

BAT SURVEY

AT

**15 CALFCOTE LANE
LONGRIDGE**

DATE AND TIME OF VISIT
2nd Dec 2014 3.30 pm

WEATHER CONDITIONS

Over cast , light breeze 3 °C

REFERENCE. Gary

Survey carried out by:

**Lynne Rushworth
6 PENDLE VIEW
BARLEY
Nr BURNLEY
BB129LA**

320141027P

PROPOSED DEVELOPMENT

Proposed extensions to the north west and south east elevations. Involving roof connections with the existing.

TYPE OF BUILDING

The property is a detached bungalow possibly dating from the 1970's



METHOD :- 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

X

URBAN
SMALL TOWN/URBAN VILLAGE
RURAL/VILLAGE

The house is located on a residential road in the settlement area of Longridge, surrounded by properties of a similar age and type.



BAT ACCESS POINTS IN ROOF

Yes	No
	X

COMMENTS: The profile roof tile and upvc soffits are tight fitting with no significant gaps or crevices.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
X	
	X
X	

COMMENTS: The interior of the property has been previously stripped out. There is no enclosed roof void the underside of the roof was inspected from the ground floor.

**BAT SIGNS, EXTERNAL**

SEEN
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

COMMENTS: The external features to the sides of the property and the roof space being affected by the development were the main focus of this scoping survey. The lead flashings, fascia soffits, ridge slates, walls and any sills were visually examined for droppings, staining or feeding remains.

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: None of the above evidence was found.

CONCLUSION

There is no evidence that bats are roosting or have ever been present at this house. It is not considered necessary to carry out an emergence survey at this property. 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 a 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