RIBBLE VALLEY
BOROUGH COUNCIL

30 MAY 2012

FOR THE ATTENTION OF

For office use only
Application No.
Date received 3 0 1 2 0 5 4 9 P
Fee paid £ Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Flagon Holdings

Street address: C/O Agent

Town/City:

County:

Country:

Postcode:

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Ms | First Name: Ciara | Surname: Naessens

Company name: Campbell Driver Partnership

Street address: Capricorn Park
Blakewater Road

Town/City: Blackburn

County: Lancashire

Country: UK

Postcode: BB1 5QR

	Country Code	National Number	Extension Number
Telephone number:	01254	297700	
Mobile number:	07932	070468	
Fax number:			

Email address: ciara@cdparchitects.co.uk

3. Description of Proposed Works

Please describe the proposed works:

Proposed rear extension to form home office

Has the work already been started without planning permission? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	
Suffix:	
House name:	New Marles Farm
Street address:	Ribchester Road
	Dinckley
Town/City:	Blackburn
County:	
Postcode:	BB6 8AL

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	368023
Northing:	435773

Description:

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ○ Yes ◉ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ○ Yes ◉ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ○ Yes ◉ No

8. Parking

Will the proposed works affect existing car parking arrangements? ○ Yes ◉ No

9. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

natural stone walling and stone quoins

Description of *proposed* materials and finishes:

natural stone walling and stone quoins to match existing

Roof - description:

Description of *existing* materials and finishes:

natural stone flag slates

Description of *proposed* materials and finishes:

natural stone flag slates to match existing

11. (Materials continued)

Windows - description:

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Description of *existing* materials and finishes:

painted timber sliding sash windows
stained oak framed screens

Description of *proposed* materials and finishes:

painted timber sliding sash windows to match existing
stained oak framed screens to match existing

Doors - description:

Description of *existing* materials and finishes:

painted timber doors

Description of *proposed* materials and finishes:

painted timber door to match existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

10.143.05revA proposed extension plans and elevations
10.143.06 existing elevations
10.143.07 OS plan
10.143.08 existing ground floor plan

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: Ms | First name: Ciara | Surname: Naessens

Person role: Agent | Declaration date: 30/05/2012 | ☒ Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

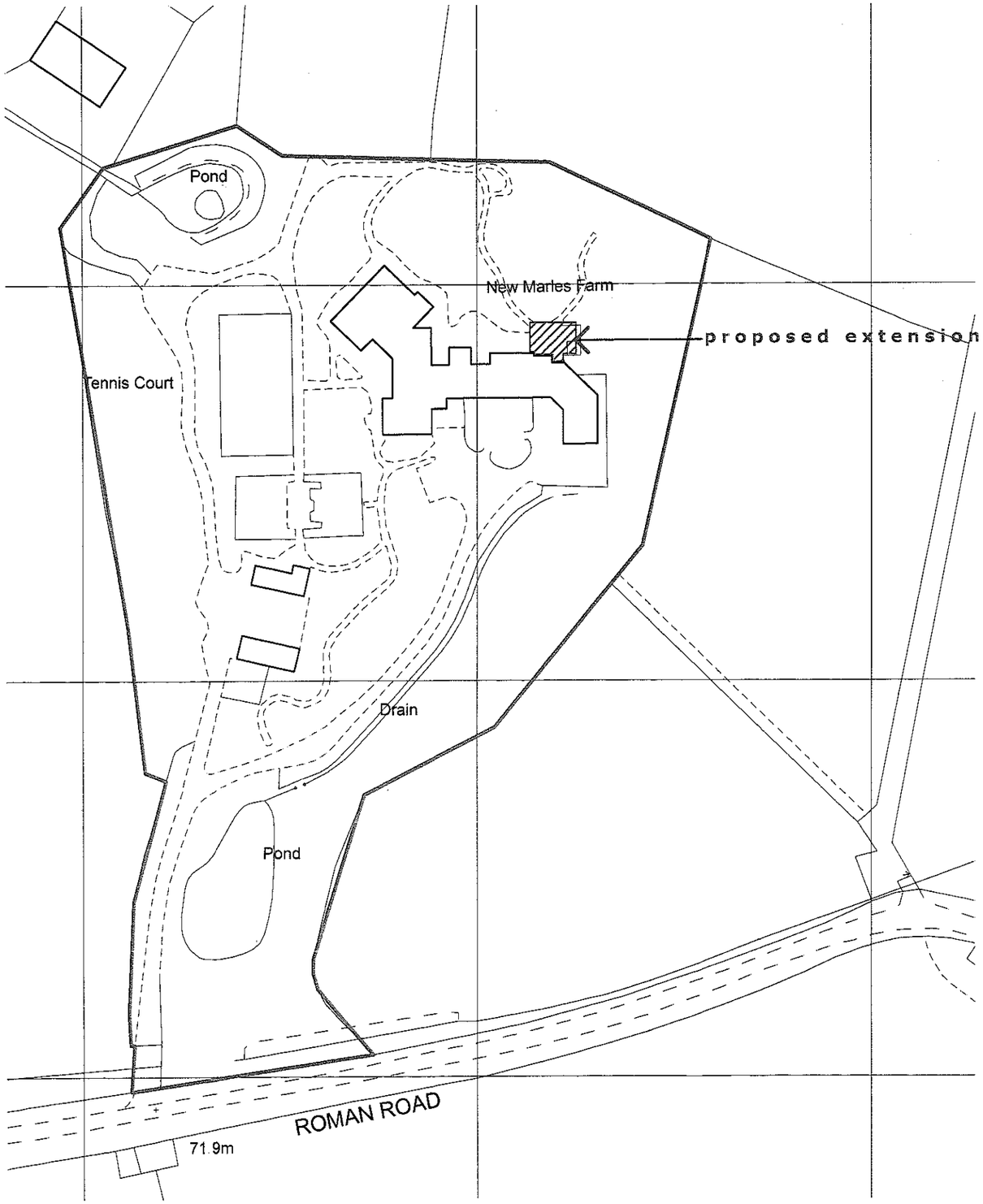
Title: Ms | First Name: Ciara | Surname: Naessens

Person role: Agent | Declaration date: 30/05/2012 | ☒ Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 30/05/2012



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revisions:

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North

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architects designers surve

client: flagon holdings ltd

project: new marles farm

dinckley blackburn

sheet: OS plan

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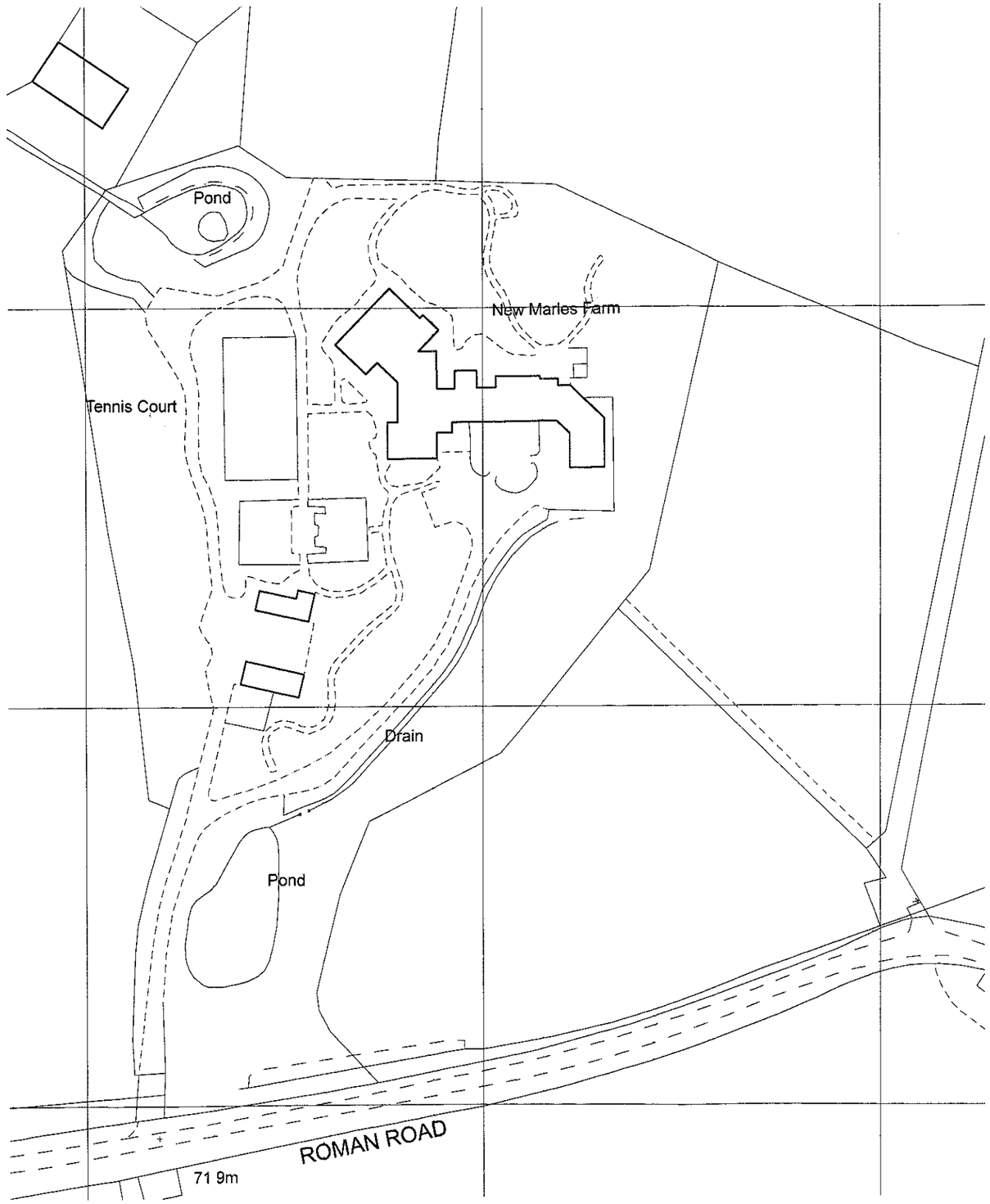

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North

campbell driver partners

architects designers surve

client: flagon holdings ltd

project: new marles farm

dinckley blackburn

sheet: site location plan

dwg no: 10.143	09

scale: 1:1250 @ A3

date:

drawn:

capric
blakewa
blackburn
t: 01254
f: 01254
email: design@cdparchitec

NEW MARLES FARM

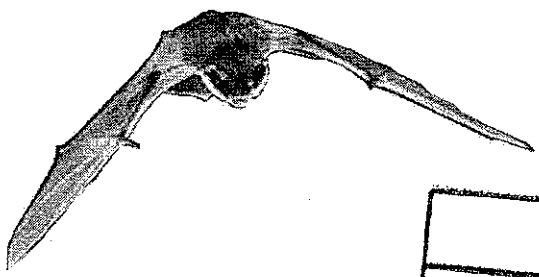
RIBCHESTER ROAD

DINCKLEY

BLACKBURN

BB6 8AL

BAT SURVEY



Report Author

DG-A Ltd
Chartered Environmental Engineers

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Barley
BB9 6LH

Tel. (01282) 604301
Fax. (01282) 449913
email david@dg-a.co.uk

NEW MARLES FARM

BAT SURVEY

TABLE OF CONTENTS

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1.0 INTRODUCTION

1.1 This observational survey is to assess the possible interference with the existing bat population which could incur as a result of the extension of the existing farm to form an office and a meeting room at New Marles Farm, Ribchester road, Dinckley BB6 8AL.

1.2 The map reference for the site is SD 368016 435775. Memory Map OS Edition North West England gives the site a height of 73m AOD.

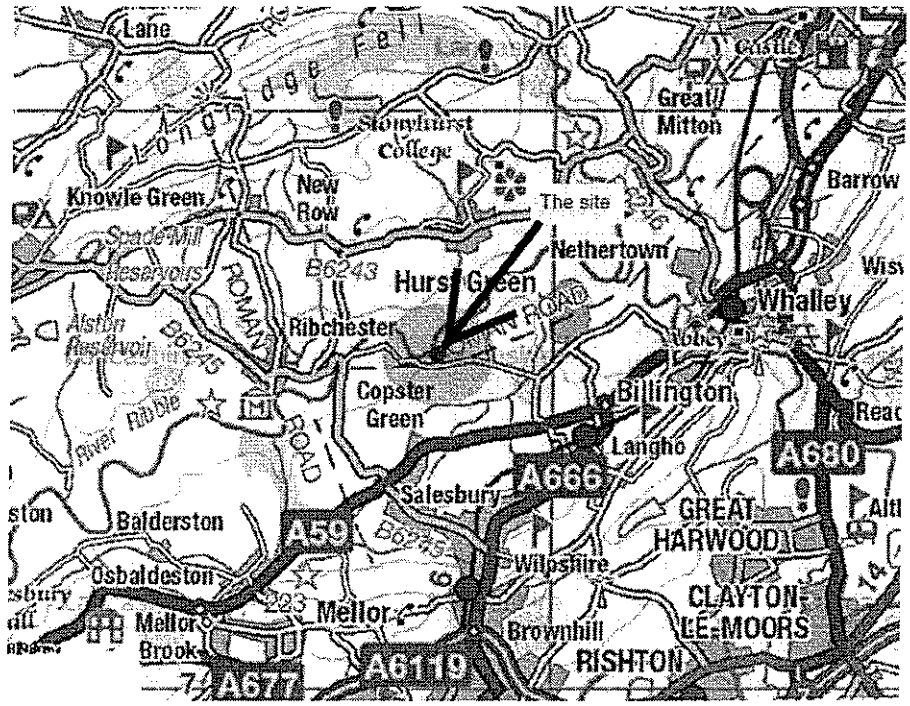

Fig. I - Location Plan

2.0 AIMS AND OBJECTIVES

2.1 Legislation

2.1.1 British bats and their roosts are legally protected under the Wildlife and Countryside Act of 1981 (as amended) through inclusion in Schedule 5. Since the introduction of the Countryside and Rights of Way (CRoW) Act in 2000 it is also an offence to harm bats or owls roosting places, or, in the case of wild birds, take eggs or destroy nests whilst in use or being built. In doing so, such an action could result in a custodial sentence.

2.1.2 This puts the onus on developers to ensure they will not be impacting on roosts before commencing work. The roosts are protected, irrespective of whether a bat is present or not at the time of the survey.

2.1.3 If a bat roost is to be affected by development or engineering works, it is now necessary for developers to obtain a licence from Natural England before undertaking the work. A "bat roost" is generally acknowledged to be 'any structure or place which any wild [bat]..... uses for shelter or protection'. This quote is taken from the Bat Worker's Manual (see section 12).

2.1.4 One of the conditions of a Natural England Licence is the maintenance of the favourable conservation status of the species. Mitigation and compensation measures are required followed by monitoring of success. These Licences may be issued providing planning permission has been granted, where there is an over-riding public need for the development and there is no reasonable alternative available.

2.1.5 Bats were also protected under the Conservation (Natural Habitats) Regulations 1994 which implements the EC Directive 92/43/EEC in the UK but this has now been replaced by The Conservation of Habitats and Species Regulations (2010).

2.1.6 The CRoW Act now gives a statutory basis to the Biodiversity Action Plan process. A number of "key" bat species nationally, including the Pipistrelle *(pipistrellus* and *pygmaeus),* have been the subject of Bat Biodiversity Action Plans. Equivalent plans have been devised by most local authorities to cover either the Pipistrelle or bats in general, and a county-wide plan has been created by the Greater Manchester Ecology Unit. Some local authorities have added an extra species – for example the Noctule or Daubenton's - where their borough is particularly important for that species.

2.1.7 Planning Policy Statement (PPS 9) Biodiversity and Geological Conservation (August 2005) dictates that the presence of a protected species is a material consideration when local planning authorities are considering a planning application that would be likely to harm their habitat. It is to be noted that bats can feed on and/or commute across a site without roosting. It is an additional point to note that it is muted that barn owls can nest in every month of the year depending on food sources.

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2.1.8 If in the case of a building, tree or other feature not already known to be a bat roost, bats are found during the course of work, the contractor must stop and seek advice from the consultant involved with the site, if one has been appointed, before proceeding.

2.1.9 Assuming a good-quality survey had been carried out before the commencement of work and its recommendations followed, it would be unlikely that the discovery of a roost during the course of the work would be considered to be "reckless" interference. Advice could also be sought from the Statutory Nature Conservation Officer at Natural England.

2.1.10 Bats should only be picked-up if easily accessible and in immediate danger and should be put in a secure, ventilated box with the minimum of disturbance and kept safe until qualified advise is urgently obtained.

2.2 Natural England requirements

2.2.1 This report has been structured so as to clarify the following requirements of Natural England:-

i) To confirm that a survey or surveys have been undertaken to determine whether or not bats are present at any potential roosting site that would be affected by the proposals.

ii) To confirm that an assessment of all trees, buildings and other structures in close proximity which could be of value to bats and which may be affected by the proposals has been carried out.

2.3 Objectives of the Survey

2.3.1 The report sets out to determine the following:-

i) Whether or not bats are roosting within the site.

ii) If bats are present, what species they are.

iii) The behaviour of the bats

iv) What the population levels are.

2.3.2 This information will then be used to determine:-

i) What impact the development is likely to have on the bats both in the short and long term both at site level and locally.

ii) Whether such impact would be acceptable.

iii) The need for any licence application in respect of the development activities.

iv) Whether any mitigation measures will be required.

3.0 THE PROPOSALS

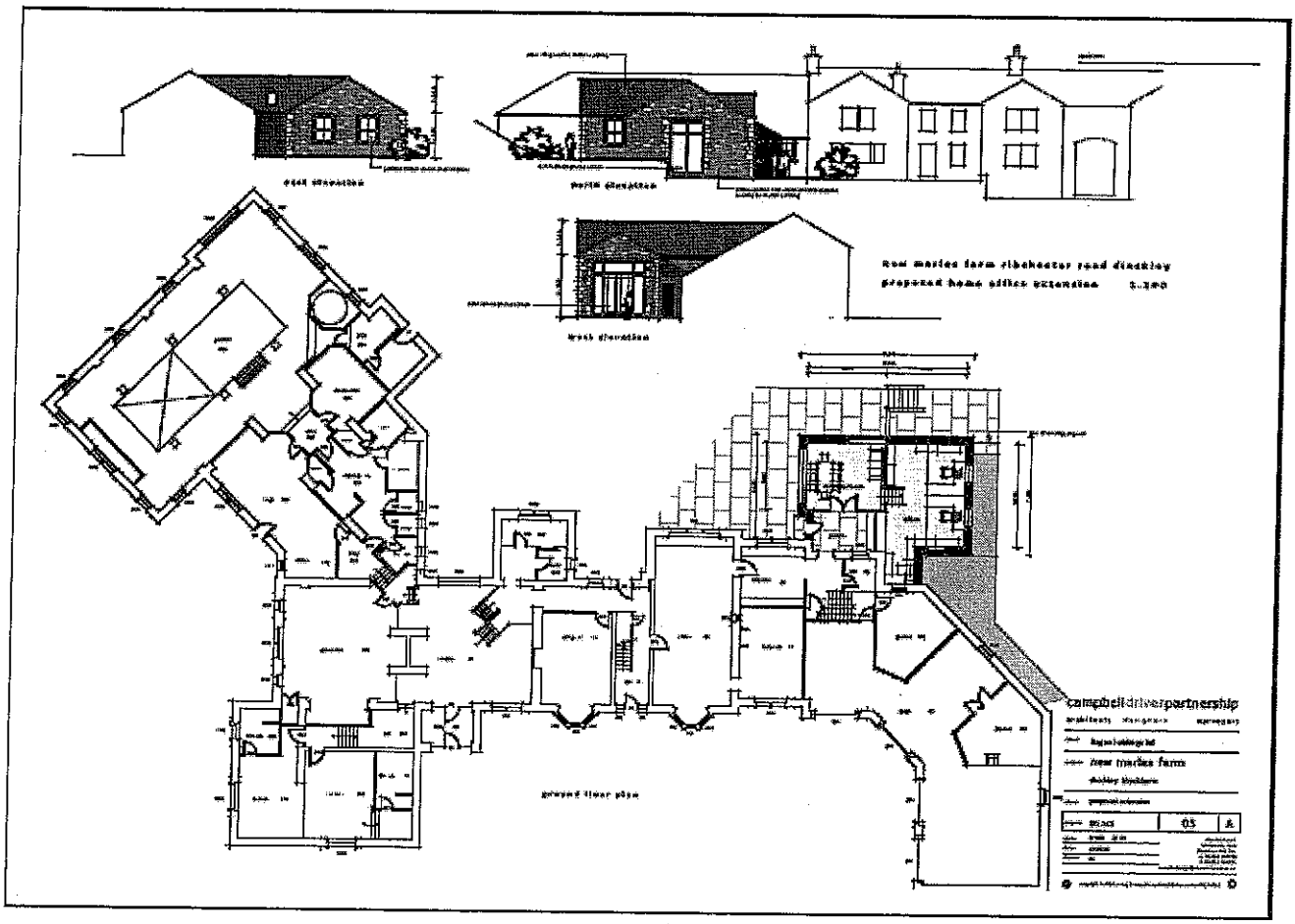

Fig. II – The Proposals

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4.0 SURVEY METHODOLOGY

4.1 This survey has been conducted in accordance with the survey objectives, methods and standards outlined in of the JNCC Bat Workers Manual 3rd Edition (2004). The most up to date good practice guidance is followed and reference has been made to Bat Surveys – Good Practice Guidelines, Bat Conservation Trust (2007), Bat Mitigation Guidelines, English Nature (2004) and advice taken from Minimum Standards for Bat Surveys in West Yorkshire (Version 3).

4.2 The survey method used is a tiered approach and the following assessments were sequentially undertaken:-

i) Likelihood of particular buildings, structures, trees culverts and other features to possibly support bats with roosting sites and food.

ii) Identification of which of the possible sites are potential roosts now and during hibernation, both on and adjacent to the site. Crevices or holes within buildings under bridges, within culverts in trees or under tree bark are to be examined along with landing sites with grip in front of the possible roost.

iii) Determination of how the site is being used :-

- Swarming site (transitional)
- Foraging area
- Mating site
- Maternity site
- Summer roost
- Hibernation roost

iv) Looking for evidence of bats both outside and inside the building such as :-

- droppings (they crumble in your hand),
- urine and grease staining on walls.
- scratches, wear or a clean area
- feeding remains, such as discarded moth and butterfly wings and other insect fragments.
- Smell..... Ammonia from the urine and a musty smell from the droppings

v) This information may give clues as to :-

- Bat roost access points
- Behaviour
- Likely species from droppings size, quality, type and location.

vi) A survey as to which of the possible roosts and actual roosts by sound and visual observations using bat equipment to detect and record activity.

vii) It is also helpful to record:-

- patterns of flight
- apparent size and wing shape
- height of flight
- type of activity (feeding or commuting)
- numbers

viii) The effect of the proposed development on the local bat behaviour

4.3 Bat's Likely Activity

4.3.1 At the time of this survey, if there are any bats roosting, it is likely that the females are pregnant and in maternity roosts. Bats are very sensitive to disturbance during the maternity season and may abandon their young if disturbed. For four to five weeks the young are suckled by their mothers until they are old enough to fly.

4.3.2 A glance at **Fig. III** below gives an indication of the stages that the bat population could be at, during the course of the year.

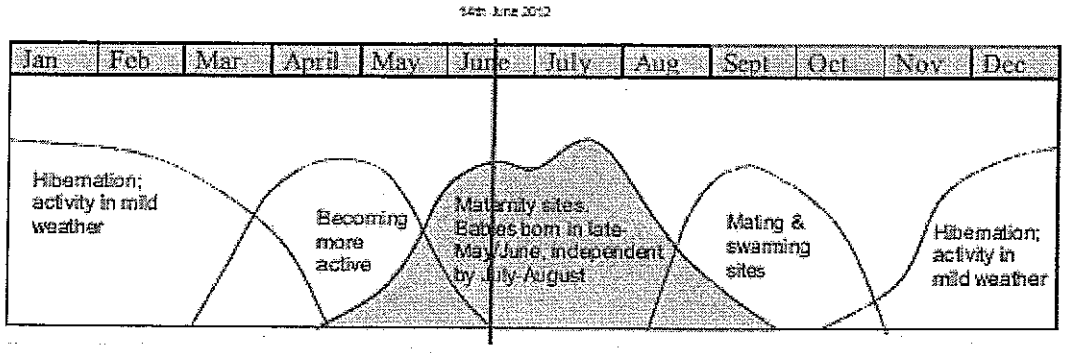

Fig. III – A Bat's Year in the UK

4.4 Equipment

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4.4.1 The examination of the site was made using:-

i) high powered lamps (Clu-lite 1,000 candle power)

ii) close focusing binoculars (Ross Hanover)

iii) Two digital cameras (Sony HDD DCR-SR 30 and 8megap HTC camera)

iv) an ultrasonic Hetrodyne Batbox Duet bat detector (range 17kHz - 125kHz)

v) H2 Zoom Handy Recorder connected to the Batbox

vi) ladders and personal protection equipment

5.0 LIMITATIONS OF THE SURVEY

5.1 The building is in very good condition and there was no difficulty in inspection of the area of roof which is to be disturbed.

5.2 Adjacent trees were closely scrutinised with binoculars for evidence of possible roosts.

5.3 The site was viewed around the buildings, the boundary of the site and by the lakes during daylight hours and after dark with the help of a torch and with the use of an ultrasonic hand held detector and hand held recorder.

5.4 Two experienced ecologists conducted the survey. Both are members of the local bat groups in Burnley and Colne. One is a member of the Bat Conservation Trust and one has the benefit of being a Chartered Ecologist, a Chartered Environmental Manager and a Chartered Engineer. The Ecologist has had experience of bat surveys in the Lancashire, Cheshire and the Yorkshire area over the last seven years.

5.5 The detector and recorder equipment used, as described above, has the facility to listen to, record and identify the full range of bat emissions from 17htz to 120htz and gives the opportunity to analyse the results later in an office environment.

5.6 Recordings were taken at salient points around the site with the heterodyne detector set at various frequencies in the range 18-125 kHz

5.7 The residents of the property advise that bats had been getting into the swimming pool area of the house and drowning in the pool. Under the direction of English Heritage the backs of the barge boards were stoppered up some time ago.

6.0 THE SITE

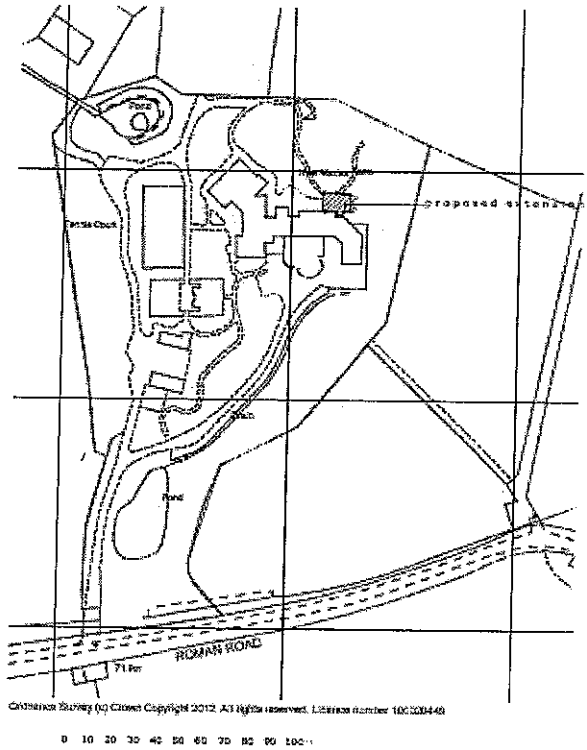

Fig. IV – Site Plan

7.0 THE SURVEY

7.1 Timing

7.1.1 The survey was conducted in two stages, firstly a daylight inspection followed by a dusk inspection. Arrival time for the survey was at least one hour before dusk and departure at least two hours after nightfall.

7.1.2 The daylight inspection is to identify places that may be of value to bats as roost sites either during the summer or for hibernating.

7.1.3 The dusk inspection is intended to look for bats emerging from the building and or flying within the vicinity of the building.

7.1.4 If evidence of roosting is found, then a scheme for to the protection of the species would need to be implemented along with suitable mitigation measures.

7.2 Habitat Description Outside

7.2.1 An assessment was made as to the value for foraging or as a community route from possible roosts outside the boundaries of the site to the habitat within.

7.2.2 There are a few trees within the site with avenues between for feeding which could attract foraging bats but there doesn't seem to be any really mature trees with opportunities for roosting in the immediate area. However there are large stands of trees adjacent (see **Fig. V** below)

7.2.3 Droppings, insect litter and urine staining on the walls were looked for but not found.

7.2.4 It was apparent that the gaps behind the facia had been mortared in

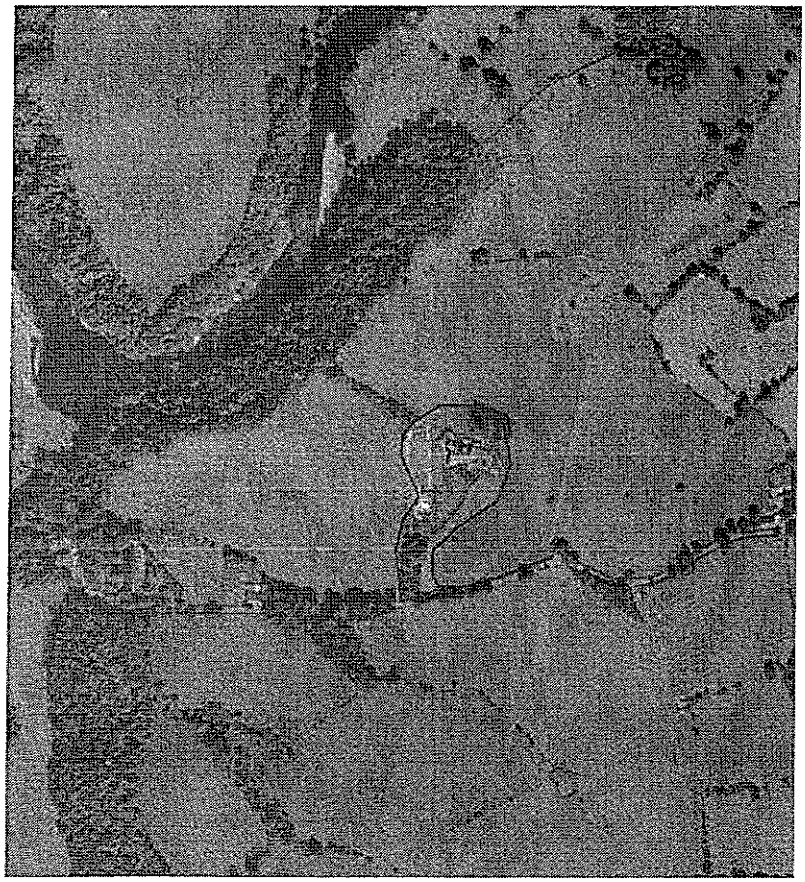

Fig. V – Areal View of the Surrounding Tree Cover

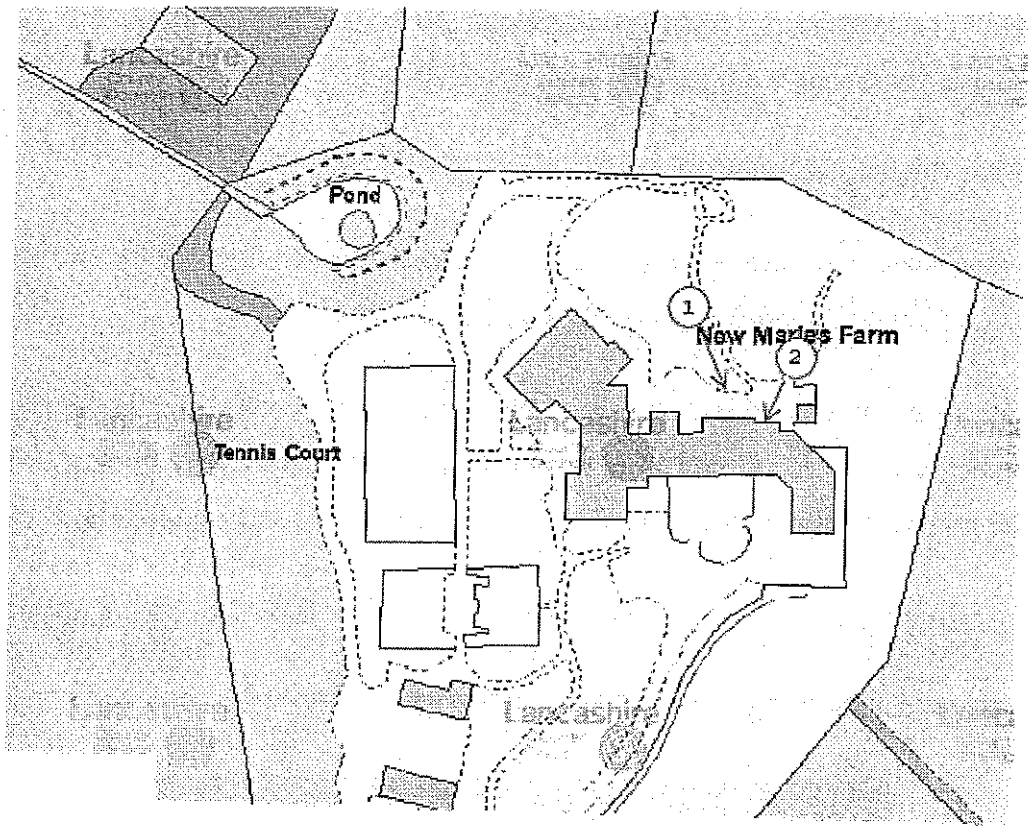

Fig. V – Angle of the camera in the photographs shown below

Photograph 1.

Photograph 2.

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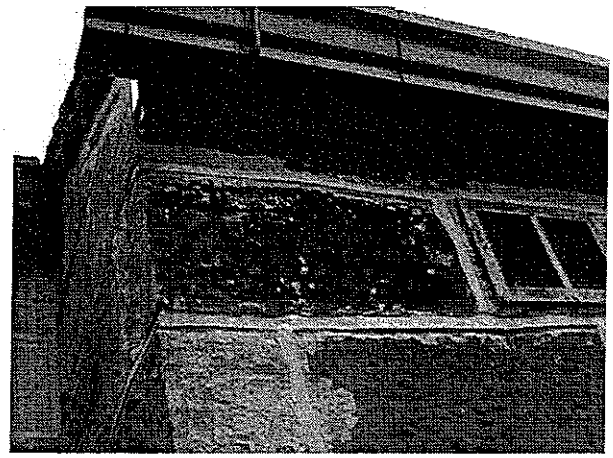
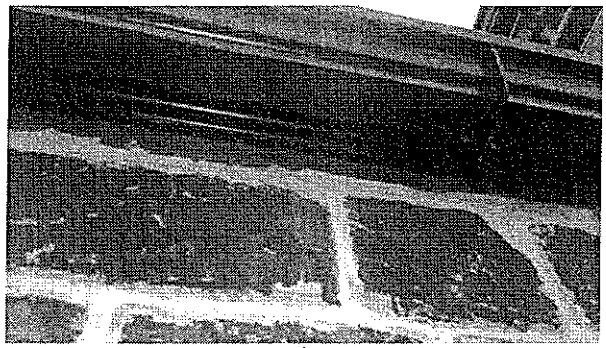
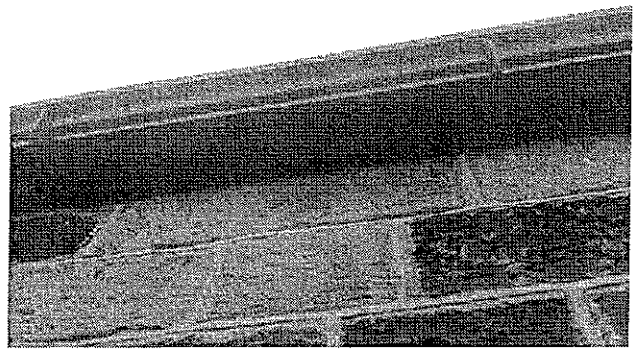


Photograph 3.

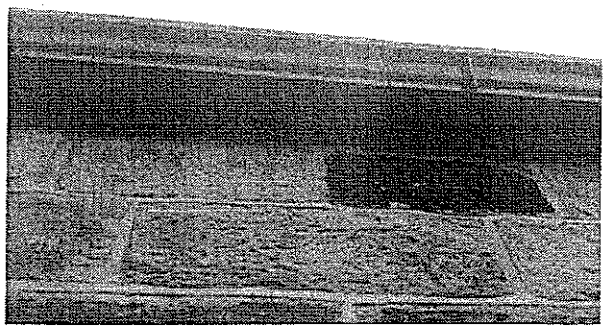
Photograph 4.



Photograph 5.



Photograph 6.



Photograph 7.

Photograph 8.

7.3 Habitat Description Inside

7.3.1 The building is in very good condition with no opportunity for bats to be present without being noticed by the occupants.

7.3.3 Urine staining on the walls, droppings, and insect litter, such as discarded moth and butterfly wings or other insect fragments, were looked for but the inside of the property is in very good decorative condition and, as a consequence, none were found.

7.4 Conditions

7.4.1 The weather was considered fairly suitable for bat flying and feeding, the conditions being moist, still but the temperature was relatively low for this time of year.

7.4.2 Spots of rain were noticed toward the end of the survey.

7.4.3 Midges and other insects were flying

7.4.4 Bats were flying that night as they were seen on the return trip in Clitheroe

8.0 RESULTS

8.1 Reference has been made to the National Biodiversity Network Database (terrestrial mammals) for the grid reference of the site for information on local bat sightings and counts with additional information from the Bat Conservation Trust.

		Frequency& Emergence times	Roosts	Feeds & Flight pattern	Sightings (NBND records)
1.	Nuctule (*Nyctalus noctula*) (Uncommon)	**20kHz – 25kHz** (Chip chop) (15kHz – 52kHz) 5-10mins after sunset occasionally before	Trees, in woodpecker holes or rot holes	• Woodland, parkland, pasture, water and forest edges. Not agile • Fast, straight 10m high, dives steeply wings nearly touching beneath its body	None recorded

Table B – Recorded Sightings of Species Likely to be seen in the Area

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		Frequency& Emergence times	Roosts	Feeds & Flight pattern	Sightings (NBND records)
2.	Leisters (Nyctalus leisleri) (rare though can be locally common)	**23kHz – 27kHz** (Chip chop) (20kHz – 61kHz)	Tree holes bat boxes and buildings Crevice/hole dweller	• Woodland, parkland, suburban areas and around street lamps	None recorded
3.	Natters bat *(Myotis nattereri)* (Uncommon)	**45kHz** (tick) (20kHz – 101kHz)	Old stone buildings and tree holes Cavea and mines Mortice joints in beams Hibernates underground	• In open woodland parkland hedgerows and along waterside vegetation • Fast agile flies 1-6m above the ground	Recorded sightings in Chaigley
4.*	Daubenton's bat *(Myotis dubentonii)* (common)	**45kHz** (Tick-ke) (32kHz -87kHz) 45mins after sunset	In trees, tunnels and bridges and occasionally stone buildings Fly low overwater	• Over lakes rivers and ponds • Small, flies 250mm above ponds, long turns	Sightings in Chaigley and Gt Mitton
5.*	Common Pipistrelle *(Pipistrellus Pipistrellus Sensu lato & stricto)* (common)	**46kHz** (smack) (40kHz – 80kHz) 20-30mins after sunset	in buildings and trees crevice dweller but sometimes enters roof voids	• over water, marshes, open woodland, woodland edges, farmland, along hedgerows, in suburban gardens and urban areas emerging around sunset • small fast 5-10m above the ground	Clitheroe Langho, Waddington and Copster Green
6.	Brantz bat *(Myotis brandtii)* (Uncommon)	**45 kHz** (tick)	Buildings and trees Crevice dweller	Woodland often near water	No sightings close
7.	Wiskered Bat *(Myotis mystacinus)* (Uncommon)	**45 kHz** (tick) (32kHz – 89kHz)	Buildings and trees Crevice dweller	Woodland edge and hedgerows	No sightings close

Table B (Contd) – Sightings of Some Species Likely to be seen in the Area

(*denotes that this type of bat is likely to be present)

		Frequency& Emergence times	Roosts	Feeds & Flight pattern	Sightings (NBND records)
8.	Brown long-eared bat (*Plecotus Auritus*) (common)	**45kHz- 50kHz** (Soft tick) (28kHz – 92kHz) Emergence time about 45-65mins after sunset	In older buildings, barns churches and trees. Roost singly or in small groups among the roof timbers of the apex around ridge ends and chimneys and in crevices in ridge tiles Hole dwellers	Open woodland parkland and orchards • Slow fluttering flight hovers to pick insects from trees or the ground	Nearest is Cow Arc
9.	Soprano Pipisistrelle (*Pipistrrellus pygmaeus)* (common)	**55kHz** (smack) (47kHz – 90kHz)	in buildings and trees often in larger colonies than the common pipistrelle. Crevice dweller	Mainly around water	Clitheroe

Table B (Contd) – Sightings of Some Species Likely to be seen in the Area

8.3 The database and Lancashire County Council suggests that there have not been any previous sightings of bats in the immediate area but that could be just because the site has not been looked at before or data is not available.

8.4 From Memory Map OS Edition North West England the height of the site is 74m so the site is below the 300m contour above which it is rare to encounter bats

VISIT	WEATHER	OBSERVATIONS	POTENTIAL FOR BAT ROOSTS
14th June 2012 Between 20.16 and 22.30 Dusk at 21.08	Fine, still, reasonably humid warm Temp 10.5°C @ 20.16 & 10.5 °C at 22.15 Optimum temperature for flying is thought to be 14 °C, above which all insects tend to fly. (>10 °C for surveys is OK but >15 °C in late summer)	• Likely bat roosts in the walls of the building were examined with binoculars to ascertain if possible roosts were being used • Bats were not seen to emerge out of the buildings during the visit • No bat dropping, staining, rubbings or other bat evidence found either inside or outside the buildings. • Midges were flying • Attention was taken of the adjacent relatively immature trees • No bats were seen or heard	Roof – *Very Low* Between Facia and roof – *Very Low* Voids in Walls – *None seen* Surrounding tree cover – *Moderate* Roosting possibility – *Very Low*

Table C – Summary of the Visit

9.0 CONCLUSIONS

9.1 No evidence was found of bats within the building either under soffits or barge boards (likely to be pipistrelles) or any sighted emerging from anywhere about the building.

9.2 There are two ponds which could provide a foraging area for Dubenton's but none were seen and the data information indicates that there have been no sightings in the area.

10.0 RECOMMENDATIONS AND MITIGATION

10.1 It must be stressed that if any bats are found during the course of any improvements, work must stop immediately and contact made with the National Bat Helpline 0845 1300 228 for advice and instruction. An agreed procedure shall then be implemented.

10.2 If the roof is to be worked on between the months of September to April special care must be taken as there is just a small chance that bats could be hibernating.

10.3 The demolition contractor or maintenance contractor is to be warned to take special investigative care around all crevices before work is carried out.

10.4 The contractor is also to be warned of the offence and the penalties that may be incurred. A Method Statement approved and agreed between the client and the contractor, so as to clarify the demolition procedure, would be beneficial.

10.5 If it is proposed to carry out works between April and September next year it is recommended that the site is surveyed again by a competent person or persons just before work starts to lessen the possibility of disturbing bats which may have taken up residence.

10.6 Finding bats will cause a delay of at least three weeks as a licence would need to be obtained from Natural England and a licensed bat worker will need to be contacted.

10.7 It is suggested that to compensate for any possibility of a loss two Woodcrete roost bat boxes are placed in the trees at least four weeks before work starts.

Species	Summer/ maternity	Summer/non breeding	Hibernation*	Notes
Rhinolophus ferrumequinum	N/A	N/A	N/A	Horseshoe bats do not use bat boxes.
Rhinolophus hipposideros	N/A	N/A	N/A	
Myotis bechsteinii	H	H		Maternity roosts
Myotis brandtii	H	H		
Myotis daubentonii	H	H		
Myotis mystacinus	H	H		
Myotis nattereri	H	?		
Pipistrellus nathusii	H	H		
Pipistrellus pipistrellus	C	C/H	C	H are rarely used as maternity roosts.
Pipistrellus pygmaeus	C	C/H	C	
Nyctalus leisleri	H	H	H?	
Nyctalus noctula	H	H	H	
Eptesicus serotinus	N/A	N/A	N/A	Not found in boxes
Barbastella barbastellus	C	?	C?	
Plecotus auritus	H	H		Maternity roosts
Plecotus austriacus	H	?		

Key
* Large well-insulated hibernation boxes may be more successful
N/A -not applicable; bat boxes should not be considered as replacement roosts
H – tree hollow-type box, providing a void in which bats can cluster
C – tree crevice-type box, with 25-35mm crevices
? – few data on which to base an assessment

Table D – Different Bat Boxes used by Different Species

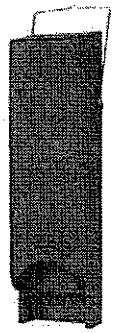

Fig. IX – Bat Boxes and fixing

10.8 Although not observed, the bat boxes are to cater for Pipistrelles and Dubentons. They must cater for their needs as listed in **Table D** above.

10.9 Boxes should be sited close to a hedge or tree line, at least four to five metres above ground, either in a tall mature tree or, if possible, within the building fabric close to the eaves with a clear flight path to the roost. They should be sheltered from strong winds but exposed to the sun for part of the day (usually facing South or South West).

10.10 Avoid external lighting close to roost entrances as this may impact on their emergence behaviour.

10.11 Bats can discover bat boxes within hours of being put up. They may start by using the box as an overnight roost within weeks. However it may be some time before a box is used regularly or as a breeding roost. If there appears to be no use of the box within the first two years it would be wise to relocate it. Choose a box that is self cleaning as the droppings can fall out of the bottom

10.12 All boxes to be with the advice of the Bat Conservation Trust and the local conservation officer.

10.13 It is concluded that if the measures outlined above are adopted then there will be very little or no impact on the bat population.

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APPENDIX A:

BAT FACTS

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A.1 SOME LOCAL BAT SPECIES AND THEIR REQUIREMENTS

A1.1 The commonest species locally, the Pipistrelle *(Pipistrellus pipistrellus),* has adapted well to roosting in buildings of many types and, most commonly, roosts behind weather boarding and under slates or in other crevices associated with the exterior of buildings.

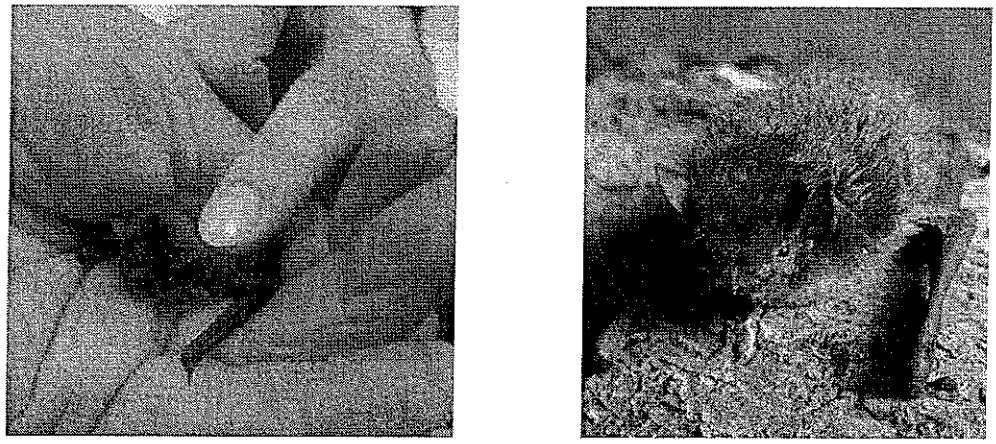

Fig. II –Pipistrellus pipistrellus

(They have decreased by 66% in the last 11 years)

A1.2 There is another Pipistrelle species *(Pipistrellus pygmaeus*) the soprano pipistrelle This roosts in the same sort of situations to Pipistrellus pipistrellus, but it is less common generally, and prefers locations near water. Pipistrelles feed on midges and small flies in contrast to the more specialist moths and beetles that some species need.

Fig. III – Pipistrelle pygmaeus

A1.3 The Daubenton's bat *(Myotis daubentonii)* is the species most likely to use culverts and bridges, but often uses trees or buildings to rear its young. This is the second most common species recorded in the locality and is usually discovered feeding where there is water, for example over lodges, rivers and other water features.

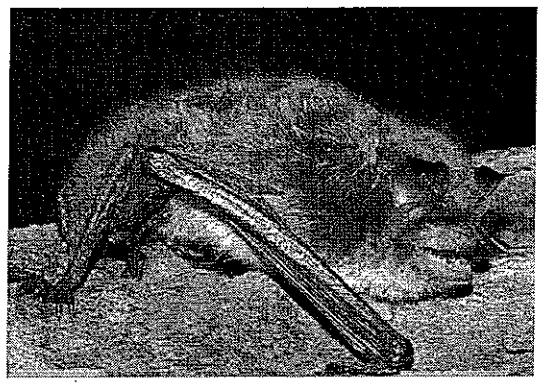

Fig. IV –Myotis daubentonii

A1.4 The Brown Long-Eared bat (*Plecotus Auritus*) is the species found most commonly inside barns and older buildings with open roof-voids, where it will fly at dusk before emerging to feed. This species is mainly a woodland species and will roost in tree holes where these are available It is difficult to locate away from the roost as it echolocates very quietly so its calls are hard to pick-up by ultrasound receiver. One characteristic of this species is that it leaves collections of moth and butterfly wings beneath a favoured "feeding perch". Its droppings characteristically are found beneath the ridge beam or other major beam.

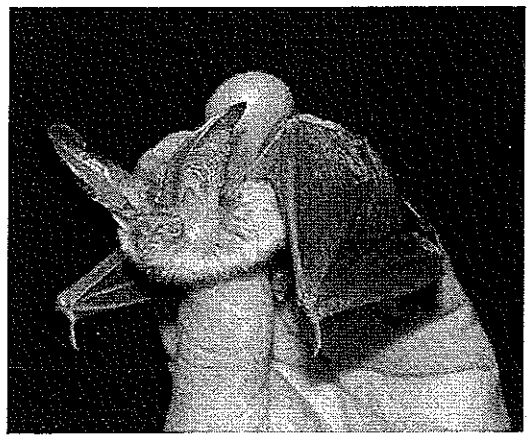

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Fig. V – Plecotus auritus

A1.5 Other species such as the Noctule *(Nyctalus Noctula)* are still relatively dependent on holes in trees for roosting, but fly long distances when out feeding.

A1.6 The noctule uses two main calls for echolocation 26-47kHz with the most energy at 27kHz and the second 22-33kHz with the most energy at 22kHz

Fig. VI – Nyctalus Noctula

A1.7 Species such as the Whiskered (Myofs mystenis) Brandt's (Myotfs brandtii*) and* Natterer's (*Myotisnattererii)* will use buildings, similar to those favoured by the brown long-eared in the case of Natterer's, or trees. Brandt's bat can only be separated from the Whiskered in the hand, and currently there are no records of Brandt's bat in the region.

A1.8 Whiskered bats are usually discovered in areas where there is relatively dense natural vegetation over water, often with a closed canopy of trees overhead. Natterer's bat is uncommon in the region.

A1.9 The distance bats will fly from the roost to suitable feeding grounds, and between different roosts, varies from species to species. Large species, such as the Noctule, will fly over 17 Kms. Daubenton's have been known to fly over 9 Kms and Pipistrelles up to 4.5 Kms.

A2 BASIC BAT FACTS

A2.1 Some basic bat facts are:-

- Bats and their droppings are completely harmless.
- Bats have one baby each per year and females gather together in summer in warm, clean, draught-free maternity roosts to give birth.
- Adult British bats feed solely on insects and their droppings quickly turn to powder which is easily blown or washed off external surfaces.
- Bats are mammals and feed their babies on milk.
- Babies are generally born in June and are dependent on their mothers for about six weeks. When the youngsters are able to hunt independently, the summer maternity colonies disperse.
- In autumn, male bats roost singly and are visited by small numbers of females for mating purposes. The females then store the sperm inside their bodies until spring when they become pregnant.
- Bats hibernate in winter in cool, humid places with stable conditions. Some bats will fly long distances to suitable sites, which can be quite remotely situated. Hibernation sites and summer sites are usually located separately.
- Bats are particularly vulnerable in summer when they have dependent babies, and in winter when they are unable to rouse quickly from their state of hibernation.
- Bats feed where insects occur, therefore they particularly favour habitats such as woodland edge and areas where there is standing or flowing water, usually where there are native shrubs and trees adjacent.

A2.2 Bats traditionally roost in holes and cracks in old trees, beneath ivy-cover and in caves. With the decline in old deciduous woodlands, the most common species have adapted to roosting in buildings and other man-made structures. They often choose to roost within crevice systems, especially in winter, where they are hard to locate.

A2.3 Confirming whether or not a potential roost is ever used can be difficult, unless there is clear evidence present such as the accumulation of old droppings.

A2.4 In general bat roosts are likely to occur in mature/dead trees where these are available, behind weather boarding or hanging tiles on buildings, in roof voids, under roof slates/felt, above wooden beams, in cellars, in cavities in walls and in crevices in culverts and bridges, especially where the latter are associated with water.

A2.5 Bats can be located when feeding or commuting, away from the roost, by use of an ultrasound receiver. This converts their normally inaudible calls to a pitch which can be heard by the human ear.

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APPENDIX B:

OBSERVATION CHECK SHEET

OBSERVATIONS

CLIENT *Campbell Driver*

DATE *14th June 2012* START TIME *20.20* OFFICIAL DUSK AT *22.36* FINISH TIME *23.15* 320120549P

1. CONDITIONS

Temp (-7°C)	Wind		Rain		Cloud Cover		Humidity		Insects	
11.0 °C @ 20.20	*calm*		*dry*	√	*clear*		*dry*		*none*	
10.5°C @ 23.10	*light*	√	*showers*		*patchy*		*moist*	√	*not many*	√
	breezy		*drizzle*		*full*	√	*damp*		*lots*	

2. SURROUNDING AREA

Mature trees (Oak, Beech, Ash)(Holes dense ivy)	Foraging areas	Feeding corridors	Wooded Areas	Areas of water	Adjacent buildings	Culverts & tunnels	Bats seen or heard
spruce	*none*	*little*	*none*	*yes*	*N/A*	*no*	*no*

3. BUILDING EXTERIOR

Barge Board	soffits	Coping stones	Gable end	roof valley	guttering	Ridge tiles	Lead flashing	Dormer windows	Broken tiles	eaves	Roof type/ condition
√	√				√						*good*

Space between downpipes	Sash windows	Loose mortar between bricks	Quoins	Wood cladding	End tiles	Fascia board	Window cills	Hanging tiles	Porch	Holes or cavities
√						√				

Droppings ? (Where)	Urine staining? (where)	Insect litter? (where)	Cavity wall ?	Wall material
None	*None*	*None*	*Yes*	*Stone*

4. BUILDING INTERIOR N/A

Roofing liner	Roof joist type	Cracks or corners	Cool, even temp. area (Hibernation Cellar)	Warm even temp. area (Summer roost Attic)	mezzanine

Droppings	Urine staining? (where)	Insect litter ? (where)	Cobweb free corners	odour	Bats seen ? (where)

APPENDIX C:

BIBLIOGRAPHY

BIBLIOGRAPHY

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C.5 Natural England Web Site

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C.7 Bats, Buildings and Barn Owls (*English Nature 2004)*

C.8 Owls on Site – A Guide for Developers and Planners (*Natural England March 2002)*

C9 Bat Surveys – Good Practice Guidelines *(Bat Conservation Trust 2007)*

C10 Bat Mitigation Guidelines, (English Nature (2004))

C11 Minimum Standards for Bat Surveys in West Yorkshire *(Version 3).*

C12 Professional Training Standards for Ecological Consultants *(Bat Conservation Trust 2012)*

C13 Bat Mitigation Guidelines *(English Nature 2004)*

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