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BAT SURVEY

AT

MERRYBENT HILL FARM
CATLOW ROAD
SLAIDBURN

DATE AND TIME OF VISIT
20TH NOV 2012

WEATHER CONDITIONS

Overcast with a strong southerly wind, 9 °C
Light rain.

REFERENCE NO. 4282

Survey carried out by:

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

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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 protection 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

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PROPOSED DEVELOPMENT

It is proposed to extend the habitable area (farmhouse) into the barn.

TYPE OF BUILDING

X	HOUSE
X	BARN
	GARAGE
	OTHER

COMMENTS: The property is a derelict farmhouse (empty since 2005) with barn attached in a linear formation, with a further stone building and half stone /corrugated asbestos machinery/cattle shelter. The house is listed and probably dates from early C 18th

LOCATION

	URBAN
	SMALL TOWN/URBAN VILLAGE
X	RURAL/VILLAGE

COMMENTS: The farm is located approx 5 miles to the north of Slaidburn just off Catlow road, it is a remote upland farmstead surrounded by agricultural land.

**BUILDING ADJACENT TO OR WITHIN 10M OF**

	TREES
	HEDGEROW
	OPEN WATER

COMMENTS: The buildings are surrounded by grasslands with a number of small Damson trees lining the drive/track. A small walled area to the south has a number of large mature Acer trees.

WALL CONSTRUCTION

X	STONE
	BRICK
	STEEL
	BRICK/BLOCK AND RENDER
	OTHER

COMMENTS: The farmhouse and barn are solid stone structures. The machinery / cattle shelter has stone walls with corrugated asbestos part wall to front elevation.

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ROOF CONSTRUCTION

X
X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The farmhouse has a blue slate roof. The barn has a grey slate roof and the store to the north has a corrugated asbestos roof.

BAT ACCESS POINTS IN WALLS

Yes No

X	
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COMMENTS: There are numerous cracks and crevices in the walls due to the pointing being in poor condition. Some windows in both the barn and farmhouse are without glazing thus providing free access internally.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

Yes No

	X
	X
	X

MAGENTA BAT5 DETECTOR RESULT

COMMENTS: The exterior of the property was examined for signs of droppings, urine stains and grease or scratch marks. Due to the necessity of the survey being carried out in late autumn the use of the detector was not necessary as bats are inactive during the winter months. No external evidence was found.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

X	
X	
X	

COMMENTS: The house roof space is enclosed with a ceiling, and it was inspected from 3 separate hatches (it was not safe to enter the roof space). The timbers are original but at some time the roof has been felted and some rafters replaced. As can be seen in the photograph there is an exceptional amount of cob webs in the roof space. Although close inspection was not possible it does not appear that bats have used this roof space and no signs that bats were currently hibernating could be found.



The farmhouse roof voids



The roof space in the cat slide roof.

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The barn roof void



Machinery/cattle store roof.

The barn roof space is not enclosed, it appears to have original roof timbers which are in reasonable condition there is no felt in this section of roof the area is damp and draughty.
The store roof space is also open to the underside and although there is no water ingress the area is damp and draughty.

BAT ACCESS POINTS IN ROOF

Yes	No
☒	☐

COMMENTS: The farmhouse roof slates are in reasonable condition, although some loss of Lead around the chimney has lead to some deterioration at ridge level. The barn ridge stones are in poor condition leading to substantial water ingress. The corrugated roof covering on the store with plastic roof lights is in good condition.

BAT SIGNS, INTERNAL

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

Yes	No
☐	☒
☐	☒
NA	NA
☐	☒
☒	☐
☐	☒
☐	☒

COMMENTS: This snapshot of information has been undertaken at an inactive time of year making the use of the detector unnecessary. After careful inspection of the buildings which was possible with the exception of the house roof space, no evidence could be found that bats are currently hibernating and no signs were evident that bats have used the building in the past for roosting or breeding, certainly not in any significant number.

CONCLUSION

This survey was carried out during the minimal bat activity period due to the necessity of the purchaser to progress with the application. The main conclusion from this survey was that it does not appear that bats use the building for hibernation. It could not be concluded however that bats do not roost or breed in the buildings during the summer months, although no significant evidence could be found to indicate that much activity occurs.

If work to the roofs was carried out during the winter months no bats should be harmed. The findings of the September 2010 survey necessitate that mitigation is incorporated.

MITIGATION RECOMMENDATIONS

It is recommended that any re-roofing should be carried out during the autumn and winter months when bats are inactive and it is highly unlikely that any bats are present in the building.

To accommodate any Summer visiting bats, roosting habitat should be provided by incorporating:-

- Bat tubes into the walls of the south east elevation.
- Bat slates to be installed to allow Pipistrelle to roost between the felt and slate.

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- Gaps formed at the eaves to allow access to the roof void. See attached illustration.
- Areas of pointing to be omitted forming suitable roosting crevices. See attached illustration.

The integration of bat roosting habitat will not cause disturbance to the inhabitants nor visually affect the property. It can be incorporated easily and comply with Planning and building regulation requirements.

Bats do not nibble or gnaw at wires, insulation or timbers. The droppings are dry and crumbly without a strong aroma and have no known health risks with them.

NOTES:

In the unlikely event that any bats are found when work is being carried out during the winter months.

When bats are found to be present in a building:

Stop work immediately and contact the Bat Conservation Trust or Natural England.

- A NATURAL ENGLAND licence will be required before any building work is undertaken.
- Work to roof structure should not be undertaken between late May, June, July and August.
- 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.

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

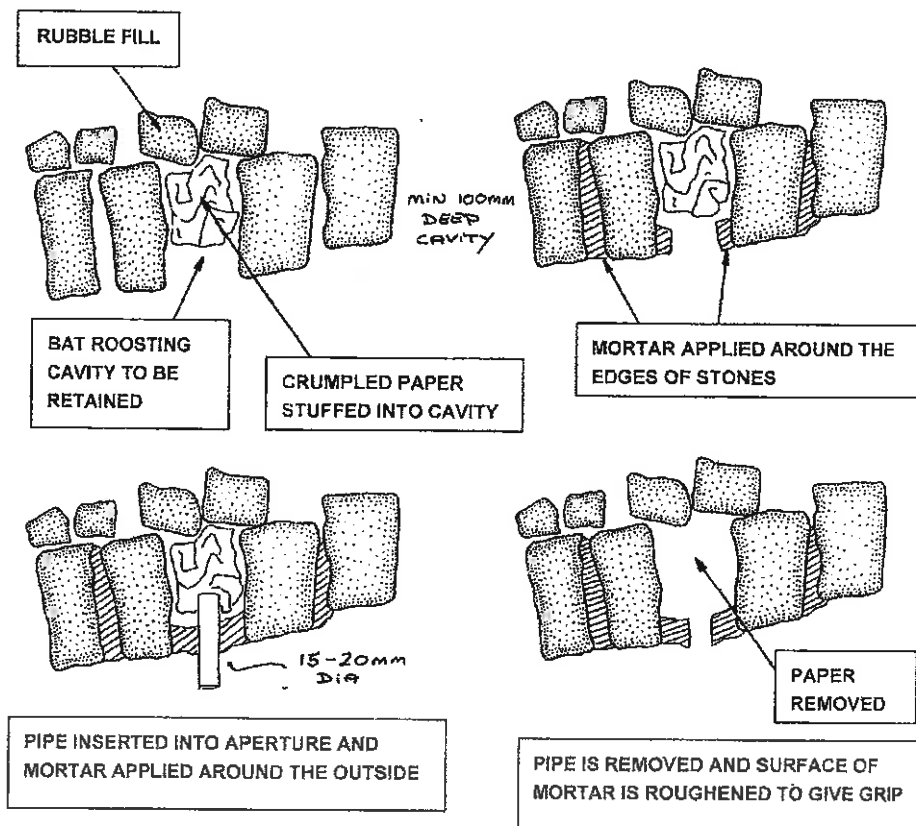
Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

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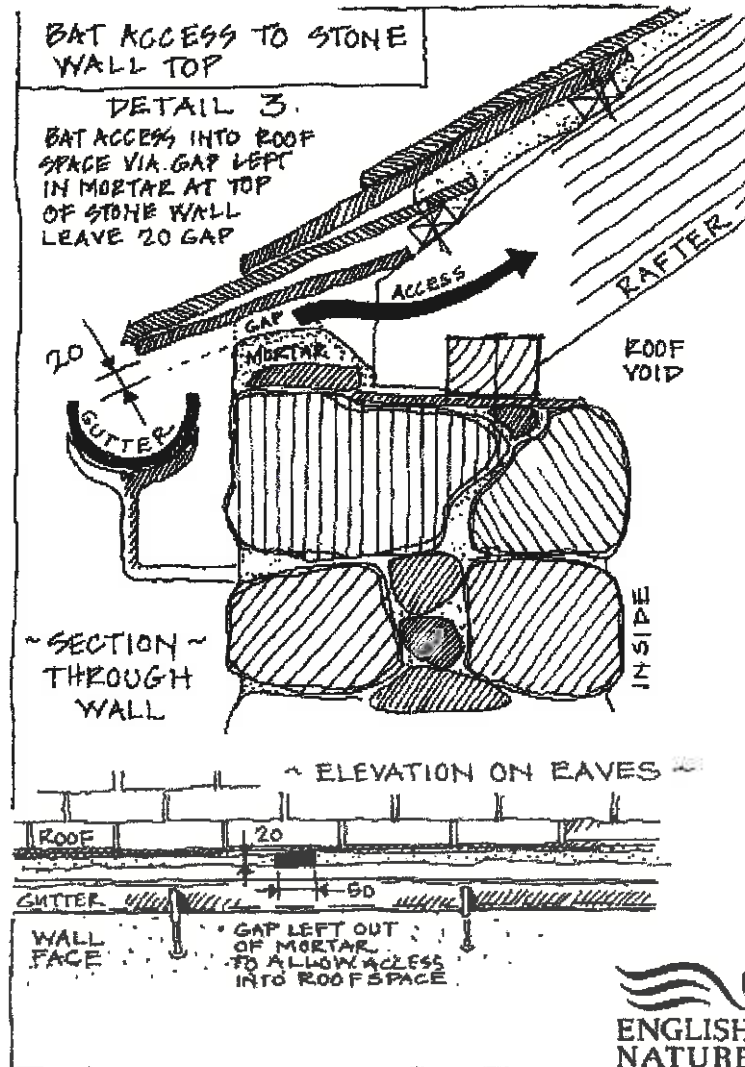
Bat Conservation Trust



Retaining a cavity



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BAT SURVEY
AT

MERRYBENT HILL FARM
CATLOW ROAD
SLAIDBURN

To be read in conjunction with the September 2010 and November 2012 surveys.

DATE AND TIME OF VISIT

11TH May 2013 Evening emergence survey 8.45 - 9.50pm

WEATHER CONDITIONS

Overcast with an increasing (during the survey) strong south westerly wind.
Fine initially with light rain developing. 9 °C

REFERENCE NO. 4282

Survey carried out by:

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

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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 as amended, the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006.

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 protection 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

PROPOSED DEVELOPMENT

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It is proposed to extend the habitable area (farmhouse) into the barn.

TYPE OF BUILDING

☒	HOUSE
☒	BARN
☐	GARAGE
☐	OTHER

COMMENTS: The property is a derelict farmhouse (empty since 2005) with barn attached in a linear formation, with a further stone building and half stone /corrugated asbestos machinery/cattle shelter. The house is listed and probably dates from early C 18th

LOCATION

☐	URBAN
☐	SMALL TOWN/URBAN VILLAGE
☒	RURAL/VILLAGE

COMMENTS: The farm is located approx 5 miles to the north of Slaidburn just off Catlow road, it is a remote upland farmstead surrounded by agricultural land.



BUILDING ADJACENT TO OR WITHIN 10M OF

☐	TREES
☐	HEDGEROW
☐	OPEN WATER

COMMENTS: The buildings are surrounded by grasslands with a number of small Damson trees lining the drive/track. A small walled area to the south has a number of large mature Acer trees.

WALL CONSTRUCTION

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

COMMENTS: The farmhouse and barn are solid stone structures .The machinery / cattle shelter has stone walls with corrugated asbestos part wall to front elevation.

ROOF CONSTRUCTION

X
X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

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COMMENTS: The farmhouse has a blue slate roof. The barn has a grey slate roof and the store to the north has a corrugated asbestos roof.

BAT ACCESS POINTS IN WALLS

Yes No

X	
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COMMENTS: There are numerous cracks and crevices in the walls due to the pointing being in poor condition. Some windows in both the barn and farmhouse are without glazing thus providing free access internally.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

Yes No

	X
	X
	X

MAGENTA BAT5 DETECTOR RESULT

COMMENTS: The exterior of the property was examined for signs of droppings, urine stains and grease or scratch marks. Due to the necessity of the survey being carried out in late autumn the use of the detector was not necessary as bats are inactive during the winter months. No external evidence was found.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

X	
X	
X	

COMMENTS: The house roof space is enclosed with a ceiling, and it was inspected from 3 separate hatches (it was not safe to enter the roof space). The timbers are original but at some time the roof has been felted and some rafters replaced. As can be seen in the photograph there is an exceptional amount of cob webs in the roof space. Although close inspection was not possible it does not appear that bats have used this roof space for hibernating or roosting.



The farmhouse roof voids



The roof space in the cat slide roof.

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The barn roof void



Machinery/cattle store roof.

The barn roof space is not enclosed, it appears to have original roof timbers which are in reasonable condition there is no felt in this section of roof the area is damp and draughty.
The store roof space is also open to the underside and although there is no water ingress the area is damp and draughty.

BAT ACCESS POINTS IN ROOF

Yes	No
X	

COMMENTS: The farmhouse roof slates are in reasonable condition, although some loss of Lead around the chimney has lead to some deterioration at ridge level. The barn ridge stones are in poor condition leading to substantial water ingress. The corrugated roof covering on the store with plastic roof lights is in good condition.

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: This snapshot of information has been undertaken during the early activity period which is late this year due to the exceptionally cold weather. The buildings were again carefully inspected the result being as the November survey, no internal signs of hibernation, roosting or maternity use.

CONCLUSION

This emergence survey did not reveal any bat activity no emergence was witnessed and it again found that bats are not using the buildings.

Due to the findings of the September 2010 survey it is proposed that although no evidence could be found of current or previous use by bats during the 2012 , 2013 survey, mitigation should be incorporated to encourage any potential bat population.

MITIGATION RECOMMENDATIONS

It is recommended that any re - roofing should be carried out during September - October autumn and winter months as the buildings are not used for hibernation and bats generally are inactive.

To accommodate any Summer visiting bats, roosting habitat should be provided by incorporating:-

- Bat tubes into the walls of the south east elevation.
- Bat slates to be installed to allow Pipistrelle to roost between the felt and slate.
- Gaps formed at the eaves to allow access to the roof void. See attached illustration.
- Areas of pointing to be omitted forming suitable roosting crevices. See attached illustration.

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The integration of bat roosting habitat will not cause disturbance to the inhabitants nor visually affect the property. It can be incorporated easily and comply with Planning and building regulation requirements.

Bats do not nibble or gnaw at wires, insulation or timbers. The droppings are dry and crumbly without a strong aroma and have no known health risks with them.

NOTES:

In the unlikely event that any bats are found when work is being carried out during the winter months.

When bats are found to be present in a building:

Stop work immediately and contact the Bat Conservation Trust or Natural England.

- A NATURAL ENGLAND licence will be required before any building work is undertaken.
- Work to roof structure should not be undertaken between late May, June, July and August.
- 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.

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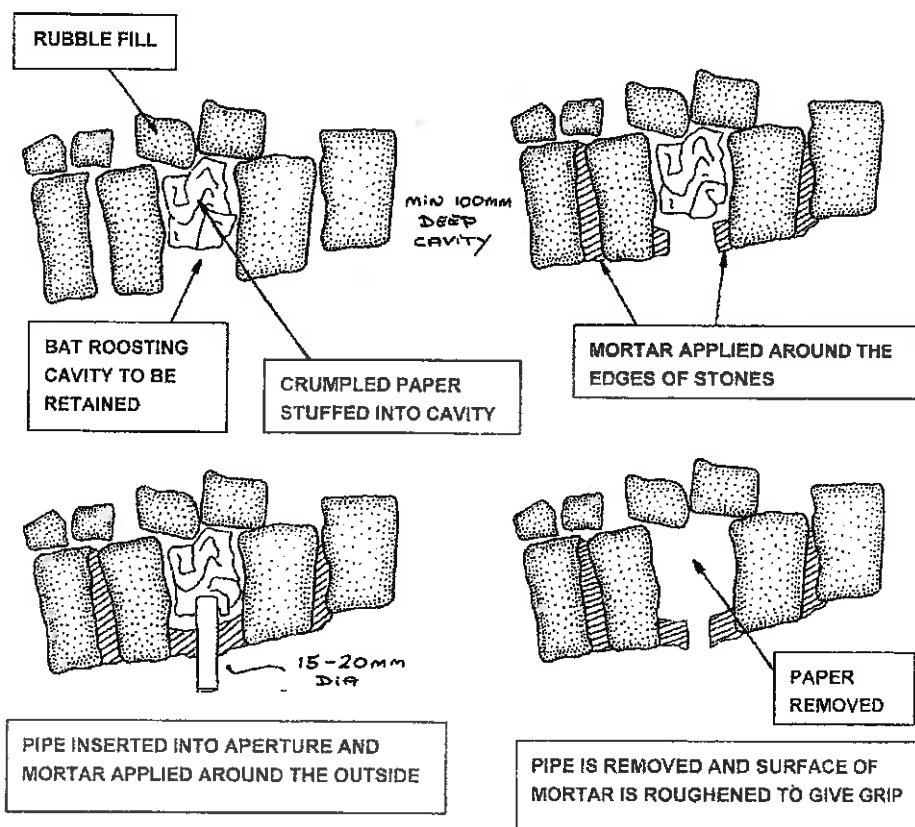
Natural England Cheshire-Lancashire Team
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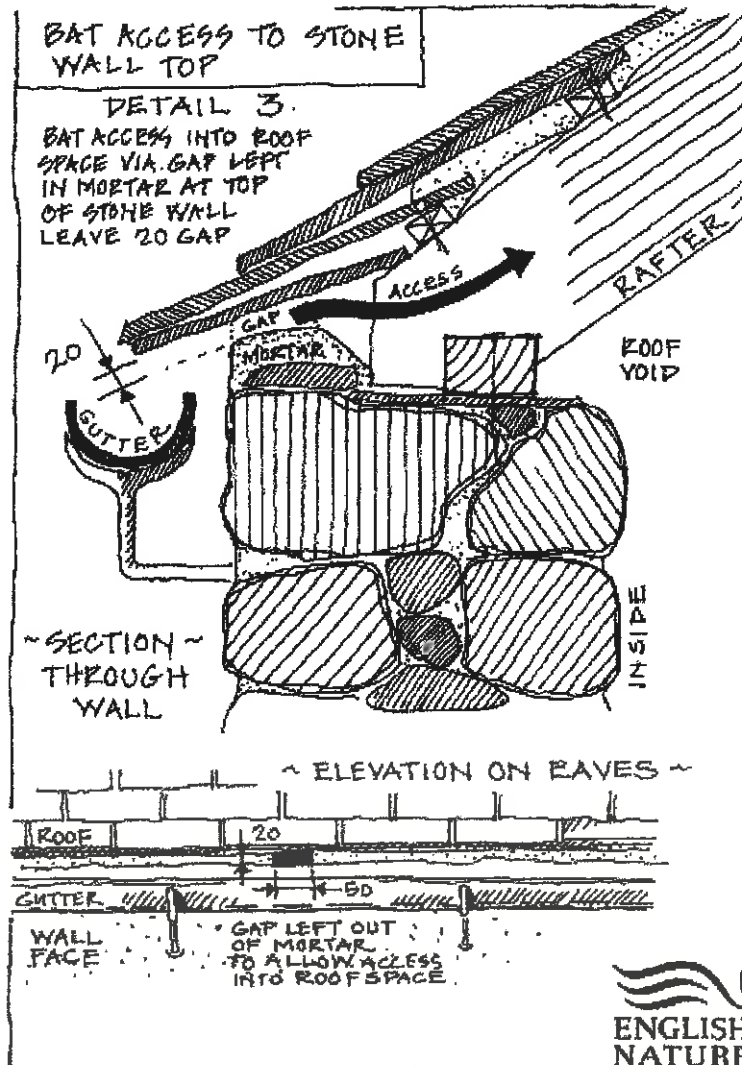
Bat Conservation Trust



Retaining a cavity



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The above information is for guidance only and should be interpreted at your own risk. For further information please contact English Nature Centre for the Environment, 1000 Centre Road, Suite 100, 1000 Centre Road, Suite 100, 1000 Centre Road, Suite 100, 1000 Centre Road, Suite 100. Tel: 01202 755000 Fax: 01202 755001 Email: enquiries@english-nature.org.uk