

BAT SURVEY

AT
WHITE CROFT
KALEY LANE
CHATBURN

DATE AND TIME OF VISIT
20th Feb 2014 5.30pm Internal
21st Feb 2014 8.45 am External

WEATHER CONDITIONS

20th feb - 4 °C
21st feb - 3 °C Broken cloud ,light breeze.

REFERENCE Mr & Mrs Walker.



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 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

To extend the existing property and build a pitched roof over the existing flat. The work will involve disturbing the existing roof to the north east of the house.

X

TYPE OF BUILDING

- HOUSE
- BARN
- GARAGE
- OTHER

COMMENTS: The property is an inhabited detached bungalow probably dating from the 1950/ 60's .

North west elevation

south west

North east elevation

X

LOCATION

- URBAN
- SMALL TOWN/URBAN VILLAGE
- RURAL/VILLAGE

COMMENTS: The house is located on the edge of the village of Chatburn, slightly remote from the main settlement area but the garden is boarded to the south east with the A59. The house is located approx 25m from the A59

X
X

BUILDING ADJACENT TO OR WITHIN 10M OF TREES

- HEDGEROW
- OPEN WATER

COMMENTS: The garden boundary is lined with a mixture of mature trees and domestic shrubbery, various potential foraging routes (lines of trees) radiate in a north and north westerly direction from the property. The A59 is adjacent to the south east boundary of the garden it is lined on both sides with substantial mature tree planting. Agricultural land virtually surrounds the property.

X
X

WALL CONSTRUCTION STONE

BRICK
 STEEL
 BRICK/BLOCK AND RENDER
 OTHER

COMMENTS: The original house has a render finish. The flat roof later addition is stone.

Yes No

	X
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BAT ACCESS POINTS IN WALLS

COMMENTS: The original house has a render which is in good condition with no access points. The pointing to the stone section is also in good condition. Neither provide suitable roosts for bats.

Render walls and soffit

X
X

ROOF CONSTRUCTION SLATE
 TILE
 GREY SLATE
 STEEL
 FLAT ROOF FELT

COMMENTS: The pitched and hipped main roof is tile with overhanging eaves, the soffits are boarded to the underside. The profile tiles are generally in good condition, however due to the nature of the tiles there are voids at eaves level, some of these are not filled with render thus providing potential roosts. It was possible to closely examine the openings for staining, grease marks or dropping evidence none was found. The flat roof later addition has a felt roof.

Roof tile

soffit

Yes No

	X
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BAT ACCESS POINTS IN ROOF

COMMENTS: The condition is generally good with there are no access points in the tile or felt roof finish. The boarded soffits as can be seen in the photograph above are in good condition, all are tight fitting with no gaps for bat access.

Yes No

	X
X	

X	
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ROOF SPACE

TRUSSED
PURLINS
FELT

COMMENTS: The timbers were in good condition with no cracks or crevices to inspect, the felt was in reasonable condition with no significant holes. There was significant cob webbing throughout the roof void.

Yes No

	X
	X
	X

BAT SIGNS, EXTERNAL SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

COMMENTS: This external survey has been carried out during the inactive period, bats hibernate during the winter months so the use of the detector was not required. What can be determined during the winter months is if the building is currently being used for hibernation or if there are any signs that bats have used the building previously for roosting, feeding or maternity.

A thorough close inspection was carried out of all the external walls and roof, if droppings were found either around or on the walls it could indicate bats have been entering the building, however no such evidence was found. Neither were any grease marks on the walls or external woodwork.

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: As the house is inhabited internally it was only necessary to inspect the roof void for any evidence of hibernating bats and any feeding or roosting signs. The timbers are heavily cobwebbed with no signs of disturbance. No bats were found nor were there any signs of droppings or insect feeding, nothing to indicate that bats have used the space.

CONCLUSION

The proximity of this house to the A59 and its associated light and sound pollution will deter bats from using the house. Based on the lack of evidence found this building has not been nor is it currently being used by any bat population.

The alteration to this building will not impact or cause any loss of habitat to any local bat population. It is not necessary to incorporate any mitigation.

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