REPEAT WILDLIFE SURVEY

FOR BATS AND OWLS

AT

The Talbot Hotel and adjoining Barn
Talbot Road
Chipping
Lancashire

320120963P

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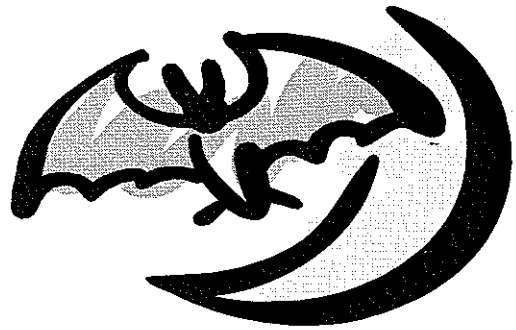

BAT SURVEY & REPORT

Commissioned By:

Mr R Schofield,
IWA Architects

Address:

Waterloo Mill
Waterloo Road
Clitheroe
Lancashire
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Tel No:

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Instruction Method:

Written

Bat Survey Address:

The Talbot Hotel and adjoining Barn
Talbot Road
Chipping
Lancashire

Visit Date/Time:

2nd October 2012 @ 17.00hrs

Weather Conditions:

Overcast with a light breeze and a temperature of 12^0C

Document Reference:

1453

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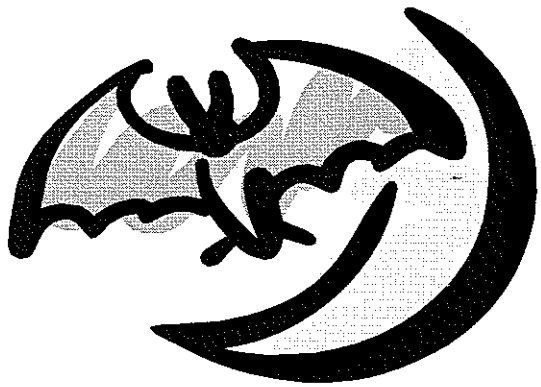

BAT SURVEY & REPORT

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.

4. 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.

5. A bat detector will be used in all cases but daytime visits may only produce limited success.

6. When buildings are inspected during winter months, a bat detector will have very limited results.

7. 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.

8. Thorough inspection should reveal whether bats have been present during previous years.

9. 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.

Survey Guidelines

This survey follows guidelines recommended by;

Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007)

Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004)

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 inset 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.
10 x 43 Hawke binoculars.
Bat box 'duet 'bat detector, a heterodyne type sonar receiver.
Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats.
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

BAT SURVEY & REPORT

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

TALBOT HOTEL

External Survey

Property type

	YES	NO
Former Public House & Hotel:	✓	
Extension:	✓	
Other:	✓	

Comments: The main building has three storeys with single storey extensions to the side and rear. The front of the property is rendered and whitened.

Construction

Stone	✓	
Brick		✓
Other: Timber	✓	
Bat Access Places	✓	

Comments: All the buildings are built of stone, except for the timber framed and clad store to the side. One corner of the building is clad with ivy which was carefully examined.

Roof

Slate	✓	
Tile:		✓
Other: Mineral Felt	✓	
Bat Access Places		✓

Comments: The roof of the main building is in extremely good condition with no visible access points. The hipped roof extension and the felted flat roof are likewise well built with no bat access points.

Bat Signs

Bats seen		✓
Droppings		✓
Bat Detector Results		✓

Comments: A careful search could find no signs of bat presence.

External Conclusions:

No evidence of occupation by bats could be found.

The bat situation has not altered since the previous survey.

Risk Assessment: Low

BAT SURVEY & REPORT

TALBOT HOTEL

Internal Survey

Is the building occupied: The building is not occupied at present

Construction

	YES	NO
Stone	✓	
Brick	✓	
Other/plaster	✓	
Bat Access Places		✓

Comments:

Roof space, attic or loft

Beams	✓	
Cracks in beams	✓	
Lined roof:	✓	
Bat Access Places		✓

Comments: In several places, ceilings have been pulled down to expose the attic spaces. The roof has been replaced within the last fifteen years. No bat access places could be found.

Bat signs

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

Comments: The ceilings contain much dust and debris and are no different to when it was first examined. No signs of droppings or other bat clues could be found anywhere within the roof space.

Internal Conclusions:

No signs or evidence of bats could be found inside the building

An evening survey may provide more evidence of presence or absence of bats

The bat situation has not altered since the previous survey.

Risk Assessment: Low

BAT SURVEY & REPORT

TALBOT BARN

External Survey Results

	YES	NO
Property type		
Barn:	✓	
Extension:	✓	
Other:		✓

Comments: This is a two storey building with an apex roof fronting the main road.

Construction		
Stone	✓	
Brick		✓
Other:		✓
Bat Access Places	✓	

Comments: The structure of the building is generally sound with the stonework well pointed. There are some gaps in walls where the pointing is missing.

Roof		
Slate	✓	
Tile:		✓
Other: Stone	✓	
Bat Access Places	✓	

Comments: One half of the roof is stone with the remainder covered with slate.

Bat Signs		
Bats seen		✓
Droppings		✓
Bat Detector Results		✓

Comments: A thorough search failed to provide any evidence of bats.

External Conclusions:

No signs of bats could be found.

The bat situation has not altered since the previous survey.

Risk Assessment: Low

BAT SURVEY & REPORT

TALBOT BARN

Internal Survey Results

Is the building occupied: The building is used for storage

Construction

	YES	NO
Stone	✓	
Brick	✓	
Other/plaster		✓
Bat Access Places	✓	

Comments: The walls have been whitened but there are holes in the walls where floor spars have been. There is no second storey so the roof is clearly visible from ground level.

Roof space, attic or loft

Beams	✓	
Cracks in beams	✓	
Lined roof:		✓
Bat Access Places	✓	

Comments: Roof lights allow light into the building. Only a small section of the roof has underfelt. Spiders cobwebs adorn all areas of the roof and their presence indicates that bats are unlikely to be present.

Bat signs

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

Comments: Holes in the roof and around doors allow free access for bats to enter the building. No signs of bats could be found.

Internal Conclusions:

No signs of bats occupying or using the building could be found.

An evening survey may provide more evidence of presence or absence of bats

The bat situation has not altered since the previous survey.

Risk Assessment: Low

BAT EMERGENCE SURVEY & REPORT

Date: 2nd October 2012

Start Time: 18.10 hours

End Time: 20.00 hours

Sunset: 18.42 hours

Weather: Overcast with heavy showers. Temperature 12°C

Suitability for Bats

Though the weather is very wet, flying insects were seen beneath the shelter of the mature trees to the side of the site.

Survey Details

Two people, each with a bat detector were positioned at the front and back of the buildings.

From these positions, good surveillance of the buildings roofs was possible

Bat detectors were tuned to 45 Khz most of the time but occasionally changed to 55 Khz to allow for bats emitting sonar on a different frequency.

Survey Findings

A bat emitting on 45 Khz were observed foraging around the trees to the rear of the property at 18.52 hrs.

Identified as a common Pipistrelle, it was joined by a second bat flying onto the site from the direction of the church.

A further three bats moved over the site from the church area until 19.12 hrs, staying and feeding for a short time before moving away.

Further bat activity occurred sporadically along the woodland edge up to 19.44 hrs.

No bats were observed emerging from either the Hotel or the Barn.

The survey ceased at the onset of another heavy shower at 19.57 hrs.

Evaluation of the Survey Results

Bats were observed and detected flying onto the site and feeding around trees at the rear of the site.

No bats were recorded emerging from either the Hotel or the Barn.

Risk Assessment

Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to redevelop the site.

Site Description

The buildings are central to a small rural village and are surrounded by other residential and commercial properties.

The church is situated nearby with open agricultural land surrounding the village.

Deciduous woodland follows the banks of a nearby stream.

Survey Results

The survey found no evidence of any part of the buildings being used as a roost site or as a hibernacula.

The bat situation has not changed since the last survey in 2010

Importance of the Site

The buildings have not and are not being used by European Protected Species and are of no special wildlife importance.

Conclusions

The survey could find no evidence of bats using or ever having used the buildings as a roost site

Risk Assessment

Low

Mitigation and Enhancement

No mitigation or habitat enhancement are necessary.

Author: Denis Lambert

Signed: Denis Lambert **Dated:** 5th October 2012

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20120533 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. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

BAT LEGISLATION AND RECOMMENDATIONS

Bats and the Law

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".*

Need for a Survey

A survey of the external and internal fabric of the building may identify the presence of bats.

An evening or dawn survey may confirm the presence of bats overlooked in the previous search.

It may not be possible to determine whether the building is used as a maternity roost or just a resting place.

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

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 have to be done at a time when bats are resident, a Licence will be required.

As a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. Natural England requires a minimum six weeks to process any licence application.

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.

Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

BAT LEGISLATION AND RECOMMENDATIONS

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building at any time of year, 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. When hibernating, bats become torpid and appear lifeless, do not assume they are dead. It may take up to two hours before a bat has warmed up sufficiently to be able to move or fly.

7. 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

TALBOT HOTEL AND BARN

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 barn 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

SURVEYING EQUIPMENT

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
10 x 43 Hawke 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

TALBOT HOTEL AND BARN

Date: 2nd October 2012

Site description:

Both buildings are sited in the middle of a small rural village.

Business premises and residential development surround the immediate area with agricultural land beyond.

Importance of the site

The buildings to which this planning application refers have no access for barn owls into the roof space.

Survey results

		YES	NO
External and Internal:	Access for owls		✓
	White streaks on roof timbers		✓
	White streaks down walls		✓
	Owl pellets new		✓
	Owl pellets old		✓
	Owl feathers		✓
	Signs of a nest		✓

Comments:

No evidence of barn owls using either of the buildings could be found.

The barn owl situation has not changed since the last survey

Conclusion:

Barn owls do not use either of the buildings.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: Denis Lambert

Dated: 5th October 2012