

BAT SURVEY

AT
GARAGE AND STABLES
PEPPER HILL
PENDLETON ROAD
WISWELL

320120483P

DATE AND TIME OF VISIT
12th JUNE 2012 8.15 PM

WEATHER CONDITIONS
OVERCAST, SLIGHT BREEZE. 11°C

REFERENCE NO. 4206/3

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

Demolition of existing garage and stables to be replaced with a new garage.



Garage front and side elevation



Side elevation of stables



Garage and front stable elevation

TYPE OF BUILDING

	HOUSE
	BARN
X	GARAGE
X	OTHER

COMMENTS: The garage and stable block are detached buildings in the grounds of Pepper Hill house.



LOCATION

	URBAN
	SMALL TOWN/URBAN VILLAGE
X	RURAL/VILLAGE

COMMENTS: The garage and stable within the Pepper Hill grounds are remote from the village settlement of Wiswell parallel to Pendleton road forming part of a group of four other properties.

BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
X	HEDGEROW
	OPEN WATER

COMMENTS: The boundary to the road is formed by a hedge as is the North East boundary. There are a number of mature trees within 10 m of the house.

WALL CONSTRUCTION

	STONE
	BRICK
	STEEL
X	BRICK/BLOCK AND RENDER
X	OTHER

COMMENTS: The garage walls are constructed in block with a brick plinth and a rough render finish externally. The stable block has timber boarded walls.

ROOF CONSTRUCTION

	SLATE
X	TILE
	GREY SLATE
X	STEEL
	FLAT ROOF FELT

COMMENTS: The roof tile on the garage is in good condition. There is a slight roof overhang to the eaves of the building which is boarded to the underside. The stable roof is corrugated steel.

BAT ACCESS POINTS IN WALLS

	Yes	No
		X

COMMENTS: The render on the garage is in good condition. The timber boarding on the stable block is in good condition, no bat access points where found.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

	Yes	No
X		
		X
X		

MAGENTA BAT5 DETECTOR RESULT

COMMENTS: No dropping or staining evidence on the walls or on the ground surrounding the buildings could be found. At 8.30pm the detector picked up bat activity and a single (probably male) Pipistrelle flew over the house from the North east to South west to forage in the trees on the opposite side of Pendleton rd, this flight path activity continued until 8.45pm. The bat was emerging from the trees adjacent to the road to the North east of the property, this species is recorded as roosting in cracks or crevices in trees. The strongest detector signal coming from trees approx 60m from the house.

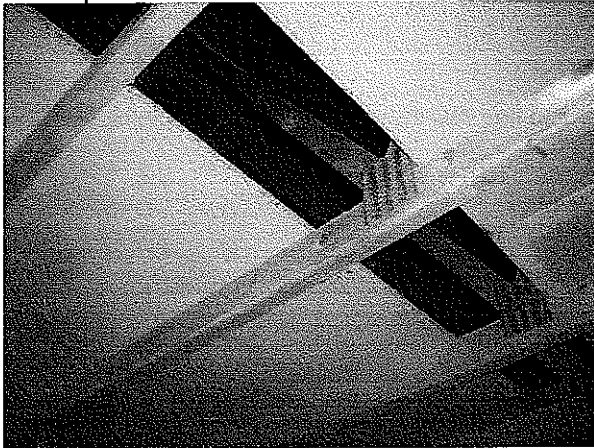
ROOF SPACE

TRUSSED
PURLINS
FELT

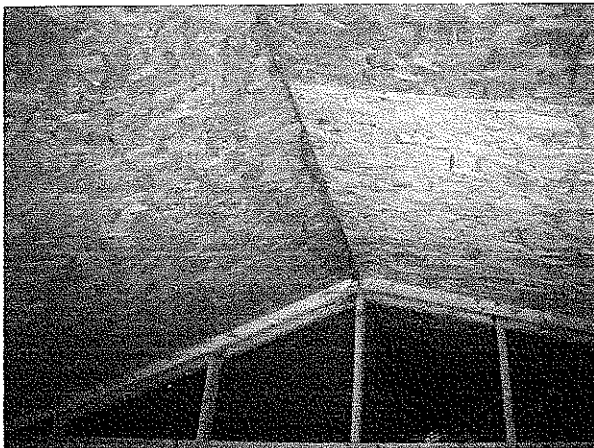
Yes No

X	
	X
X	

COMMENTS: The garage roof is trussed with felt all in good condition. The stable roof is lined out internally with chipboard..



Garage roof space



Stable roof space

BAT ACCESS POINTS IN ROOF

Yes No

	X
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COMMENTS: There are no access points in the roofs.

BAT SIGNS, INTERNAL

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

Yes No

	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above evidence was found.
No insect remains (feeding evidence) were found

CONCLUSION

Although bat activity was detected in the trees adjacent to the property the bat did not emerge or enter the buildings and no signs could be found either internally or externally that bats use or have used in the past the buildings in any way. The demolition of the garage and stable block 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
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