

BAT SURVEY

AT

**GREENBANKS BUNGALOW
GREEN LANE
GRINDLETON**

**DATE AND TIME OF VISIT
25TH March 2014 3.00pm**

WEATHER CONDITIONS

Overcast , slight breeze and drizzle 5 °C

REFERENCE - CHRISTIAN

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

EXTEND THE PITCHED ROOF OVER THE EXISTING FLAT ROOFED KITCHEN AND CONVERT THE EXISTING ROOF SPACE TO INCREASE THE EXISTING FIRST FLOOR BEDROOM ACCOMMODATION.

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

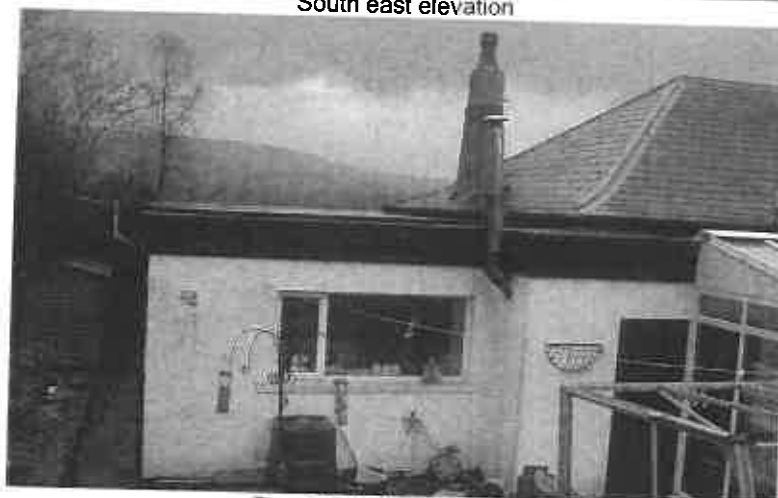
COMMENTS: The property is a detached Bungalow with detached garage.. the original bungalow was built in the 1920's, it has subsequently been extended with the latest flat roof kitchen extension being added in the 1980's.



North west elevation



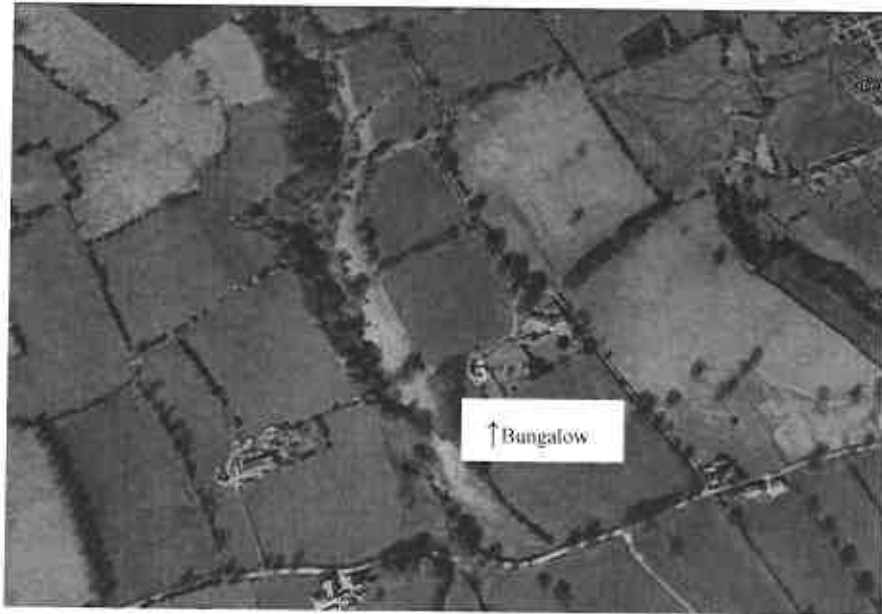
South east elevation



Flat roof kitchen extension

	LOCATION	URBAN
		SMALL TOWN/URBAN VILLAGE
X		RURAL/VILLAGE

COMMENTS: The house is remote from the village settlement area of Grindleton. It is located off the Grindleton road end of Green lane to the south west of Green banks house.



BUILDING ADJACENT TO OR WITHIN 10M OF TREES

X
X

HEDGER

OPEN WATER

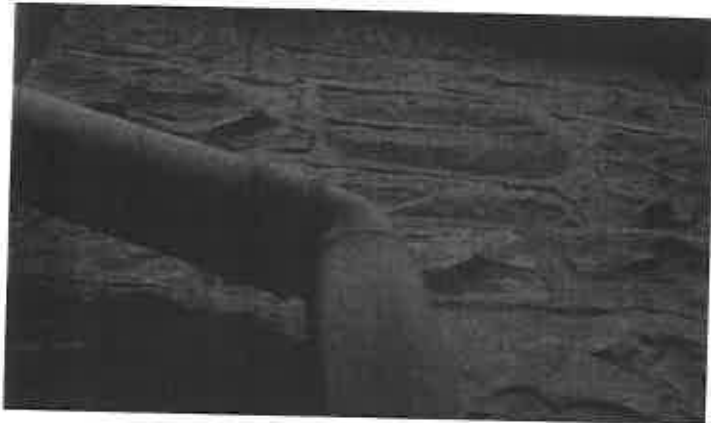
OW

COMMENTS: To the west of the garden 'West clough brook' flows in a north to south direction in a ravine with densely wooded banks. The large area of trees extend towards the North forming extensive foraging and roosting habitat for bats. The fields surrounding the house are boarded with hedges and trees.



X	WALL CONSTRUCTION STONE BRICK STEEL BRICK/BLOCK AND RENDER OTHER
X	

COMMENTS: The walls are a combination of mainly white painted render to the most recent additions with the south east elevation being partially natural stone with strap pointing. The south west and south east elevation (the oldest section) have a rough render finish .



Stone wall



Rendered wall

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: All the walls are in good condition with no access points or cracks or crevices.

X	ROOF CONSTRUCTION SLATE TILE GREY SLATE STEEL FLAT ROOF FELT
X	

COMMENTS: The main roof is pitched and hipped with a blue slate finish there are overhangs to the eaves and gables which are boarded to the underside. The kitchen has a flat roof with a felt finish, the fascias to the perimeter project slightly from the wall . There is a fully glazed porch to the North west elevation and a glazed lean to south east elevation.



BAT ACCESS POINTS IN ROOF

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

COMMENTS: The tiles are tight fitting with no significant cracks or crevices. The lead work is also in good condition and does not form any crevices. The overhangs are mostly tight fitting with some gaps suitable for bat ingress, there was some evidence of staining at the entrance of the gap with some dried grass visible this opening was closely inspected internally no bats were found, it is likely that the recess has been used by birds or squirrels (there is history of squirrels using the building).



ROOF SPACE

TRUSSED
PURLINS
FELT

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

COMMENTS: The roof space is accessed via a staircase the more recent sections of the building having the roof void already used as living accommodation. The remainder of the roof space is accessible via doors from the landing, The area consists of a section which has a boarded floor and the rafters have been lined out with plasterboard and is currently being used for storage. Leading off this section are two further voids which are divided by brick walls. The timber purlins and rafters are in good condition with no cracks or gaps. The felt is also in good condition providing no roosting habitat for bats.



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

COMMENTS: It was not necessary to use the bat detector during the survey as it was undertaken during the hibernation period. The path surrounding the building were examined for droppings and staining evidence, none was found with the exception of some wall staining near the fascia access point.

	Yes	No
BAT SIGNS, INTERNAL		X
SIGHTED 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 house is inhabited so the internal inspection was limited to the roof space. None of the above evidence was found inside the building.

CONCLUSION

Surveys undertaken at this time of year can determine if bats are using the building for hibernation, it is also possible to identify if bats have used the building during the active periods for roosting, maternity or feeding. Based on the lack of any evidence found within the building it can be concluded that bats are not accessing the roof space.

However due to the fact that the house is located in a prime foraging location and staining at the entrance of the soffit crevice was evident i would recommend that an emergence survey be carried out mid to late April to clarify what is using the crevice and determine if any bat mitigation is required.

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 event that 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
0845 1300 228

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