Avenue, Wytheshawe, map ref SJ807872.

2. Common Pipistrelle Status and Roosting Habits

The Common Pipistrelle (*Pipistrellus pipistrellus*) is Britain's commonest bat species.
It is very adaptable, feeding on small insects and using a variety of crevices for roosting.

Major roosts of breeding females gather in May to breed, usually in heated buildings. The males roost in low numbers and can be found in a wide range of crevices, usually in buildings, whether the building is heated or not.

The large barn at Newall Green Farm has many crevices in the masonry and under roofing slates and ridge tiles. As it is not heated, it is unlikely to be used by breeding females and it is likely that it is males that are present.

The surveys have not been able to pin down the exact roosting sites, but gaps under roof slates or ridge tiles are almost certainly used. These roost sites need to be reproduced in the finished building.

3. Replacement Roosts and Mitigation Measures

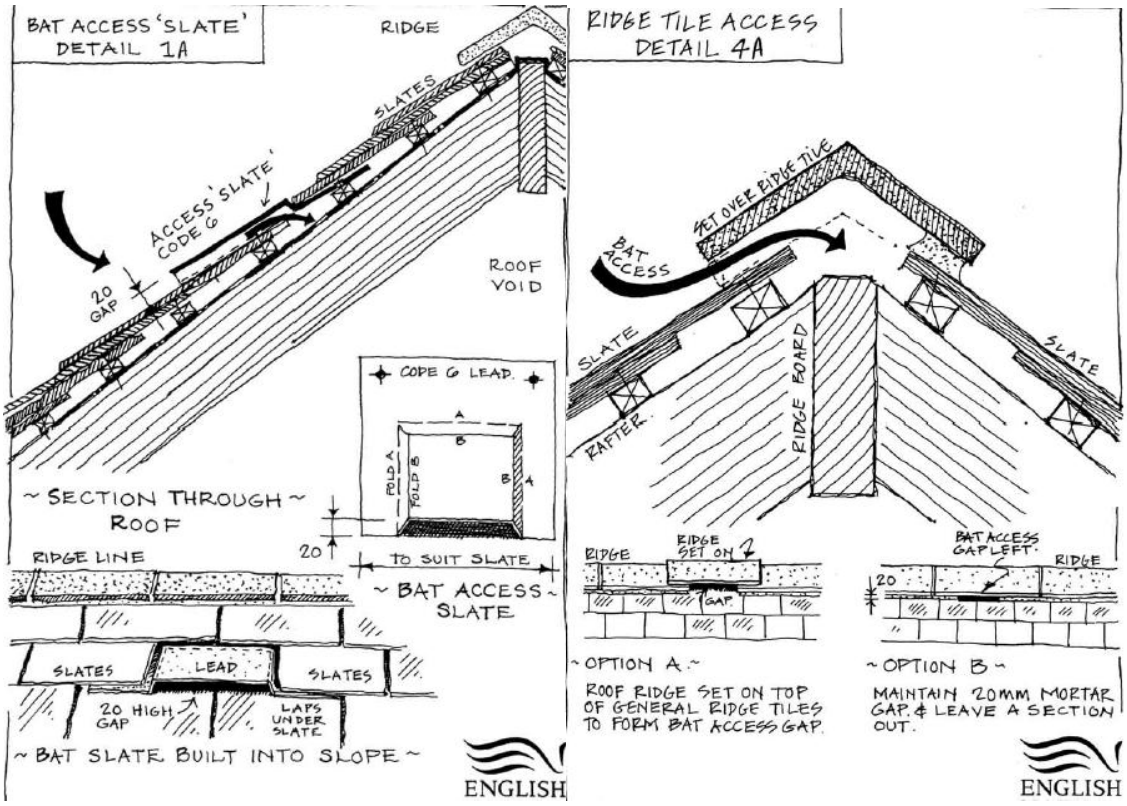
All mitigation work must be carried out strictly in line with the European Protected Species Mitigation Licence which will be required to legalise the disturbance and destruction of this roost.
The licence application will include the full planning permission and a detailed method statement based on this document.

The final replacement roost must be least as suitable as the original.

Temporary roosts must be provided at all times during work.
These will be in the form of two bat boxes (Schwegler bat box 1FF) fitted on walls as high as possible under the eaves as indicated by the blue arrows on the plan. These should not be sited directly over doors or windows and can be kept as permanent roosting potential.

The removal of the roofing slates, lining and ridge tiles must be done by hand under the supervision of a suitably qualified bat worker. Any bats found will be transferred to one of the bat boxes and the entrance blocked to prevent the bat putting itself at risk by flying during daylight. The blockage will be removed once the bat has settled down.

Gaps must be left in the new roof to allow bats access to crevices under ridge tiles and between roof slates and felt lining. See below:



The exact location of these gaps may be altered from the locations shown on the plan depending on where bats or signs of bats are found during slate removal.

The timing of the roof removal must avoid the breeding season (May to mid-August).

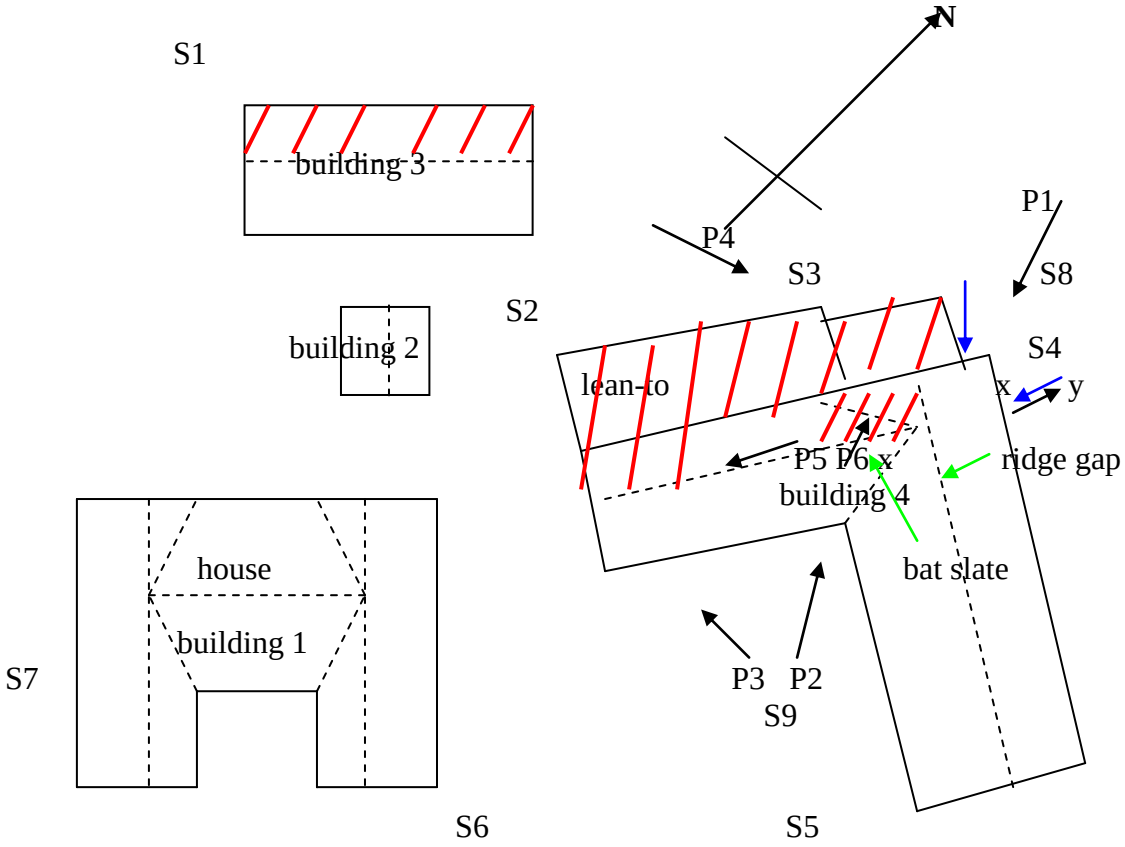
The replacement roost entrances must not be directly lit.
The deeds of the property must include clauses to ensure that the roosting sites are neither disturbed nor obstructed without referring to Natural England.

It is the responsibility of the developer, who will also be the mitigation licence holder, to ensure this mitigation is carried out.

All contractors must be made aware of the legal implications of bat protection.

It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, Natural England (01942 820364) or myself (0161 796 6211, 07946 488467) should be notified and work stopped immediately.

Plan, not to scale

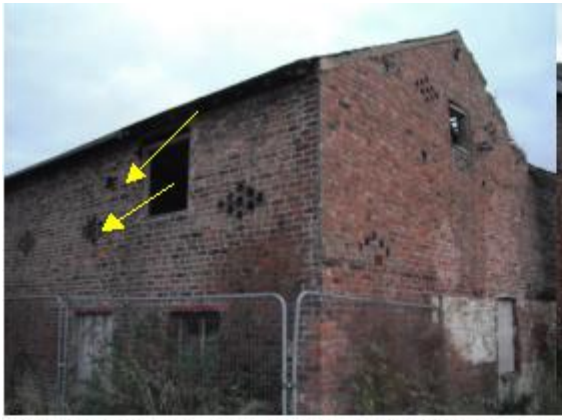


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S1- S7, surveyors 22.5.2012
S8- S9, surveyors 15.9.2012

areas of missing slates

locations of bat boxes

location of bat slate and gap under ridge tile



P1 From North, large barn, emergence



P2 From South, large barn, emergence



P3 From East, large barn



P4 From west, large barn, missing slates



P5 Loft, large barn



P6 Holes in roof, large barn

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