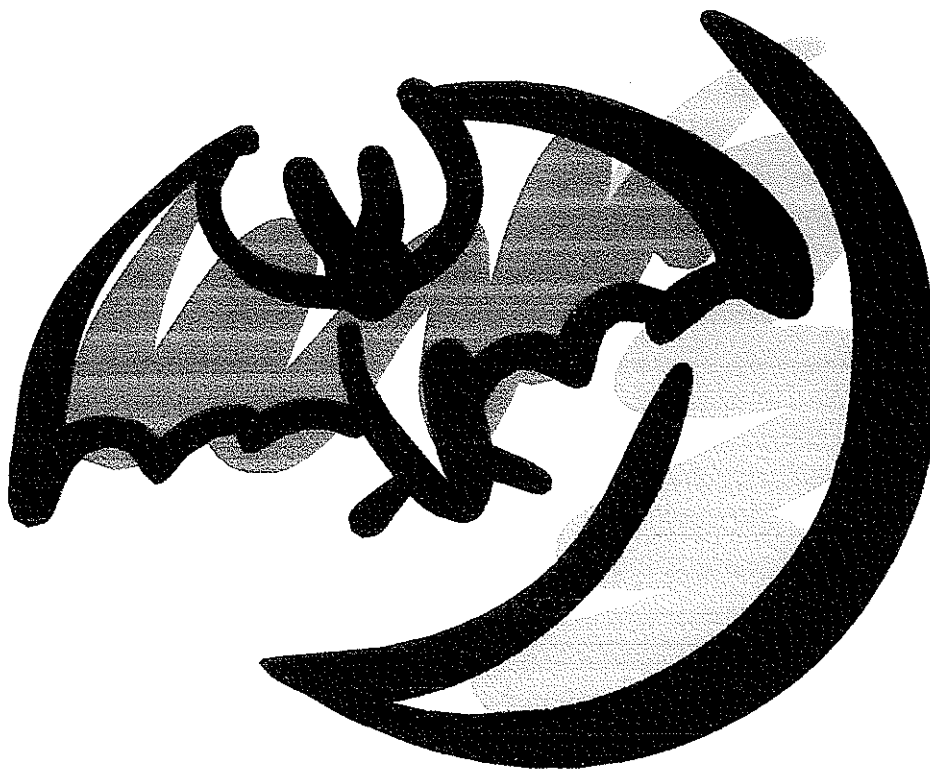


# WILDLIFE SURVEY FOR BATS AND OWLS

AT

'Outbuildings', Fairclough House  
Loud Bridge  
Chipping

320110702P



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**BAT AND OWL SURVEY & REPORT**

**Commissioned By:**

Mr D Slater

**Address:**

Fairclough House  
Loud Bridge  
Chipping, PR3 2NX

**Tel No:**

01772 783658  
01772 784045

**Instruction Method:**

Verbal

**Bat Survey Address:**

'Outbuildings', Fairclough House  
Loud Bridge  
Chipping, PR3 2NX

**Visit Date/Time:**

21 June 2011 @ 20.30hrs

**Weather Conditions:**

Overcast with a light breeze, temperature of 14°C

**Document Reference:**

1375



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## **BAT SURVEY & REPORT**

### **Survey Brief**

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

### **Limitations of the report**

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

# **BAT SURVEY & REPORT**

## **Objectives of the report:**

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

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## **Survey Guidelines**

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual

## **Survey Methods**

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings
- 3 Moth and insect wings and remains
- 4 Faint scratch marks on roof timbers
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

## **Evening Surveys**

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

## **Surveying Equipment**

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,  
8 x 32 Opticron binoculars,  
Bat box 'duet' bat detector,  
Petzl headlamp torches.  
A variety of folding aluminium ladders  
Telescopic inspection mirrors, large and small

**Bat detection methods**

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

**Evening surveys**

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

**Analysis of results**

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

**Bat habits**

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

**Adverse weather**

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

**Risk Assessment**

The level of probability that Bats are using the property is calculated on the evidence found

**Low risk:**

No evidence of use by bats was found.

**Medium risk:**

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site

**High risk:**

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

## **BAT SURVEY & REPORT**

### **External Survey Results**

#### **Property type**

Workshop:  
Extension:  
Other:

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The building is two storey with a tin sheeted extension by the road.

#### **Construction**

Stone  
Brick  
Other:  
Bat Access Places

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: The brickwork has been rendered whilst the stone remains exposed.

#### **Roof**

Slate  
Tile:  
Other: Stone  
Bat Access Places

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

#### **Bat Signs**

Bats seen  
Droppings  
Bat Detector Results

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments:

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#### **External Conclusions:**

No signs of bats could be found

**Risk Assessment: Low**

## BAT SURVEY & REPORT

### Internal Survey Results

Is the building lived in? The building is used for storage

YES	NO
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Construction

Stone  
Brick  
Other/plaster  
Bat Access Places

Comments:

### Roof space, attic or loft

Beams  
Cracks in beams  
Lined roof:  
Bat Access Places

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Comments: The roof has been renewed with insulation and felt

### Bat signs

Bats seen  
Droppings  
Bat Detector Results  
Staining on beams  
Moth + insect wings present  
Suspect summer roost  
Suspect winter hibernacula

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: Bats have free access into the building and several droppings were found on the first floor. These droppings have been deposited by feeding bats.

### Internal Conclusions:

Bats have used the building for foraging and feeding.

**Risk Assessment: Low**

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# **BAT SURVEY & REPORT**

## **Evening Survey**

**Date:** 21 June 2011

**Start Time:** 21.15 hours

**End Time:** 22.40 hours

**Weather:** Overcast with low cloud, a humid evening with a temperature 14°C.

### **Bat Suitability Evening:**

Many flying insects indicated a good night for foraging and feeding bats.

### **Survey Details:**

The building was monitored continuously throughout the survey with the help of a bat detector set to pick up ultra sound at 45Khz. This was altered to 55Khz on occasions to allow for variations with different bat species

### **Survey Findings:**

A Pipistrelle bat flew onto the site from down the road at 22.08hrs followed by a second at 22.18hrs. Both bats flew around the buildings, feeding and foraging.

No bats emerged from the building under surveillance.

### **Evaluation of the Survey Results:**

The survey could find no evidence of bats using the premises for roosting purposes.

### **Risk Assessment:**

Low

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# **BAT SURVEY & REPORT**

## **SURVEY SUMMARY**

### **Proposed Development**

The proposal is to convert the workshop into living accommodation and demolish the tin extension.

### **Site Description**

The building is part of a much larger complex of residential houses and workshops, all surrounded by agricultural land.

### **Survey Results**

The survey found a small amount of evidence that bats have flown around inside the building, probably picking up insects on cooler evenings. There was no evidence of bats occupying any part of the workshop as a roost site.

### **Importance of the Site**

The site was not found to have any special wildlife importance.

### **Conclusions**

Bats do not use any of the buildings for roosting purposes.

### **Risk Assessment**

Low

### **Mitigation and Enhancement**

No special mitigation or wildlife enhancement is required.

### **Timing of works**

Work may be undertaken at any time.

Author: Denis Lambert

Signed:



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Dated:

22 June 2011

Denis Lambert is a registered and licensed Bat Warden for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years.

## **BAT SURVEY & REPORT**

### **Bats and the Law**

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

### **How to proceed when bats are found**

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

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### **General recommendations:**

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested

Should bats be found, work must cease immediately in that area and then please contact:  
**Denis Lambert** on **01772 783322** or **07813 140682** for advice.

# **BARN OWL SURVEY & REPORT**

## **Survey Brief:**

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted.

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

## **Objectives of the report:**

To thoroughly inspect all buildings and record any findings indicating the presence or absence of barn owls.

To make recommendations when the presence of owls is found.

## **Limitations of the report:**

External walls and internal rooms are inspected from ground level only.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

## **Survey Details**

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following;

White streaks down roof timbers and walls  
Barn owl pellets, new and old  
Barn owl feathers  
Signs of nest  
Access for barn owls

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## **SURVEYING EQUIPMENT**

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,  
8 x 32 Opticron binoculars,  
Petzl headlamp torches  
A variety of folding aluminium ladders.

## **Survey Methods**

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required.

## BARN OWL SURVEY & REPORT

### Site description:

The workshop does not have any suitable openings that could be used by bats.

### Survey results

#### **External:**

White streaks down roof timbers + walls

#### **Internal:**

Owl pellets

White streaks down walls

Owl pellets new

Owl pellets old

Owl feathers

Signs of nest

Access for owls

YES	NO
-----	----

	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

### **Comments:**

No evidence of barn owls could be found.

### Importance of the site

The site has no special wildlife importance

### **Conclusion:**

Barn owls do not use either of the building.

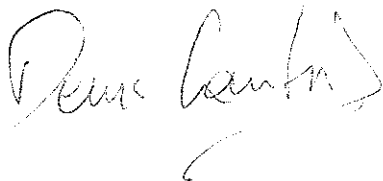
### **Recommendations:**

There are no recommendations necessary.

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**Author: Denis Lambert**

**Signed:**



**Dated:**

22 June 2011