

3 2 0 1 3 0 4 1 6 P

BAT SURVEY

AT

Land adjacent to Manor Barn
Off Back Lane
Rimington

DATE AND TIME OF VISIT

2nd April 2013 9.00 am

WEATHER CONDITIONS

Bright and Sunny, strong north easterly wind 2 C

REFERENCE NO. 4363



Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

**THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS
COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION
COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS'
COURSE**

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or projection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: *The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.*

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

3 20130416 P

PROPOSED DEVELOPMENT

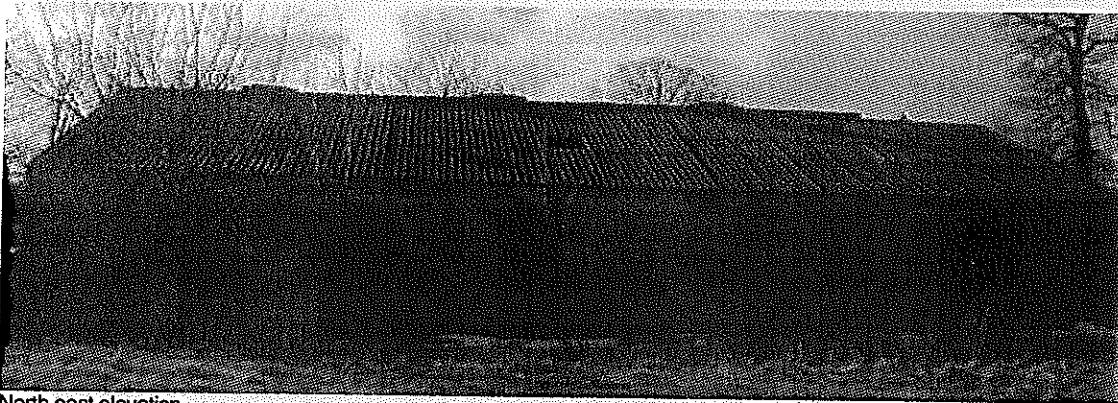
Demolition of a derelict shippon.

TYPE OF BUILDING

X

HOUSE
BARN
GARAGE
OTHER

COMMENTS: The building is a disused shippon.



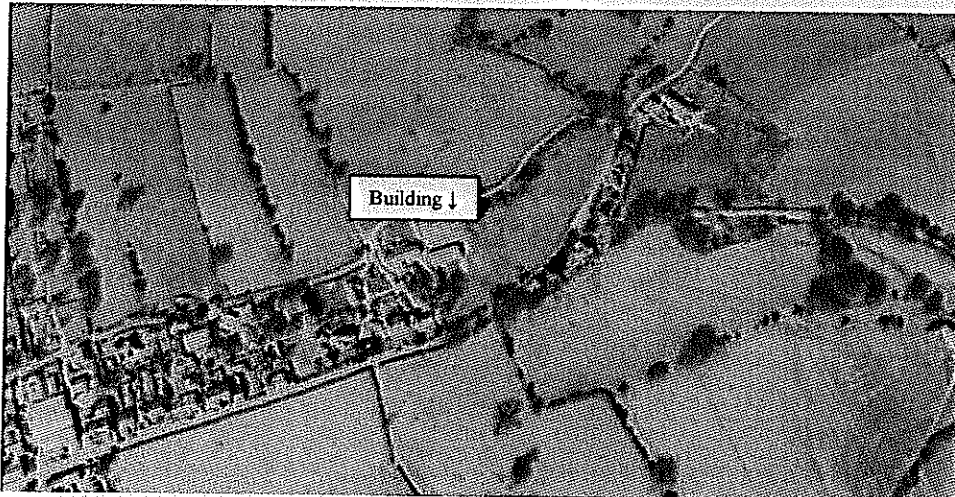
North east elevation

LOCATION

X

URBAN
SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

COMMENTS: The building is located on the north east edge of the main settlement area of Rimington adjacent to Manor Barn, between Back lane and Rimington lane.



BUILDING ADJACENT TO OR WITHIN 10M OF

X

TREES
HEDGEROW
OPEN WATER

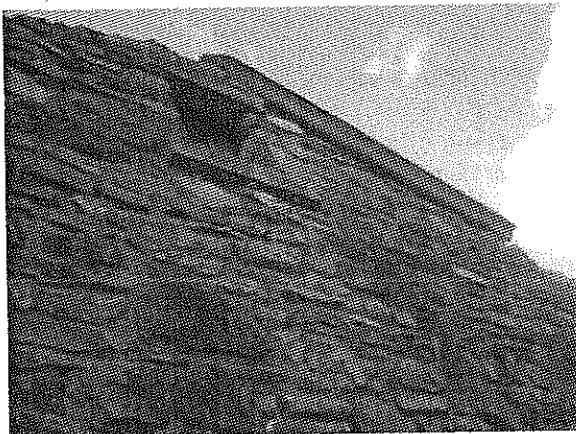
COMMENTS: Both Back and Rimington lane are lined with mature trees/ hedge. There are a group of trees to the south west of the building in close proximity.



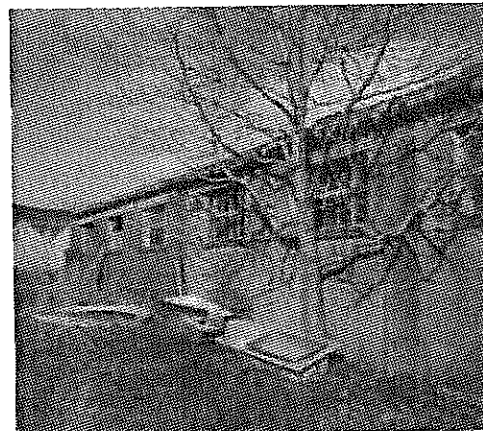
WALL CONSTRUCTION

☒	STONE
☐	BRICK
☐	STEEL
☒	BRICK/BLOCK AND RENDER
☐	OTHER

COMMENTS: The south west elevation is random stone with block backing. The other elevations consist of either brick or brick with a render finish.



South west elevation



South east elevation

ROOF CONSTRUCTION

☐	SLATE
☐	TILE
☐	GREY SLATE
☐	STEEL
☐	FLAT ROOF FELT

COMMENTS: The roof is fibre cement corrugated sheet.

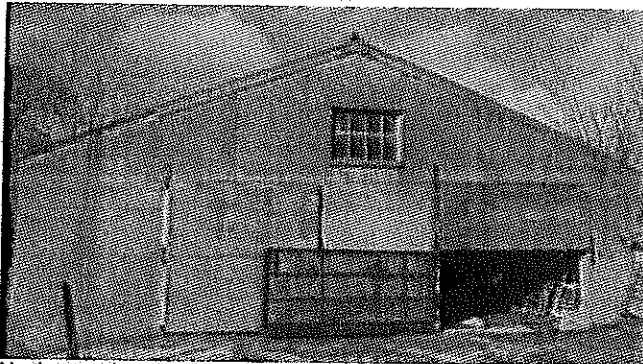
BAT ACCESS POINTS IN WALLS

Yes	No
☒	☐

COMMENTS: The pointing in the stone and brick walls and the render is in reasonable condition with no access points for bats, however there is a large crevice in the stone wall section (see picture below).

3 20130416 P

Free access to the building is available via window openings with broken glazing, open door opening in the north east elevation.



North east elevation with render finish



Crevice in stone wall

BAT SIGNS, EXTERNAL SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

Yes	No
☐	☒
☐	☒
☐	☒

COMMENTS: As this survey has taken place during the inactive winter month period an emergence survey was not appropriate but a thorough inspection of the building and surroundings was carried out. There were no signs of droppings around the building nor any staining or grease marks on the walls externally.

ROOF SPACE TRUSSED
PURLINS
FELT

Yes	No
☒	☐
☒	☐
☐	☒

COMMENTS: There is no enclosed roof space. The roof is supported by steel trusses and purlins.



BAT ACCESS POINTS IN ROOF

Yes	No
☒	☐

COMMENTS: The roof light opening with no glazing provides access as do the large gaps at ridge and eaves level (as illustrated above)

BAT SIGNS, INTERNAL

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

Yes	No
	X
	X
	X
	X
	X
	X
	X

COMMENTS: None of the above where found.



CONCLUSION

The interior of this building is draughty due to the exceptional number of openings in it. It provides very little protection from the elements and it lacks any cracks, crevices or any shelter suitable for bat hibernation or roosting.

Due to the buildings location adjacent to potential tree foraging routes it is possible that during the summer months bats may enter the building for foraging however the loss of this building will not have any detrimental effect on the local bat population as numerous more suitable habitats are available in the locality and the foraging areas are not affected.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

The precautions below should be incorporated in the unlikely event that any bats are found to be present in the intervening time between surveys and work commencing on site.
When bats are found to be present in a building:

- A NATURAL ENGLAND licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.

3 2 0 1 3 0 4 1 6 P

- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

