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rec'd 22/10/14

BAT SURVEY

AT

**HIGH HOUSE FARM BARN 2
DILWORTH
LONRIDGE**

**DATE AND TIME OF VISIT
22nd Oct 2014 10.30 am**

WEATHER CONDITIONS

High cloud 15mph westerly wind 10 °C

REFERENCE NO. 4344

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 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

The removal of the existing roof over the single storey garden room and replace with a lean to roof incorporating a concealed balcony.

TYPE OF BUILDING

The building is a barn building dating from 1871 which has been recently converted to a private dwelling the main barn is two storey and the garden room is a single storey section on the south elevation. Work on the garden room is not totally completed.



Front east elevation



Garden room east elevation

METHODOLOGY The survey methodology follows the guidelines published in the Bat Conservation Trust (BCT- Bat surveys, good practice guidelines 2nd Edition)

Scoping survey (Non invasive) carried out by one surveyor to assess if the site has any potential value for protected species and determine if bats are currently or have historically used the building.

LOCATION SD 631 389 250m above sea level



The building is located in a small settlement area consisting of a farm house and another converted barn all adjacent to Old Clitheroe road. The settlement is remote from any other properties in an elevated position.

BUILDING ADJACENT TO OR WITHIN 10M OF

x	TREES
	HEDGEROW
	OPEN WATER

COMMENTS: The barn has no planting or trees in its immediate curtilage, however the garden of the farm house has some domestic planting and a few mature broad leaf trees along its boundary. The fields to the south of the site are pasture land but the land to the north of the road extends to moorland. The area has low value potential foraging.



WALL CONSTRUCTION

COMMENTS: Natural stone walls.

BAT ACCESS POINTS IN WALLS

COMMENTS: The pointing being relatively new is in good condition with no access points.

ROOF CONSTRUCTION

COMMENTS: The roof on the garden room which is being affected by the alteration is a pitched construction with a valley gutter at the abutment with the main barn wall. The finish is blue slate.

BAT ACCESS POINTS IN ROOF

COMMENTS: There is a loose slate adjacent to the east gable, it was possible to inspect this area closely and to determine that bats do not use the crevice. The remainder of the roof is in good condition being relatively new with no access points.



ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
	X
X	
X	

COMMENTS: There is no enclosed roof space in the garden room the ceiling is lined to the underside with plasterboard, the roof has not been finished off with a plaster finish internally.



BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

COMMENTS: The external features of the garden room being affected by the alteration were the main focus of this scoping survey. The lead flashings, ridge slates, stone work and any sills were visually examined for droppings, staining or feeding remains. No evidence was found.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

COMMENTS: The room although not completely finished is one of the habitable rooms in the house, none of the above evidence was found.

CONCLUSION

There is no evidence that bats are roosting or have ever been present in this roof space.
It is not considered necessary to carry out an emergence survey
It is very unlikely that roosting bats will be disturbed or exposed during the building works on this property nor will the scale of this extension have any negative impact on any local bat population.
Mitigation or timing constraints are not 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 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