

**BAT SURVEY**

**AT**  
**The Former Public Convenience**  
**Slaidburn road**  
**Waddington**

**DATE AND TIME OF VISIT**  
**25<sup>th</sup> June 2013 9.00pm**

**WEATHER CONDITIONS**

**Overcast, no breeze. 10° C**

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**REFERENCE NO. 4383**



**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

**Demolish existing Public Convenience Building prior to constructing a new dwelling.**

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

**COMMENTS:** Public convenience. The building is single storey with a pitched roof.



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

**COMMENTS:** It is located within the village settlement of Waddington just off Slaidburn road.



BUILDING ADJACENT TO OR WITHIN 10M OF	<input checked="" type="checkbox"/>	TREES
	<input type="checkbox"/>	HEDGEROW
	<input type="checkbox"/>	OPEN WATER

**COMMENTS:** There is a small garden area to the north east elevation between the building and Slaidburn road which contains some planting and a small tree. There is a field to the west of the building and adjacent to other properties on other sides.



**WALL CONSTRUCTION**

X

- STONE
- BRICK
- STEEL
- BRICK/BLOCK AND RENDER
- OTHER

**COMMENTS:** The walls are rough cast render.



**ROOF CONSTRUCTION**

X

- SLATE
- TILE
- GREY SLATE
- STEEL
- FLAT ROOF FELT

**COMMENTS:** The roof is tile with a boarded overhang at the eaves.



**BAT ACCESS POINTS IN WALLS**

Yes	No
	X

COMMENTS: The walls are in perfect condition with no cracks or crevices.

**BAT ACCESS POINTS IN ROOF**

Yes	No
	X

COMMENTS: The tile roof and boarded soffits are in good condition with no access points.



Soffit

**ROOF SPACE**

**TRUSSED  
PURLINS  
FELT**

Yes	No

COMMENTS: There is a ceiling with no access to the roof void.



		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT		X

COMMENTS: No droppings could be found surrounding the building. No bats were seen in the area and the bat detector result was negative.

		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: None of the above evidence could be found.

### CONCLUSION

There is no access to the interior of this building and externally there are no cracks or crevices. This building does not provide a suitable habitat for bats and its removal will not adversely affect any 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 survey 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  
0845 1300 228

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