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BAT SURVEY

AT

12 Bracken Hey
Clitheroe
Map ref: SD 753424

223

02 JUL 2014	
FOR THE ATTENTION OF	

DATE AND TIME OF VISIT
25th June 2014 9.30 - 10.15pm

WEATHER CONDITIONS

Clear, light breeze 14 °C
Good conditions for foraging.

REFERENCE. Bracken

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

EMERGENCE SURVEYS ARE CARRIED OUT WITH A SECOND SURVEYOR WITH SEVEN YEARS EXPERIENCE OF ASSISTING ON EMERGENCE SURVEYS

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 projection 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

Extension to garage to form further living accommodation with first floor extension over. The extension involves removing the garage roof and connecting into main roof.

X

TYPE OF BUILDING

HOUSE

BARN
GARAGE
OTHER

COMMENTS: The house is a semi detached property with a single storey garage attached to the side and a further detached garage to the north in the garden. The house dates from the early 1990's.



Front elevation



Rear elevation

METHOD :- Internal inspection of the roof space by surveyor to examine for signs of bat usage. A surveyor monitoring the exterior of the house with a detector for bat activity.

X

LOCATION

URBAN

SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

COMMENTS: The house is located on the edge of a large housing development in Clitheroe.



BUILDING ADJACENT TO OR WITHIN 10M OF
TREES

X

HEDGEROW
OPEN WATER

COMMENTS: The rear garden abuts a small brook which is densely lined with trees. Gardens surround the houses. There is medium level foraging potential in the trees to the rear of the property.



X

WALL CONSTRUCTION STONE

BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

COMMENTS: The walls are stone.



Yes No

BAT ACCESS POINTS IN WALLS

	X
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COMMENTS: No cracks or crevices in the walls

X

ROOF CONSTRUCTION SLATE

TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The roofs are pitched with a small overhang to the eaves and the gable fascias, which are boarded.

Yes No

BAT ACCESS POINTS IN ROOF

	X
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COMMENTS: The roof tiles are tight fitting with no gaps. The boarding to the underside of the eaves is in good condition and tight fitting. There were no access points to either the main or garage roof .

Yes No

ROOF SPACE

TRUSSED

X	
X	

PURLINS
FELT

COMMENTS: It was possible to access the main roof which was used for storage and a full inspection was carried out. The felt was in good condition and insulation quilt was laid between the ceiling joists. The roof space in the garage area had a ceiling which was not accessible for inspection.



Yes No

X	
	X
X	

BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

COMMENTS: The paving surrounding the building, was examined for dropping evidence, none was found. The walls were also clear of any droppings or staining. At 9.55 pm bat foraging activity was recorded while stood at the front of the building. A single bat travelled from the south west (emergence point was not in the immediate locality and not detectable) in a north west direction towards trees lining the brook, a further 2 no bats (pipistrelle) commuted in the same direction at 10.05 pm. This was the only low level activity recorded.

Yes No

	X
	X
	X
	X
	X
	X
	X

BAT SIGNS, INTERNAL

SIGHTED

DROPPINGS

DETECTOR RESULTS

STAINING/GREASE MARKS

SUSPECT SUMMER ROOST

SUSPECT WINTER HIBERNACULA

INSECT OR MOTH FEEDING EVIDENCE

COMMENTS: None of the above evidence was found.

CONCLUSION

Bats are not using this building as a roost and it does not provide any access points or crevices suitable habitat for bats. The proposals will not impact on any foraging commuting corridor. No mitigation is necessary.

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
0845 1300 228

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