WILDLIFE SURVEY FOR BATS

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"Ashton",
Eastham Street,
Clitheroe
Lancs
BB7 2HY

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BAT SURVEY & REPORT

Commissioned By:

Mrs L Trotter

Address:

24 Park Avenue
Clitheroe
Lancs.
BB7 2HW

Tel No:

01200 425402

Instruction Method:

Verbal

Bat Survey Address:

Ashton,
Eastham Street.
Clitheroe
Lancs.
BB7 2HY

Visit Date:

12 February 2013 at 15.00 hours

Weather

Overcast but dry with no wind and a temperature of 1.5 ^{0}c

Document Reference:

1470

BAT SURVEY & REPORT

Survey Brief

To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.

The report will identify if bats have ever used the buildings at any time, or not as the case may be.

If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Objectives of the report:

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.

When evidence of bats is found, the report will include recommendations and mitigation to prevent disturbance to bats.

Survey Guidelines

This survey follows guidelines recommended by:

Bat Conservation Trust, The Conservation of Habitats and Species Regulations 2010.

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

JNCC Bat Workers Manual

Daytime Survey Methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult.

Photographs will be taken of the outsides and insides of all buildings and structures.

Ladders will be used to access all parts of buildings for detailed inspection.

An endoscope camera with an LCD monitor will be used to examine niches and cavities in structures with limited access.

BAT SURVEY & REPORT

Signs of Bat Use

Evidence of use by bats will include one of the following;

Presence of live or dead bats.

Bat droppings.

Moth and insect wings.

Faint scratch marks on roof timbers.

Grease staining marks on roof timbers.

Odour of bats.

Evening Survey Methods

Detection of the presence of bats is often undertaken at bat emergence time on evenings when bats are likely to be flying.

Bat emergence time may start half an hour before sunset, to one hour after.

To give greater coverage and scope, the survey is normally conducted by a minimum of two persons.

A bat detector is used to detect ultra-sound emitted by bats into sounds audible to the human ear from roof areas where human access is limited or impossible.

Species may be identified by the frequency on which they 'transmit' and by the sonargraph of their sounds.

Up to three evening surveys may be necessary on evenings when bats are flying, to confirm the presence or absence of bats.

Dawn swarming surveys may also be implemented to enhance or confirm evidence of bat presence.

Analysis of results

Negative results from the bat detector may only indicate that bats are not present at the time of the survey.

If the bat detector detects sonar but the source of the noise remains unidentified, further inspection of the site may be needed.

Bat habits

Bats frequently use the shelter of buildings and trees for feeding.

The presence of feeding bats does not indicate that the roost is close by.

Insects are found at most sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat.

BAT SURVEY & REPORT

Adverse weather

Adverse weather conditions may affect the ability to collect data on night visits.

Cold nights, strong wind or 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.

Surveying Equipment

Million candle power re-chargeable torches.

Petzl headlamp torches.

A variety of folding aluminium ladders.

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.

Telescopic inspection mirrors, large and small.

Handheld Endoscope Camera with LCD Monitor

Limitations of the report

The aim of the survey is to prove use by bats, but does not guarantee their absence.

Surveys undertaken when bats are hibernating will have to be re-assessed during summer months when bats are most active.

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.

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.

Buildings with no signs of bats on the date of the survey may be used by individuals or small numbers of bats, in subsequent months or years.

Small bats, like pipistrelles, may 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

External Survey Results

	YES	NO
Building type		
House:	✓	
Extension:	✓	
Garage:	✓	

Comments:
The building is a two storey house with an attached garage.

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

Comments:
The building has been well maintained with no bat access points

Roof		
Slate		✓
Tile:	✓	
Mineral felt	✓	
Bat Access Places		✓

Comments:
The house roof is tiled whilst the garage has a flat roof covered with mineral felt.

Bat Signs		
Bats seen		✓
Droppings		✓
Bat Detector Results		✓

Comments:
A careful visual examination was made around the outside of the buildings. The construction and maintenance of the property is high with no bat access points.

External Conclusions:

No evidence of bats using the buildings could be found.

BAT SURVEY & REPORT

Internal Survey Results

Building use: The house has been occupied until recently.

Construction

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

Comments:

Roof space, attic or loft

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

Comments:
A single hatch provides access into the loft.

Bat signs

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

Comments:
Spider's cobwebs adorn the timberwork of the ridge beams, indicating that bats have not used these areas.
Examination of the attics could find no evidence of bats.

External Conclusions:

No signs of bat use could be found.

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to redevelop the buildings

Site Description

The property is part of a large residential development on the outskirts of a small rural town.

Gardens of neighbouring properties contain trees, hedges and flowering plants.

Survey Results

The survey found no evidence of bats occupying any part of the buildings

Importance of the Site

The surveys found no evidence of occupation by bats for roosting, refuge or hibernation, and accordingly the site has no special wildlife importance.

Conclusions

A thorough search of all areas could find no evidence of previous or present occupation by bats in any part of the buildings.

Mitigation and Enhancement

No bat mitigation or bat habitat enhancement is required..

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *13th February 2013*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20130275 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 if 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, and bats are not present and the habitat and access points are not being affected, then the work may possibly be done without a licence.

Each site has different requirements and Natural England, the Licensing Authority 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, a license may 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.

Bats may use buildings at any time of the year for feeding or refuge.

Work to the roof should be undertaken when bats are free flying, generally early March to late November.

Care must be taken when removing existing roof beams and associated stonework.

During completion of roof works, bat access points may be built into the new structure.

Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.

When hibernating, bats become torpid and appear lifeless, do not assume they are dead.

During very cold weather, it may take up to two hours before a bat has warmed up sufficiently to be able to move or fly.

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 am available to offer further advice if any of the above points need explaining.

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.