

320150305P

**BAT SURVEY**

**AT**

**DUNSOP BRIDGE TROUT FARM WORKSHOP  
WHITWELL ROAD  
DUNSOP BRIDGE  
CLITHEROE**

**DATE AND TIME OF VISIT  
28<sup>TH</sup> NOV 2014 10.00am**

**WEATHER CONDITIONS**

**C light easterly wind**

**REFERENCE NO. 4603**



**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**

Demolition of existing workshop prior to construction of new dwelling.

## **TYPE OF BUILDING**

The building is a portal frame, corrugated steel clad building with a small block built office section within, to the east end. The building built in 1992 is a functioning workshop used during working hours by the Trout farm business.



South elevation



West 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 building is located in a small satellite settlement area forming part of Dunsop bridge village, adjacent to bungalow properties and the Trout farm.



**BUILDING ADJACENT TO OR WITHIN 10M OF**

X	TREES
	HEDGEROW
X	OPEN WATER

**COMMENTS:** The building is located at the end of a broad leaf tree line which follows the Trough road route in a Northerly direction. The Trout beds are located to the west of the building and tree lined Hareden brook borders the site. Pasture land surrounds the site on all sides. The immediate and larger area provides moderate to high potential foraging habitat.



### **WALL CONSTRUCTION**

**COMMENTS:** Steel portal frame with corrugated steel cladding.



### **BAT ACCESS POINTS IN WALLS**

**COMMENTS:** There are no access points in the walls. During working hours the doors are open.

### **ROOF CONSTRUCTION**

**COMMENTS:** The roof is corrugated fibre cement fixed to timber purlins and steel portal.

**BAT ACCESS POINTS IN ROOF**

COMMENTS: The sheets are in good condition with no access points.

		Yes	No
ROOF SPACE	TRUSSED	X	
	PURLINS	X	
	FELT		X

COMMENTS: There is no enclosed roof space.



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

COMMENTS: The ground surrounding the building and the external walls were examined for signs of bat entry ie. droppings or grease marks / urine staining. No signs where 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: The building being a functioning workshop subject to regular cleaning had no dropping or insect feeding evidence.

**CONCLUSION**

The building is located in an area which has medium /high potential roosting and feeding habitat, there is history of bat sightings in the locality during the activity period . The building itself provides very low level bat roosting potential, the adjacent buildings providing a higher level habitat. The removal of this building will not result in any loss of habitat and the scale of the proposal will not impact on the 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