



10 MOOR LANE, BUNNY -
PROTECTED SPECIES APPRAISAL

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INTRODUCTION

Arc Ecology were commissioned to undertake a Protected Species Appraisal of a building at 10 Moor Lane, Bunny, Nottinghamshire to attempt to determine the presence/absence of any such species within the site prior to a planning application being submitted for its development.

Given the habitats present within the site, particular emphasis was given to the potential for the site to support roosting bats and nesting birds.

SITE DESCRIPTION

The building lies off Moor Lane at OSGR SK 58240 29721 and is a single storey dwelling property set in an area of amenity grassland (see Plate 1).

The building is two storey and of brick construction with a slate tiled gable-ended roof (see Photographs 1 - 4).

The north-western section of the roof is extended to form a porchway over the main entrance and there are two dormer windows present in this section.

There is a single storey veranda on the northern aspect of the building which has a flat bitumen felt covered roof.

The soffits and under-boardings in the porchway are all of solid wood planking. There are chimneys at the northern and southern end of the building, both surrounded by lead flashing.

The building is in a very good state of repair, with no gaps, cracks or crevices in the brickwork and mortar and no raised, missing or slipped tiles on the roof. The only exception to this is a small area of missing mortar at the apex of the northern gable end, but this was assessed to be surface shelling only and would not allow access to the fabric of the building.

The wooden boarding is all in good order with no cracks, rot holes or gaps present. The flashing around the chimneys and the felt roof on the veranda are all intact with no rips or raised areas.

Habitats in the vicinity of the site consist of pastoral fields and a narrow band of deciduous woodland to the north and east, and built environment in the form of neighbouring dwelling properties and their associated hard-standing and amenity land.

Plate 1 - Aerial view of site with building in red



Photograph 1 - North-eastern aspect of building



Photograph 2 - Eastern aspect of building



Photograph 3 - Southern aspect of building



Photograph 4 - Western aspect of building



METHODOLOGY

The appraisal of the building was undertaken on the 6th September 2023 by a suitably qualified ecologist.

The appraisal of habitats within the site and features on and within the building for their suitability to support bats was undertaken following guidelines published by the Bat Conservation Trust (2016) and Mitchell-Jones (2004) and consisted of searches for suitable access points for bats such as gaps, cracks and crevices in the brickwork and mortar of the building, raised missing or slipped tiles on the roof of the building and any evidence of the presence of bats including staining from urea or oil from the fur of bats on brick and woodwork, droppings, feeding remains or the animals themselves.

The appraisal was undertaken from ground level and was augmented by the use of binoculars, ladders, a strong torch and an endoscope as required.

Appraisal of habitats suitable for nesting birds followed guidance given by Bibby et al. (2000).

CONSTRAINTS

There were no constraints to the survey and all areas of the site were accessible.

SURVEY RESULTS

BATS

No evidence of the current or historic presence of bats was found on the building during the survey.

The building is in an excellent state of repair and there were no noted access points that would permit bats to enter the building.

Additionally, there were no external features suitable to support roosting or resting bats noted.

Due to lack of evidence found, and lack of suitable access points or external features for bats on the building, bats are not currently considered to pose a constraint to the development of the building.

No further survey for bats is required at this time.

NESTING BIRDS

No evidence of nesting birds was found during the survey, and there were no access points or external features suitable for use by such species.

Nesting birds are not considered to pose a constraint to the development of the building and no further survey for nesting birds is required.

Nesting birds are therefore discounted from the remainder of this report.

OTHER PROTECTED AND NOTABLE FLORA AND FAUNA SPECIES

There was no evidence of the presence of any other notable flora and fauna species noted during the survey and there are no habitats present within the site considered particularly suitable to support such species.

CONSTRAINTS AND RECOMMENDATIONS

There are not currently considered to be any ecological constraints to the proposed development of the site.

SUMMARY

- A Protected Species Appraisal was carried out on a building at 10 Moor Lane, Bunny, Nottinghamshire by Arc Ecology on the 6th September 2023.
- No evidence of the current or historic presence of bats was found and there were no access points or external features suitable for use by roosting or resting bats.
- Bats are not currently considered to pose a constraint to works on the building.
- There was no evidence of current bird nesting found during the survey, and there are no access points or external features present suitable for such species.
- Nesting birds are not considered to pose a constraint to the proposed works and no further survey for nesting birds is required.
- There are not considered to be any ecological constraints to the development of the site with regard to any other protected or notable flora and fauna species.

REFERENCES

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