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**BAT SURVEY**

**AT**

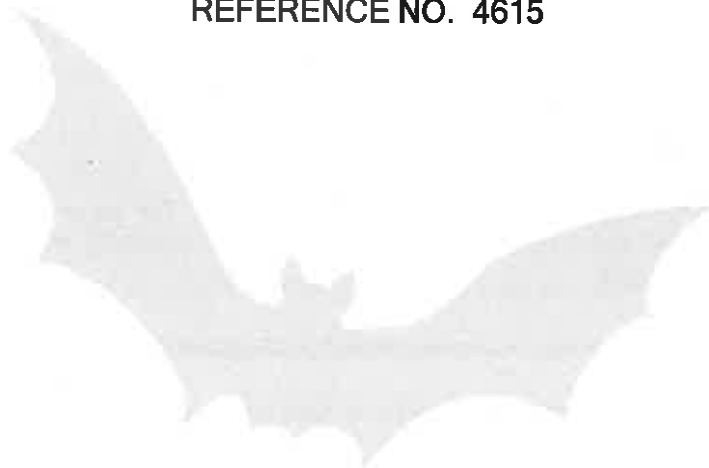
**8 CHATBURN AVENUE  
CLITHEROE**

**DATE AND TIME OF VISIT  
28<sup>TH</sup> Oct 2014 9.00 am**

**WEATHER CONDITIONS**

**High cloud , light southerly breeze 15°C**

**REFERENCE NO. 4615**



**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**

Two storey extension to the side and removal of glazed roof to conservatory and replace with slated roof.

## **TYPE OF BUILDING**

The house is a detached property with integrated garage.



Front south east elevation



Part rear and side elevation

**METHODOLOGY** The survey methodology follows the guidelines published in the Bat Conservation Trust ( BCT- Bat surveys, good practice guidelines 2<sup>nd</sup> 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**

The property is located on a well established housing estate adjacent to the side and rear to other properties of a similar age, towards the outer limit of the urban zone.



BUILDING ADJACENT TO OR WITHIN 10M OF



TREES  
HEDGEROW  
OPEN WATER

COMMENTS: The house is located on a well established housing estate surrounded on all sides by dwellings of a similar age and type. All the houses have gardens containing domestic shrubs and trees, adjacent to the south east elevation there are some mature trees.

Approx 500m to the north east of the house there is a broad leaf wooded area which could potentially provide a foraging area for bats.



### WALL CONSTRUCTION

COMMENTS: The walls are stone to the front elevation with pebbledash render sections. The sides and rear are pebbledash.



### BAT ACCESS POINTS IN WALLS

COMMENTS: There are no access points in the walls, they are in perfect condition.

## ROOF CONSTRUCTION

COMMENTS: The roof is a hipped tile construction with a hipped addition to the north east elevation over the garage section, there is no significant overhang at the eaves. The section of roof over the garage area is approx 2 ½ years old having been constructed to replace an existing flat roof, it is section which will be affected by the extension.



## BAT ACCESS POINTS IN ROOF

COMMENTS: There are no access points in the roof or the soffits.

		Yes	No
ROOF SPACE	TRUSSED		X
	PURLINS	X	
	FELT	X	

COMMENTS: It was not possible to access the small roof void being affected by the extension but the recently constructed hipped roof has purlins, hip rafters and insulation quilt between the existing ceiling joists.

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

COMMENTS: The external features to the side of the property being affected by the development, were the main focus of this survey. The lead flashings, fascia soffits, ridge slates, stone work and any sills were visually examined for droppings, staining or feeding remains. No evidence was found.

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

COMMENTS: No signs where found.

## CONCLUSION

There is no evidence that bats are currently using or have ever been present at this house. It is very unlikely that roosting or hibernating 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.

## **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**