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BAT RISK ASSESSMENT

**AT
SALESBURY HALL FARM
SALESBURY HALL ROAD
RIBCHESTER**

**DATE AND TIME OF VISIT
3RD JUNE 2011 1.00 PM**

WEATHER CONDITIONS

SUNNY 22°C

REFERENCE NO. 3955

Survey carried out by:

**Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG**

**THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS
COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION
COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS'
COURSE**

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Conversion (approx 1/3 of existing agricultural building) to office units.

TYPE OF BUILDING

X

HOUSE
BARN
GARAGE
OTHER

COMMENTS: Concrete portal frame building originally for agricultural use currently used as storage.

LOCATION

X

URBAN
SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

COMMENTS: The building is part of a farm with extensive buildings some of which have already been converted for office use. The development is surrounded by agricultural land adjacent to Salesbury Hall road.

BUILDING ADJACENT TO OR WITHIN 10M OF

TREES
HEDGEROW
OPEN WATER

COMMENTS: The river Ribble runs within 250m of the farm and extensive mature woods are within 100m. The surrounding fields are divided by hedges.

WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are pre cast concrete panels. Corrugated fibre cement panels at higher level, some elevations having vertical timber boarding replacing the fibre cement

ROOF CONSTRUCTION

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: Corrugated fibre cement sheets to the roof.

BAT ACCESS POINTS IN WALLS

Yes No

X	
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COMMENTS: It would be possible for bats to access the building via the eaves.

	Yes	No
BAT SIGNS, EXTERNAL	X	
SEEN DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

COMMENTS: Bats will be sighted in the surrounding area due to the presence of woods and water which potentially provide good foraging habitat. However no droppings have been seen in the building or on the walls indicating bat usage

	Yes	No
ROOF SPACE		X
TRUSSED PURLINS	X	
FELT		X

COMMENTS: Portal frame and purlins in concrete.

	Yes	No
BAT ACCESS POINTS IN ROOF		X

COMMENTS: The only access as before is at eaves level.

	Yes	No
BAT SIGNS, INTERNAL		X
SIGHTED DROPPINGS		X
DETECTOR RESULTS		X
STAINING/GREASE MARKS		X
SUSPECT SUMMER ROOST		X
SUSPECT WINTER HIBERNACULA		X
INSECT OR MOTH FEEDING EVIDENCE		X

COMMENTS: None of the above was found to be present.

CONCLUSION

This type of building does not generally provide a suitable habitat for Bats due to its lack of roosting sights ie. cracks and crevices and any insulation. It is however possible that bats could enter the building to forage but the surrounding landscape provides abundant feeding opportunities and a bat box/roost which has been provided in a neighbouring building during a previous development is most likely to be used by Bats. The part development of this building will not pose a threat to any Bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.

- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

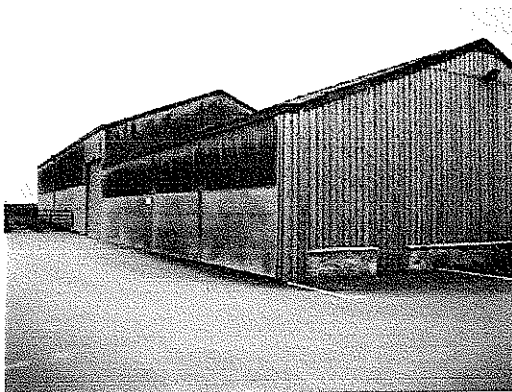
If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

PHOTOGRAPHS

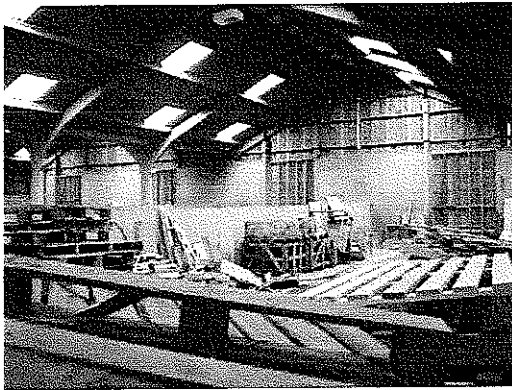
Elevations illustrating new boarding and existing sheeting.



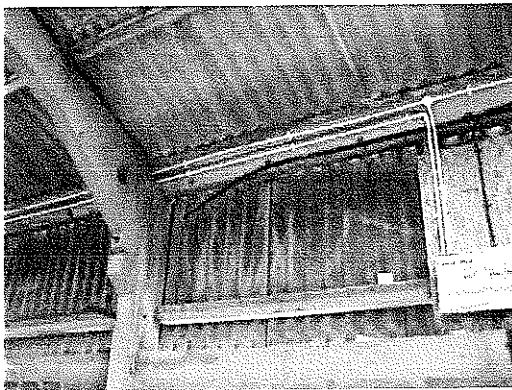
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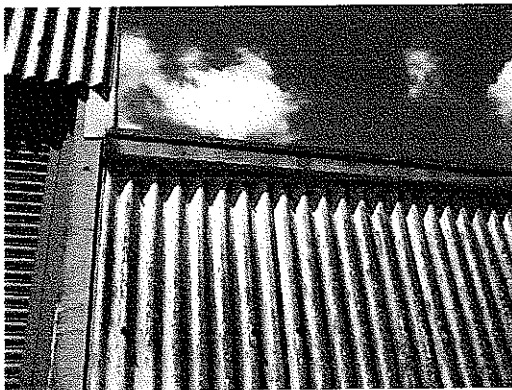
Internal roof.



Internal view of building.



Internal eaves.



External eaves showing corrugated sheeting.