

BAT SURVEY
AT
SPRINGFIELD
WHITEACRE LANE
BARROW

DATE AND TIME OF VISIT
25th Nov 2013 2.00pm external inspection.
27th Nov 2013 11.00am Internal inspection

WEATHER CONDITIONS
25th Nov Bright sunny. Light breeze 5° C

REFERENCE NO. 4291



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 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

Demolition of existing house prior to constructing new dwellings.

TYPE OF BUILDING

<input checked="" type="checkbox"/>	HOUSE
<input type="checkbox"/>	BARN
<input type="checkbox"/>	GARAGE
<input type="checkbox"/>	OTHER

COMMENTS: The house is a currently uninhabited detached bungalow with a garage at a lower level to the east. The property probably dates from the 1970's.



LOCATION

<input type="checkbox"/>	URBAN
<input type="checkbox"/>	SMALL TOWN/URBAN VILLAGE
<input checked="" type="checkbox"/>	RURAL/VILLAGE

COMMENTS: The bungalow is located in a large garden with its eastern boundary being adjacent to the A59. It is the last house within the settlement area of Barrow off Whiteacre lane the road leading to Wiswell.



BUILDING ADJACENT TO OR WITHIN 10M OF

<input checked="" type="checkbox"/>	TREES
<input checked="" type="checkbox"/>	HEDGEROW
<input type="checkbox"/>	OPEN WATER

COMMENTS: The garden boundary is lined with a mixture of mature trees and leylandii, various potential foraging routes (lines of trees) radiate in a southern and westerly direction from the property. The route to the east is broken by the A59.



WALL CONSTRUCTION

<input type="checkbox"/>	STONE
<input type="checkbox"/>	BRICK
<input type="checkbox"/>	STEEL
<input checked="" type="checkbox"/>	BRICK/BLOCK AND RENDER
<input type="checkbox"/>	OTHER

COMMENTS: The walls are a combination of white painted render with a brick plinth. The side walls are brick.



BAT ACCESS POINTS IN WALLS

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

COMMENTS: The render is in good condition with no access points. The pointing is generally in good condition however there are some very small sections of brickwork pointing missing at eye level near the rear north east corner. After close inspection they proved not to be a suitable roost for bats.

ROOF CONSTRUCTION

<input checked="" type="checkbox"/>	SLATE
<input type="checkbox"/>	TILE
<input type="checkbox"/>	GREY SLATE
<input type="checkbox"/>	STEEL
<input checked="" type="checkbox"/>	FLAT ROOF FELT

COMMENTS: The pitched roofs are slate with overhanging eaves with soffits which are boarded to the underside.
The porches both have felt flat roofs.



Soffit



Felt flat roof

BAT ACCESS POINTS IN ROOF

Yes	No
	X

COMMENTS: The condition is generally reasonable with just a couple of slates missing near to the eaves adjacent to the flat roofed porch. It was possible to inspect quite closely the missing slates, there was no evidence of bats using the crevice.

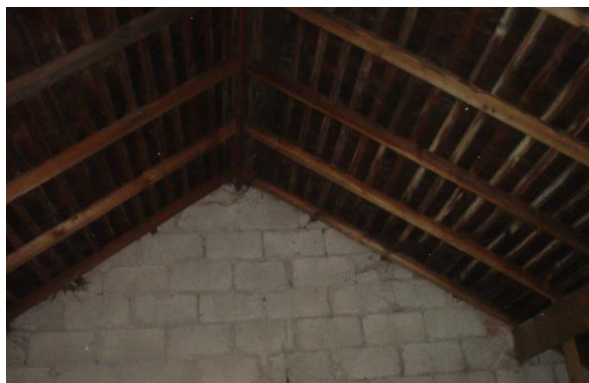
The boarded soffits as can be seen in the photograph above are in good condition, all are tight fitting.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
	X
X	
	X

COMMENTS: The roof void was draughty with no felt or insulation, the timbers were in reasonable condition with no cracks or crevices which may harbour a bat. There was significant cob webbing at abutment of the roof with the wall.



BAT SIGNS, EXTERNAL SEEN DROPPINGS MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

COMMENTS: A survey carried out approx 100m down Whiteacre Lane towards Barrow during the summer months revealed some pipestrelle bat activity, however it was determined on this occasion that the bats were emerging from and foraging around the trees and were not entering the properties.

This external survey has been carried out during the inactive period, bats hibernate during the winter months so the use of the detector was not required. What can be determined during the winter months is if the building is currently being used for hibernation or if there are any signs that bats have used the building previously for roosting, feeding or maternity.

A thorough close inspection was carried out of all the external walls and roof using binoculars.

If droppings were found either around or on the walls it could indicate bats have been entering the building, however no such evidence was found. Neither were any grease marks on the walls or external woodwork.

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

COMMENTS: The roof void was inspected for any evidence of hibernating bats and any feeding or roosting signs. No bats were found nor were there any signs droppings or insect feeding, nothing to indicate that bats have ever used the space.

CONCLUSION

**This building has not been or is being used by any bat population.
The demolition of this building will not impact on any local bat population.**

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.
- 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
845 1300 228

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