BAT SURVEY

AT

HODDER VIEW
CHAIGLEY
CLITHEROE

DATE AND TIME OF VISIT
20th May 2014 10.00am Scoping survey
24th July 2014 9.00pm

WEATHER CONDITIONS
20th May - Overcast, Light breeze 14°C
24th july - 10mph east north east breeze. Clear sunny 22°C
Good foraging conditions

REFERENCE NO. 4585

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) and the Conservation of Habitats and Species Regulations 2010, 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

Proposed extension to existing single storey structure to the side to provide utility/garage space. First floor extension to the rear to provide an additional bedroom.

TYPE OF BUILDING

The house is a large detached period property. Possibly dating from 1850's. The house has been recently extended with a single storey rear construction which has not been completed.

Front elevation

Rear elevation showing the extension

METHODOLOGY :- The survey methodology follows the guidelines published in the Bat Conservation Trust (BCT- Bat surveys, good practice guidelines 2nd Edition)
Non -invasive survey methods were used to assess the bat roosting potential of the building.
Evening emergence and flight activity was monitored by two surveyors.

LOCATION

	URBAN
	SMALL TOWN/URBAN VILLAGE
X	RURAL/VILLAGE

SD 726 414 at approx 70m above sea level
The house is located adjacent to Hodder Bridge approx 3.5m to the west of Clitheroe accessed directly from the road. The house is located in its own extensive mature planted gardens which at the front slope down towards the river Hodder.

BUILDING ADJACENT TO OR WITHIN 100M

X	OF TREES
	HEDGEROW
X	OPEN WATER

The house is located in an extensive well established garden containing mature shrubbery conifers and broad leaf trees. Pasture land abuts the garden to the rear and front, two further properties are located to the south east of Hodder view, and the former public house The Hodder Bridge (now dwellings) is adjacent to Chipping road which forms the North west boundary of the garden. The river Hodder runs approx 70m from the north west of the house. Wooded areas line the river. The site and the nearby area provides high value foraging potential for bats.

WALL CONSTRUCTION

COMMENTS: The walls are natural stone.

Original house gable wall and extension stonework

BAT ACCESS POINTS IN WALLS

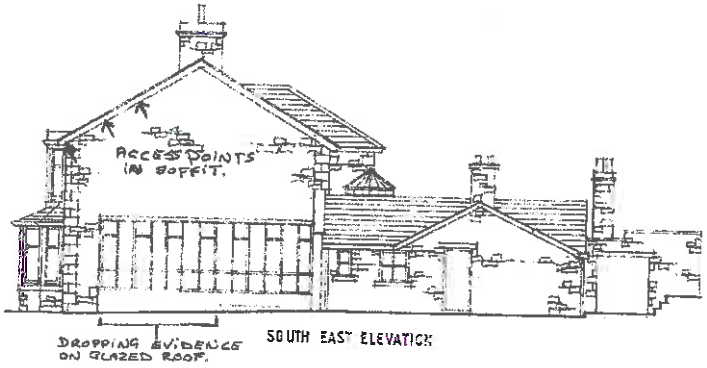
COMMENTS: The walls are in excellent condition with no access points.

ROOF CONSTRUCTION

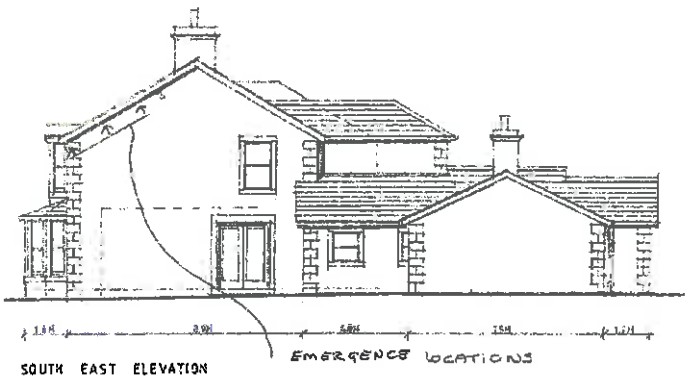
COMMENTS: The main roof and the recent extension are natural blue slate. The main house has a pitched roof with a gable to the south east elevation, the projection to the rear has a hipped roof. The extension roof consists of pitched, lean -to with lead flat and gabled sections. The gables have barge boards with boarded soffits.

BAT ACCESS POINTS IN ROOF

COMMENTS: The roof slate is in good condition and tight fitting with no access points both on the existing house or the extension. The soffits to the extension have no gaps or crevices. The main house has some access points in the soffit behind the barge boards on the south east gable as indicated below.



EXISTING

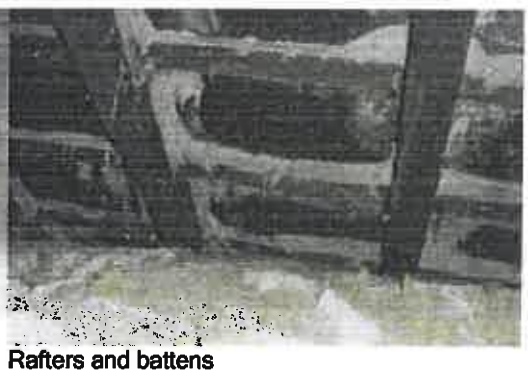


PROPOSED

		Yes	No
ROOF SPACE	TRUSSED	X	
	PURLINS	X	
	FELT		X

COMMENTS: It was not considered safe to access the roof space, examination was limited to viewing from the access panel with the aid of a torch. The timbers were in reasonable condition with no cracks or crevices the abutments of battens/ rafters were rendered. Insulation quilt was laid over ceiling joists. As far as it was possible to see the gable where bats had emerged from, signs that they were present internally were not evident the detector did not pick up any activity.

Internal south east gable



Rafters and battens

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

COMMENTS: During the external examination the all surfaces ie. Soffits, verges, stone work, window sills etc. around the building were examined for dropping / staining or insect remain evidence. At this time no evidence was found. However the July survey after a prolonged dry period revealed bat droppings on the glazed roof below the fascia access points. The dropping evidence on the glass roof of the green house was isolated to the front half thus confirming the access points are as indicated on the drawing.

The evening survey recorded emergence from the soffit of the main roof gable barge boards commencing at 9.40pm this emergence activity continued until 10.20 pm approx 30no bats (pipistrelle) having emerged. The commute to forage from the house was a south westerly direction towards the dense wooded areas adjacent to the river as indicated below.

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

COMMENTS: As was stated before it was not possible to enter the roof space to closely examine the gable wall internally. The results consequently are not totally conclusive.

CONCLUSION

The number of bats recorded emerging from the building indicates that this is a small roost located behind the gable barge boards. It is suspected that this small roost is used in Summer, this section of roof will not be affected by the extension and the barge boards will certainly not be disturbed. However it is recommended that the mitigation listed below be followed and carried out.

MITIGATION

Since there will be some removal of slates to the rear pitch of the main roof an appropriate level of mitigation should be incorporated in the scheme.
The impact of the work will not result in any loss of the existing roosting / breeding or maternity site. The fascia and soffit to the south east front pitch which is currently used by approx 30 bats will not be disturbed during the works.
Hibernation by bats is difficult to ascertain at this time of year but any work during the winter months should be carried out assuming that bats may be present in any part of the building, and work particularly to the roof should proceed with appropriate caution .
However in order to ensure that no bats are harmed or disturbed during the work the following measures should be undertaken.

- It is recommended that work be undertaken during the autumn and winter months (1st October - 30th April) when bats are least likely to be present.

- Note it is a legal requirement to stop work immediately in an area if bats are found during the work and further advice should be sought from The Bat Conservation Trust or Natural England to locate a Licensed bat worker.

- If bats are exposed or vulnerable to harm during the building works, use gloves or a small container to carefully place the bat in a quiet dark place until a bat worker can be contacted.

- New timbers used in the build should be only be treated with CCA (copper, chrome, arsenic) which has been found not harmful to bats.

GENERAL NOTES:

The precautions below should be incorporated in the event that any bats are found to be present during 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.

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0845 1300 228

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Cheshire-Lancashire Team
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