WILDLIFE SURVEY FOR BATS AND OWLS

Eatough Farm
Fleet Street Lane
Hothersall
Ribchester
PR3 3EX

Document Reference:

1467

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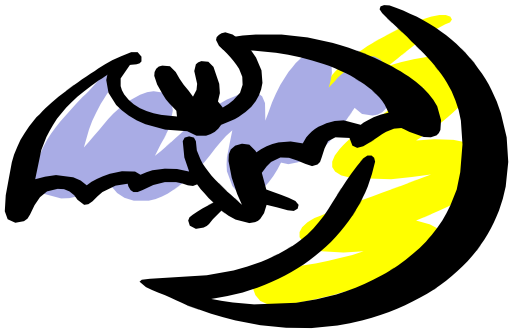

BAT AND OWL SURVEY & REPORT

Commissioned By:

Mr B McMahon

Address:

Barry McMahon
Modulus

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Instruction Method:

Written

Bat Survey Address;

Eatough Farm
Fleet Street Lane
Hothersall
Ribchester
PR3 3EX

Visit Date/Time:

3rd November 2012 from 10.00 to 16.30 hours

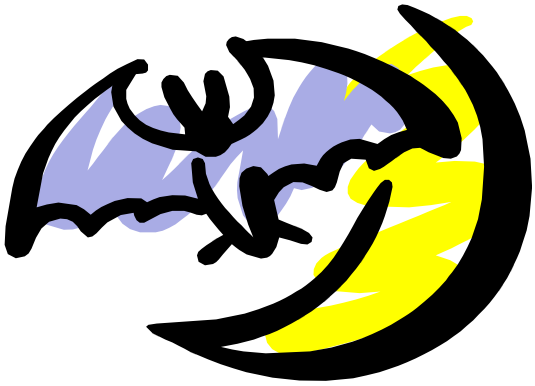
Weather Conditions:

Overcast but dry with a temperature of 10^0C.

Architect

Mr B McMahon

barry@modulusassociates.co.uk



BAT SURVEY & REPORT

Survey Brief

To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.

The report will identify if bats have ever used the buildings at any time, or not as the case may be.

If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Objectives of the report:

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula.

When evidence of bats is found, the report will include recommendations and mitigation to prevent disturbance to bats.

Survey Guidelines

This survey follows guidelines recommended by:

Bat Conservation Trust, The Conservation of Habitats and Species Regulations 2010.

Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004)

JNCC Bat Workers Manual

Daytime Survey Methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult.

Photographs will be taken of the outsides and insides of all buildings and structures, but will only be printed in reports to identify bat related issues.

Ladders will be used to access all parts of buildings for detailed inspection.

An inspection camera with an LCD monitor will be used to examine niches and cavities in structures with limited access.

BAT SURVEY & REPORT

Signs of Bat Use

Evidence of use by bats will include one of the following;

Presence of live or dead bats.

Bat droppings.

Moth and insect wings.

Faint scratch marks on roof timbers.

Grease staining marks on roof timbers.

Odour of bats.

Evening Survey Methods

Detection of the presence of bats is often undertaken at bat emergence time on evenings when bats are likely to be flying.

Bat emergence time may start half an hour before sunset, to one hour after.

To give greater coverage and scope, the survey is normally conducted by a minimum of two persons.

A bat detector is used to detect ultra-sound emitted by bats into sounds audible to the human ear from roof areas where human access is limited or impossible.

Species may be identified by the frequency on which they 'transmit' and by the sonargraph of their sounds.

Up to three evening surveys may be necessary on evenings when bats are flying, to confirm the presence or absence of bats.

Dawn swarming surveys may also be implemented to enhance or confirm evidence of bat presence.

Analysis of results

Negative results from the bat detector may only indicate that bats are not present at the time of the survey.

If the bat detector detects sonar but the source of the noise remains unidentified, further inspection of the site may be needed.

Bat habits

Bats frequently use the shelter of buildings and trees for feeding.

The presence of feeding bats does not indicate that the roost is close by.

Insects are found at most sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat.

BAT SURVEY & REPORT

Adverse weather

Adverse weather conditions may affect the ability to collect data on night visits.

Cold nights, strong wind or heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited.

Subsequent visits should provide sufficient data and prove positive or negative results.

Surveying Equipment

Million candle power re-chargeable torches.

Petzl headlamp torches.

A variety of folding aluminium ladders.

10 x 43 Hawke binoculars.

Bat box 'duet 'bat detector, a heterodyne type sonar receiver.

Bat Scanner, a heterodyne type instrument which actively scans ultrasound for bats.

Telescopic inspection mirrors, large and small.

Endoscope inspection Camera with LCD Monitor

Panasonic Lumix TZ20 camera

Limitations of the report

The aim of the survey is to prove use by bats, but does not guarantee their absence.

Surveys undertaken when bats are hibernating will have to be re-assessed during summer months when bats are most active.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

A bat detector will be used in all cases but daytime visits may only produce limited success.

When buildings are inspected during winter months, a bat detector will have very limited results.

Buildings with no signs of bats on the date of the survey may be used by individuals or small numbers of bats, in subsequent months or years.

Small bats, like pipistrelles, may leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Survey Methods

All areas of all the buildings were accessible for inspection.

All holes, cracks and holes that could be used by bats were examined with an endoscope camera and viewed on the LED monitor.

Ladders were used to reach all areas both outside and inside the roof and surrounds.

Small holes covered with spider's webs were not examined with the camera and monitor.

Buildings

The buildings were surveyed in a clock wise direction when entering through the main gate.

Building No I

Location

This building is located next to the left gate post

Description

This is a single storey store with an apex roof covered with corrugated sheeting.

Built of brick, the building has been rendered and pebble dashed.

Inside, the ceiling has no lining.

The building and roof is in an average condition

Bat use potential

Access into the building could be through gaps between the roof sheets and the timber batons that secure them, and through broken windows.

Findings

A thorough search could find no holes or apertures occupied by bats.

There was no evidence of droppings or other clues that could confirm any previous use by bats.

Suitability for Bats

Though there is easy access for bats into the building, I do not consider the building as suitable bat habitat

Conclusions

A lack of evidence indicates that bats do not use the building.

BAT SURVEY & REPORT

Building No 2

Location

This building butts up to the gable end of the previous structure with a six feet gap between the two.

Description

This single storey store is built of concrete blocks. The single span roof is covered with corrugated sheeting with no lining to the underside.

The building is open fronted and the far gable has collapsed taking the roof with it

Bat use potential

There is open access into the building through the open frontage.

The concrete blocks do not provide any access for bats and with no lining to the inside of the roof there are no access places that could provide suitable refuges for bats.

Findings

Inspection of any nooks and crevices with the camera and monitor found no evidence of bats.

Suitability for Bats

Though there is easy access for bats into the structure, I do not consider this building as suitable bat habitat

Conclusions

No evidence of bats occupying the building could be found.

Building No 3

Location

This building is situated on the left of the access drive, beyond building No 1.

Description

This single storey store is built of stone with an apex roof covered with slate.

There is no lining to the underside of the roof.

Bat use potential

There are access points through gaps where the mortar has fallen out of the stonework.

There are also gaps between slates and around the door that could provide bat access points

BAT SURVEY & REPORT

Building No 3

Findings

Inspection of all nooks and crevices with the camera and monitor found no evidence of bats.

Suitability for Bats

This building has the potential to provide a suitable habitat that could be used by bats.

Conclusions

Despite a careful examination, no evidence of bats could be found to the outside or inside of the building.

Building No 4

Location

This building is the main farmhouse sited directly ahead when entering the main gates.

Description

This building is a stone built two storey residence with two single storey extensions to the north and west and a small porch to the south.

The house and porch both have an apex roof whilst the extensions have a single spanned roof.

All roofs are covered with slate with underfelt used inside the attic.

Bat use potential

The building is maintained to a high standard with no visible access points.

Findings

Inspection of the outside of the property was done with an extension ladder but no bat access points could be found.

Inside the property, the attic was carefully examined but failed to show any signs of bats ever having occupied the area.

Suitability for Bats

With no access into the structure, the property is considered not suitable as a bat refuge site

Conclusions

No evidence of bats occupying the building could be found.

BAT SURVEY & REPORT

Building No 5

Location

This building is the former barn to the right when entering the main gates.

Description

This building is a stone built two storey structure with an apex slated roof. There is no door and the windows have been boarded up.

Inside, concrete blocks have been used to build a cavity wall and to create a cavity.

The roof has been re-newed using a truss roof system with new underfelt added.

The building is in good condition with no holes suitable for bats on the outside or inside of the walls.

The roof was good to survey because there is no upper floor and the trusses and rafters are clearly visible from the ground floor.

Bat use potential

The building has free access through the main door for any mammal or bird that wishes to enter.

Close inspection revealed that there are no bat access points between the wall and the roof to the outside of the building, and internally the cavity wall is sealed at the top.

Findings

Inspection of the outside of the property was done primarily with an extension ladder and then with torch and binoculars but no bat access points could be found.

Suitability for Bats

With open access into the structure, it is possible that bats could forage inside the building and it be used as a refuge.

A careful search however could find no evidence of bats being inside the property.

Conclusions

No evidence of bats using or occupying the building for refuge or roosting could be found.

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to redevelop the site and demolish the derelict buildings

Site Description

The buildings were all once part of a farm and are situated on a flat and fairly exposed site.

The buildings are surrounded by agricultural land divided by hedgerows with mature hardwood trees.

Other working farms are visible in different directions.

Survey Results

Though the survey was conducted after most bat roosts would have dispersed, the use of the endoscope proved invaluable for examining small cavities that could have been used by bats.

Despite careful searching, the survey found no evidence of bats in any of the buildings.

Importance of the Site

The buildings being surveyed were all closely examined for evidence of use by bats.

No evidence of occupation by bats for roosting, refuge or hibernation could be found

Conclusions

The survey could find no evidence of previous or present occupation by bats in the any of the buildings.

Mitigation and Enhancement

No bat mitigation or bat habitat enhancement is required..

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *22nd November 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20120533 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

BAT LEGISLATION AND RECOMMENDATIONS

Bats and the Law

Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.)(Amendment) Regulations 2007.

The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn".*

Need for a Survey

A survey of the external and internal fabric of the building may identify the presence of bats.

An evening or dawn survey may confirm the presence of bats overlooked in the previous search.

It may not be possible to determine whether the building is used as a maternity roost or just a resting place.

The fact that bat activity has been recorded means that any work that disturbs or impacts on the colony within the buildings will require a license.

Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used.

How to proceed if bats are found

Depending on the extent of the proposed works, a license may be required before any work can start.

If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may possibly be done without a licence.

Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works have to be done at a time when bats are resident, a Licence will be required.

As a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. Natural England requires a minimum six weeks to process any licence application.

The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, a license may be approved.

Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

BAT LEGISLATION AND RECOMMENDATIONS

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building at any time of year, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.

2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.

3. Care must be taken when removing existing roof beams and associated stonework.

4. During completion of roof works, bat access points may be built into the new structure.

5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.

6. When hibernating, bats become torpid and appear lifeless, do not assume they are dead. It may take up to two hours before a bat has warmed up sufficiently to be able to move or fly.

7. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact: **Denis Lambert** on **01772 783322 or 07813 140682** for advice.

BARN OWL SURVEY & REPORT

Survey Brief:

To inspect buildings and identify if barn owls have ever used any of the buildings at any time and compile a report of the survey prior to a Planning Application being submitted.

Barn Owl Legal Protection

Barn owls are protected under the Wildlife and Countryside Act 1981.

The Conservation of Habitats and Species Regulations 2010.

Countryside & Rights of Way Act, 2000.

Objectives of the report:

To thoroughly inspect all buildings, and record findings which indicate that barn owls have been present and make suitable recommendations when barn owls are found to be present.

Limitations of the report:

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting.

Evidence of use by owls will include the following;

White streaks down roof timbers and walls

Barn owl pellets, new and old

Barn owl feathers

Signs of nest

Access for barn owls

Surveying Equipment

Re-chargeable torch 1 million candlepower.

10 x 43 Hawke binoculars,

Petzl headlamp torches.

A variety of folding aluminium ladders.

Panasonic Lumix TZ20 camera

BARN OWL SURVEY & REPORT

Site Description:

The buildings were all once part of a farm and are situated on a flat and fairly exposed site.

The buildings are surrounded by agricultural land divided by hedgerows with mature hardwood trees.

Other working farms are visible in different directions.

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required

Barn Owl Potential

The house is a sealed unit with no access but the large barn and small out- buildings have open access and could be used by barn owls.

Survey results

		YES	NO
External:	White streaks down roof timbers + walls		✓
	Owl pellets		✓
Internal:	White streaks down walls		✓
	Owl pellets new		✓
	Owl pellets old		✓
	Owl feathers		✓
	Signs of nest		✓
	Access for owls		✓

Comments:

No evidence of barn owls using any of the buildings could be found.

Importance of the site

The site has no special wildlife importance for Barn Owls.

Conclusion:

Barn owls do not use the buildings

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *22nd November 2012*