

BAT SURVEY

AT

ASH LEA
WHALLEY ROAD
PENDLETON

320120055P

DATE AND TIME OF VISIT
19TH APRIL 2011

WEATHER CONDITIONS

SUNNY, NO BREEZE 20°C

REFERENCE NO. AP/2011/BS

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 projection 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

Raise existing roof on bungalow to form additional accommodation at first floor.

TYPE OF BUILDING

X	HOUSE
	BARN
	GARAGE
	OTHER

COMMENTS: The property is a detached Bungalow built early 1960's incorporating a garage and with a conservatory extension.

LOCATION

	URBAN
	SMALL TOWN/URBAN VILLAGE
X	RURAL/VILLAGE

COMMENTS: It is located on the outskirts of Clitheroe heading towards Whalley, set back from Whalley road approx m part of a small group of properties consisting of two barns converted into five dwellings and the farmhouse

BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
	HEDGEROW
	OPEN WATER

COMMENTS: The trees which are in close proximity to the house are cypress trees and other domestic shrubs.

WALL CONSTRUCTION

	STONE
	BRICK
	STEEL
X	BRICK/BLOCK AND RENDER
	OTHER

COMMENTS: The walls are render with an artificial stone plinth.

ROOF CONSTRUCTION

	SLATE
X	TILE
	GREY SLATE
	STEEL
	FLAT ROOF FELT

COMMENTS: Hardrow tile roof.

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: The walls are in good condition with no access points.

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

COMMENTS: There is no history of bat sightings around the house and no dropping evidence could be found either surrounding the house or on the walls.

		Yes	No
ROOF SPACE	TRUSSED		X
	PURLINS	X	
	FELT	X	

COMMENTS: It was possible to access the roof space which had insulation quilt between the joists. The timbers had no cracks or crevices and the felt was in good condition.

	Yes	No
BAT ACCESS POINTS IN ROOF		X

COMMENTS: The roof was in good condition with no access points. The soffits are tight fitting with no gaps.

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	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 evidence was found internally.

CONCLUSION

The development at this property will not have a detrimental effect on any Bat population. There is no evidence that bats have used the house in the past or present.

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.

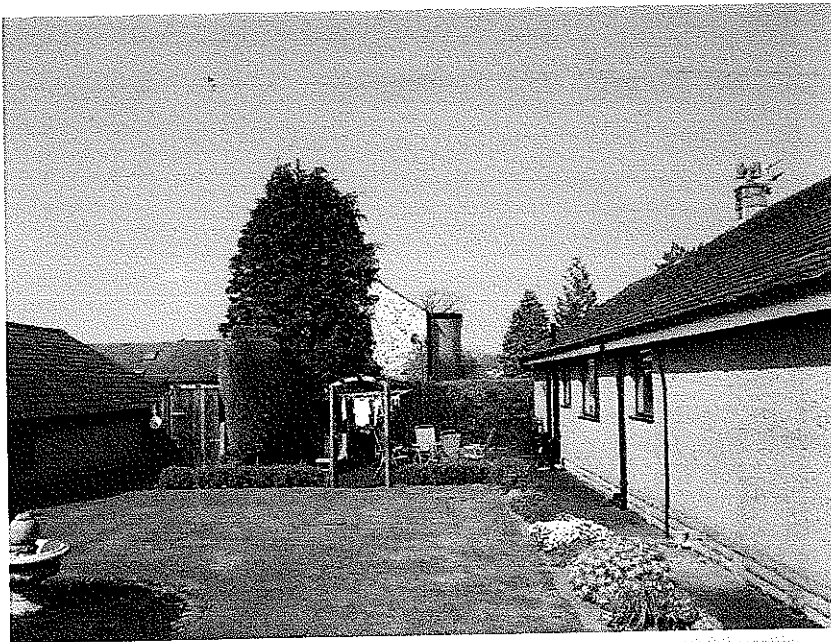
The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

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

PHOTOGRAPHS



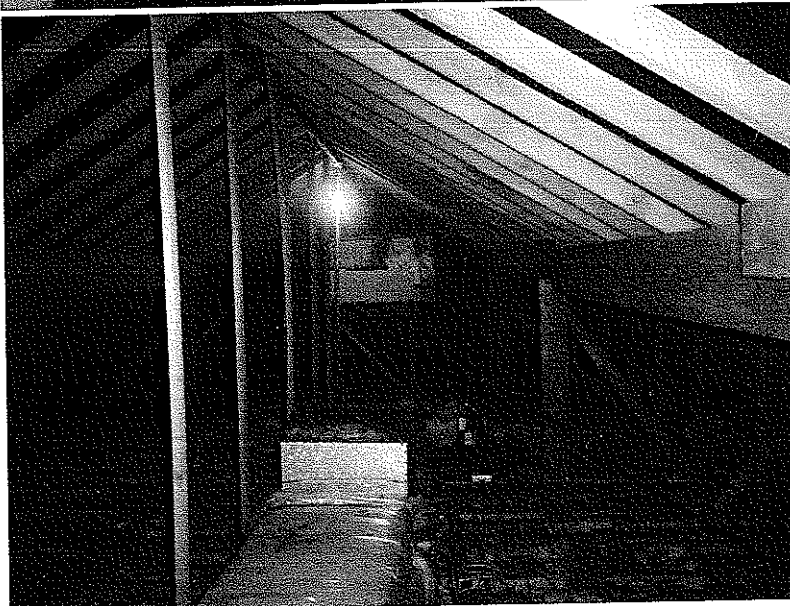
FRONT ELEVATION



REAR ELEVATION



GABLE SOFFIT



ROOF SPACE



ROOF RAFTERS