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BAT SURVEY

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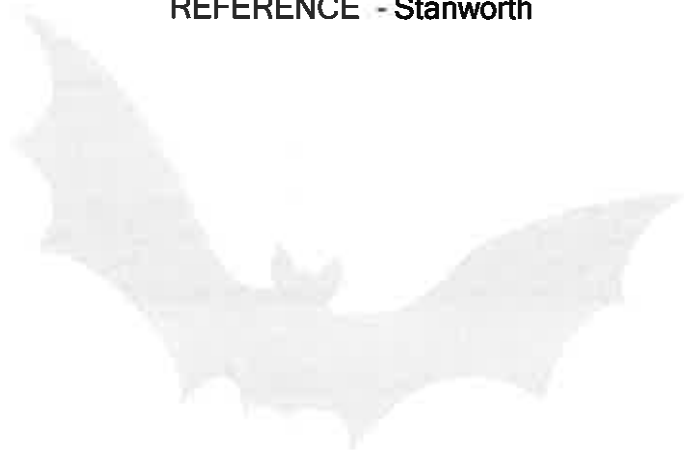
**19 SPRINGDALE ROAD
LANGHO**

**DATE AND TIME OF VISIT
26th March 2015 3.30pm**

WEATHER CONDITIONS

Sunny, very strong winds 5 C

REFERENCE - Stanworth



Survey carried out by:

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

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.

There were no limitations on this survey the loft was accessible, the eaves and roof structure were easily examined. The building structure considered safe.

EQUIPMENT USED ON SURVEY

- MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

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.

PROPOSED DEVELOPMENT

The survey was required to accompany a planning application for the conversion of the roof space and the insertion of dormers to the front and rear elevation.



Front elevation West

Side elevation North

TYPE OF BUILDING

The house is a semi detached bungalow probably dating from the 1970's

WALL CONSTRUCTION

The walls are brick.



BAT ACCESS POINTS IN WALLS

The walls are in good condition as is the pointing there are no access points or crevices suitable for bats.

ROOF CONSTRUCTION

The roof is a double pitched roof with profile tile finish. There is a slight overhang at the eaves the soffits are upvc



BAT ACCESS POINTS IN ROOF

The roof tiles are in reasonable condition with no significant cracks or loose tiles. The soffits are tight fitting and in good condition with no access points.



ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
	X
X	
X	

COMMENTS: The roof is rafters and felt over timber purlins with hangers for the ceiling joists. Between the joists is insulated with quilt. The timbers are in good condition and the felt is in reasonable condition. This space is considered low potential for roosting bats due to the lack of potential access points and no evidence of current hibernation was found.



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