

BAT SURVEY

320111057P

AT

20 THE HAZELS
SALESBURY
BLACKBURN

DATE AND TIME OF VISIT
10TH NOV 2011 11.30 am

WEATHER CONDITIONS
SUNNY, LIGHT BREEZE 11°C

REFERENCE NO. 4199

Survey carried out by:

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

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PROPOSED DEVELOPMENT

Rear two storey extension and extending existing dormer window.

TYPE OF BUILDING

☒	HOUSE
☐	BARN
☐	GARAGE
☐	OTHER

COMMENTS: The property is a detached two storey house.



Front Elevation



Rear

LOCATION

☐	URBAN
☒	SMALL TOWN/URBAN VILLAGE
☐	RURAL/VILLAGE

COMMENTS: The house is located on the perimeter of a housing estate overlooking a Cricket ground to the rear with agricultural fields beyond.



BUILDING ADJACENT TO OR WITHIN 10M OF

X

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TREES
HEDGEROW
OPEN WATER

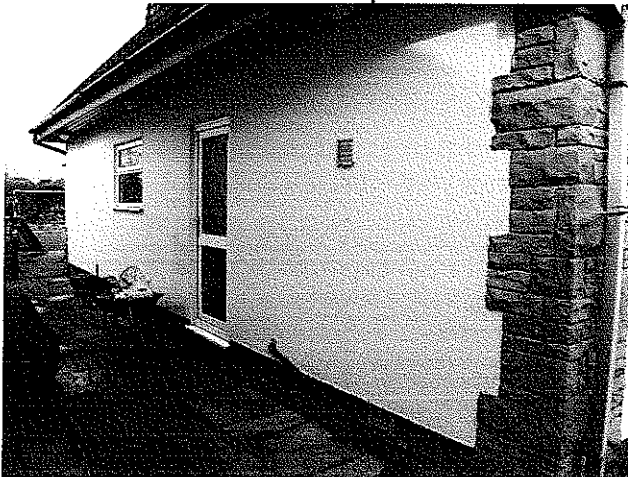
COMMENTS: The garden is bordered by shrubbery but there are no mature trees near the house.

WALL CONSTRUCTION

X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are white painted render with a brick plinth and natural stone corner detail.



ROOF CONSTRUCTION

X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The tile roof is in good condition with no access points for bats. The soffits are tight fitting with no gaps or crevices for bat access.



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Yes No

BAT ACCESS POINTS IN WALLS

	X
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COMMENTS: The white painted render walls and pointing to stone are in perfect condition with no access points.

Yes No

BAT SIGNS, EXTERNAL SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

	X
	X
	X

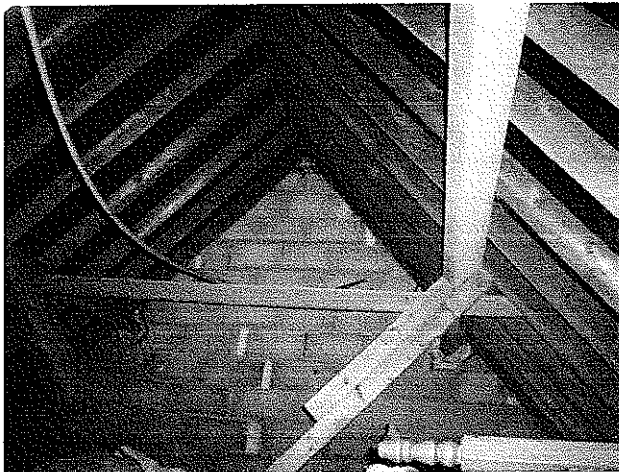
COMMENTS: Bats have not been seen around the house and there were no signs of any droppings on walls or the paths surrounding the building.

Yes No

ROOF SPACE TRUSSED
PURLINS
FELT

	X
X	
X	

COMMENTS: The roof space is used as a storage area. No signs of bats could be found in the roof space.



Yes No

BAT ACCESS POINTS IN ROOF

	X
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COMMENTS: The felt is in good condition as are all the timbers with no cracks or crevices suitable for bats.

Yes No

BAT SIGNS, INTERNAL SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above evidence could be found internally or externally.

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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

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CONCLUSION

The development will not significantly impact on the existing roof and as no signs could be found that bats use the building for hibernation, breeding, roosting or feeding, this development 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.)

VERY 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