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24/4/15

**BAT SURVEY**

**AT  
COUNTY HOUSE  
SIMONSTONE LANE  
SIMONSTONE  
BB12 7NX**

**DATE AND TIME OF VISIT  
21<sup>st</sup> April 2015 3.30 pm**

**WEATHER CONDITIONS**

**Clear sky, bright sun 20 C**

**REFERENCE.**



**Survey carried out by:**

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

**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**

### **THE BRIEF**

In conjunction with the submission of an application for planning approval, this survey was commissioned to identify if bats are currently present in the building, to assess if it has been used in the past or if there is any potential for future use of the building.

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

### **BAT LEGISLATION - Summary of offences under the law:**

#### **Bats and the Law Wildlife and Countryside Act 1981**

Principally those relating to powers and penalties, have been amended by the Countryside and Rights of Way Act 2000 (CRoW Act). The CRoW Act only applies to England and Wales.

Section 9(1) It is an offence for any person to intentionally kill, injure or take any wild bat.

Section 9(4)(a) It is an offence to intentionally or recklessly\* damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. (\*Added by the CRoW Act in England and Wales only) This is taken to mean all bat roosts whether bats are present or not.

Section 9(4)(b) It is an offence to intentionally or recklessly\* disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection. (\*Added by the CRoW Act in England and Wales only)

#### **The Conservation (Natural Habitats, &c.) Regulations 1994**

Section 39(1)

It is an offence to

- (a) deliberately to capture or kill any bat
- (b) deliberately to disturb any bat
- (c) damage or destroy a breeding site or resting place of any bat. The difference between this legislation and the Wildlife and Countryside Act 1981 is the use of the word 'deliberately' rather than 'intentionally'. Also disturbance of bats can be anywhere, not just at a roost. Damage or destruction of a bat roost does not require the offence to be intentional or deliberate.

#### **Countryside and Rights of Way (CRoW) Act (2000) Part III Nature conservation and wildlife protection 74 Conservation of biological diversity**

- (1) It is the duty of (a) any Minister of the Crown (within the meaning of the Ministers of the [1975 c. 26.] Crown Act 1975), (b) any Government department, and (c) the National Assembly for Wales, in carrying out his or its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention.

#### **The Natural Environment and Rural Communities Act (2006) PART 3, (40): Duty to conserve biodiversity**

- (1) Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.
- (2) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

## **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 via a hatch, 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

## **PROPOSED DEVELOPMENT**

First floor extension to the rear over the existing garden room.

## **TYPE OF BUILDING**



The property is a semi detached house built in 1996. It has a lean-to porch to the side and a single storey lean to across the rear elevation of the property. Part of the rear lean- to is a garden room with a plastic roof.

**METHOD :-** 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

	URBAN
X	SMALL TOWN/URBAN VILLAGE
	RURAL/VILLAGE

COMMENTS: The property is located on the outskirts of the settlement area of Simonstone. The west boundary is adjacent to pasture land the east boundary is adjacent to Simonstone lane with pasture land beyond.



## BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
	HEDGEROW
	OPEN WATER

COMMENTS: The house is located in a garden laid to lawns to the front, rear and side. There is some domestic shrubbery in the front (east) garden between the path/ drive, it provides low value foraging habitat. There are a couple of mature trees to the East on the opposite side of Simonstone lane. There is extensive mature woodland located approx 100m to the east of the house running from north to south. The immediate locality generally does not provide high value foraging habitat.



## WALL CONSTRUCTION

The walls are coursed natural stone.



## BAT ACCESS POINTS IN WALLS

The stone and pointing are in perfect condition with no access points for bats.

## ROOF CONSTRUCTION

**COMMENTS:** The main roof is a tiled pitched construction with ventilated eaves overhang and boarded soffits. The single storey rear lean-to has a tiled finish over the kitchen section and clear plastic finish over the garden room.



## BAT ACCESS POINTS IN ROOF

The tiled roof is in perfect condition with no slipped or loose tiles. The soffits are very good condition and tight fitting as illustrated. The plastic roof covering and associated flashings have no gaps or access points.

## ROOF SPACE

The roof is trussed rafter with felt over the ceiling joists. The space is very clean dust and debris free there was no sign of any droppings or feeding evidence on the insulation quilt. The timbers and felt are in perfect condition.



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

COMMENTS: The external features to the rear being affected by the scheme and the roof space of the property were the focus of this scoping survey. The lead flashings, fascia soffits, ridge slates, stone walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found. The roof space was considered low value as a potential roosting or feeding habitat due to its inaccessibility for bats.

		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 roof space was thoroughly examined for all the above listed signs. The quilt was inspected for dropping or feeding evidence, nothing was recorded.

### **CONCLUSION**

This building is considered to provide low value potential for roosting. The lack of evidence indicates that the loss of this building will not have a detrimental effect on any local bat population nor is it likely that any bats will be uncovered or disturbed during the demolition. It will not impact on any foraging opportunities nor should it interfere with any flight path.

It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme.

**However in the unlikely event that any bats are discovered work must be stopped immediately and a licensed bat worker must be contacted for advice on how to proceed.**

### **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**

