

WILDLIFE SURVEY FOR BATS AND OWLS

**Bailey Hall
Hurst Green
Blackburn
Lancs**



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BAT AND OWL SURVEY & REPORT

Commissioned By:

Mr J Holt

Address:

Grindlestone House
Dutton
Preston
PR3 3XY

Tel No:

01254 878342

Instruction Method:

Verbal

Bat Survey Address:

Bailey Hall
Hurst Green
Blackburn
Lancs

Visit Date/Time:

5th July 2012 @ 20.00hrs

Weather Conditions:

Rain stopped at 21.00 hours, no breeze and a temperature of 10⁰C.

Document Reference:

1440



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. 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.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. 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.
6. Thorough inspection should reveal whether bats have been present during previous years. 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 the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and 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 insect 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,
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

External Survey Results

Property type

Barn:
Extension:
Other:

YES	NO
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<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The barn is a two storey building.

Construction

Stone
Brick
Other:
Bat Access Places

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: Most of the stonework is extremely well maintained with few gaps in the mortar. There are however several access places for bats into the stonework. Open doorways and windows gives free access to any flying creatures.

Roof

Slate
Stone
Other:
Bat Access Places

<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments: The lower half of the roof to the rear is covered with stone, the remainder is covered with slate

Bat Signs

Bats seen
Droppings
Bat Detector Results

<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments: The evening had been raining prior to my arrival, washing away evidence of bats and a despite a careful search, could find no clues or evidence of bats use.

External Conclusions:

No signs of bat use could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Internal Survey Results

Is the building lived In?: The building is used for storage.

YES	NO
✓	
	✓
	✓
✓	

Construction

Stone
Brick
Other/plaster:
Bat Access Places

Comments: The building is a crooked barn, with much timber used in the construction of the roof. Timber joints and beams could not be examined safely without a climbing harness and ropes.

Roof space, attic or loft

Beams
Cracks in beams
Under felt
Bat Access Places

✓	
	✓
	✓
✓	

Comments; There is no lining to the underside of the roof making visual inspection straight forward

Bat signs

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

	✓
✓	
	✓
	✓
	✓
	✓
	✓

Comments: A careful search could find no signs of bats occupying or using the structure as a bat roost. A single bat dropping was found on the dust cover of a car.

Internal Conclusions:

No signs or evidence of bats or the presence of a roost could be found,

A survey at bat emergence time should give more details of bat use at the barn.

Risk Assessment: Low

BAT EMERGENCE SURVEY & REPORT

Date; 5th July 2012

Start Time: 21.00 hours

End Time: 22.30 hours

Weather:

Heavy showers during the early evening cleared by 21.00 hours, and gave a fine night. There was no breeze but the night was warm with a temperature of 16.5⁰C.

Bat Suitability Evening:

The evening was a good evening for foraging bats with many flying insects and moths observed both inside and outside the buildings.

Survey Details:

The survey was conducted by two persons, both using 'bat detectors' set at 45Khz. The bat detectors were occasionally tuned to 55Khz to allow for different species of bat sonar. Continuous observation of the barn was achieved by each surveyor being positioned at each gable end.

Survey Findings:

At 21.35 hrs, a pipistrelle bat flew onto the site from the south and proceeded to fly and forage inside the building. It left the building by the main door and flew south at 21.50 hrs.

A second pipistrelle followed at 21.57 hrs following the same flight path and proceeded to forage inside the building, leaving at 22.03 hrs.

Fine tuning of the bat detector confirmed the species to be Common Pipistrelle, echo locating on 45 Khz.

Both bats were seen at 22.15 hrs foraging around the building before leaving the site at 22.24 hrs.

No bats were seen or detected emerging from the barn under observation.

Evaluation of the Survey Results:

The survey found evidence of bats using the barn for feeding and foraging.

There was no evidence of any bats emerging from the building.

Risk Assessment:

Low.

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to convert the barn to residential use.

Site Description

The building is now used for storage. The property is situated on a southerly facing hillside, with the farmhouse and other farm buildings nearby.

The farm is surrounded by agricultural land with mature hardwood woodland to the east.

Survey Results

The survey found a single bat dropping inside the barn. The evening survey at bat emergence time observed two pipistrelle bats flying onto the site and feeding inside the building.

No bats emerged from the barn under observation.

Importance of the Site

The survey found that the barn had no special wildlife importance

Conclusions

Bats do not use the building as a roost site.

Risk Assessment

Low

Mitigation and Enhancement

No special mitigation or wildlife enhancement is required.

Timing of works

Work may be undertaken at any time.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *5th July 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 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 SURVEY & REPORT

Bats and the Law

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

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 cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. 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. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, 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. 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

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 that may indicate the presence 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.

Buildings 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

Site description:

The building was part of a working farm with many access points suitable for barn owls to enter the structure. Agricultural land surrounds the farm, which is sited on a south facing hillside with mature woodland to the east.

Survey results

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

	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments:

No evidence of barn owls could be found.

Importance of the site

The site has no special wildlife importance.

Conclusion:

Barn owls do not use the building.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *5th July 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 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.