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BAT SURVEY

AT
53 KNOWSLEY ROAD
WILPSHIRE

DATE AND TIME OF VISIT
7th MAY 2015 8.30 - 10.00 pm

WEATHER CONDITIONS

Clear, light north west breeze 5mph. Good conditions for foraging activity

REFERENCE NO. 4186 EVENING SURVEY

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

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.

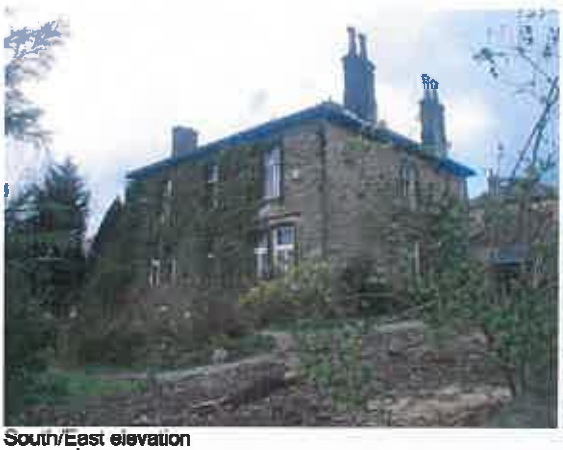
EQUIPMENT USED ON SURVEY

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

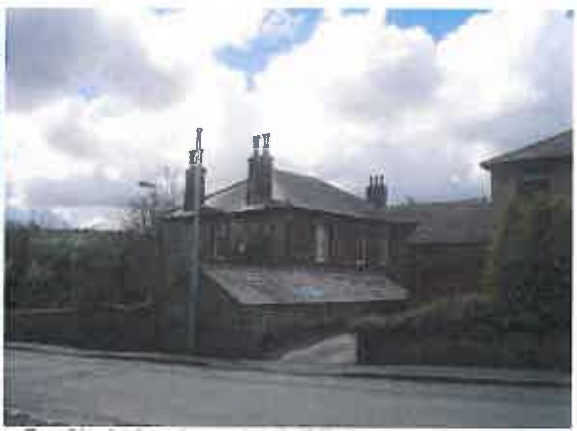
PROPOSED DEVELOPMENT

A single storey rear extension to extend out and link to the existing outbuildings/garage.
A single storey side extension
A new staircase is to be formed at first floor level to provide access into the proposed loft conversion, with two dormer extensions positioned to two roof slopes (i.e. front and rear)

TYPE OF BUILDING The building is a detached house probably dating from the Victorian period. The property has a two storey outrigger to the rear (north elevation). There is a detached single storey outbuilding located on the north / east corner boundary.



South/East elevation

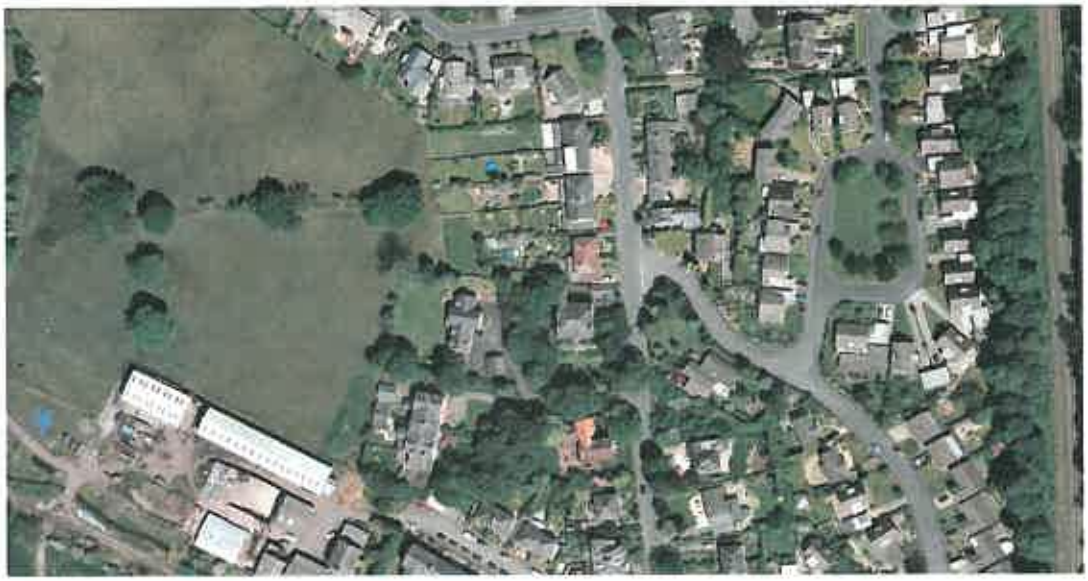


East/North elevation and outbuilding

METHODOLOGY 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.
Evening emergence survey -Two surveyors with the aid of Magenta 5 bat detectors were located on the site monitoring all elevations of the property. The conditions were good for foraging bats.

LOCATION SD: 688 323

The immediate locality does not have any open water or significant water courses. The line of mature broad leaf trees along the south boundary leads to the significant line of trees lining both sides of the railway line. The small rear garden to the cottage and surrounding gardens contain domestic shrubbery and coniferous planting. There is however no significant woodland or plantations within 1km of the site. There are no designated nature conservation areas affecting this site.

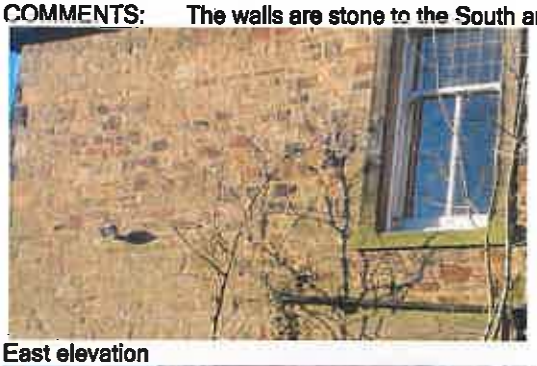


BUILDING ADJACENT TO OR WITHIN 10M OF		
	X	TREES
		HEDGEROW
		OPEN WATER

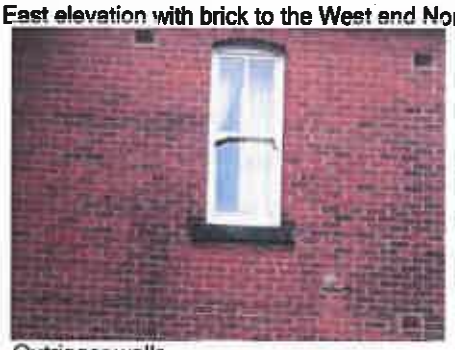
COMMENTS: The house is located in large mature garden extending to the west, south and east, an adjacent house being located close to the north boundary. This aerial photograph does not accurately represent the current planting in the garden, some of the trees have been removed from the site. Mature trees are located in the adjacent gardens. There is medium level foraging potential in this location.

WALL CONSTRUCTION

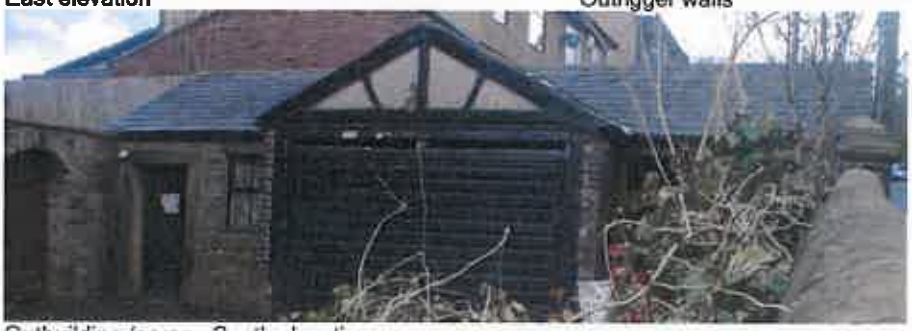
COMMENTS: The walls are stone to the South and East elevation with brick to the West end North.



East elevation



Outrigger walls



Outbuilding /garage South elevation

BAT ACCESS POINTS IN WALLS

COMMENTS: The house pointing is in good condition with no cracks or crevices for bat access. The garage has access via a door opening and a gap above the garage door opening.

ROOF CONSTRUCTION

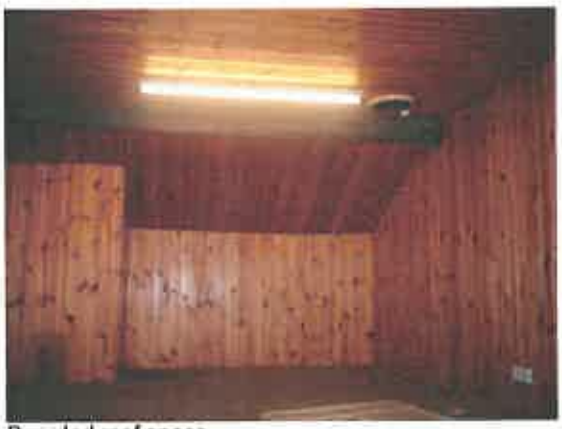
COMMENTS: The roof construction is slate with overhangs, fascias and boarded soffits. The main roof is a hipped construction with a pitched roof outrigger. The outbuilding has a pitched roof with a gable over the central garage section.

BAT ACCESS POINTS IN ROOF

COMMENTS: The house roof slate is in reasonable condition with no significant access points for bats. However on the North and West outrigger elevation the timber soffits are in poor condition with possible access points.
The outbuilding roof slates although not in perfect condition does not have any significant access points.

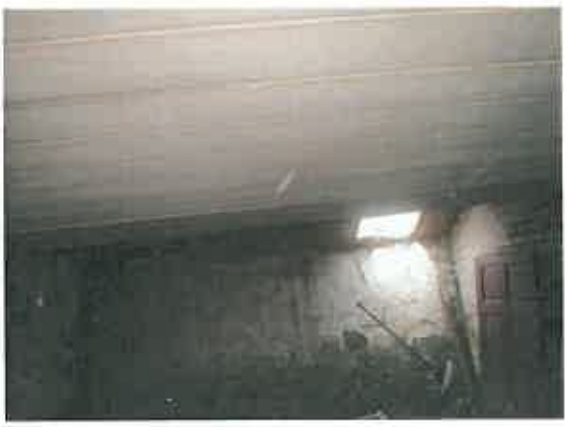
ROOF SPACE

COMMENTS: The house roof was accessible via two hatches, the main hatch opens into a boarded out roof space located in the centre of the main roof. The second hatch allowed access to the roof space towards the eaves behind the boarded area. The outrigger roof space was not accessible.



Boarded roof space

Roof space behind boarding



The outbuilding roof has felt and purlins and is open to the underside, the garage section has a boarded ceiling

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

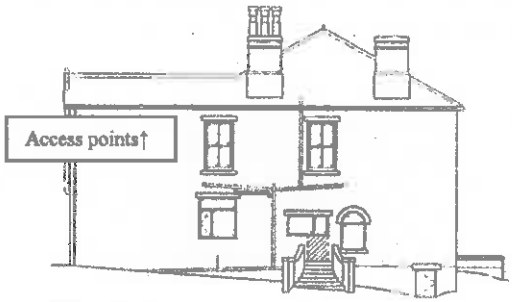
COMMENTS: During the external examination the all surfaces ie. Soffits, verges, stone / brickwork, window sills etc. around the building were examined for dropping / staining or insect remain evidence. No signs were evident however recent rain will affect results.
The evening survey recorded low level bat activity emerging from the brick outrigger eaves soffit, commencing at 9.40pm this emergence activity continued until 10.20 pm approx 6no bats (pipistrelle) emerged to circle over the garden adjacent to the west elevation and commute forage from the house in a south westerly direction towards the mature trees in adjacent gardens.

		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

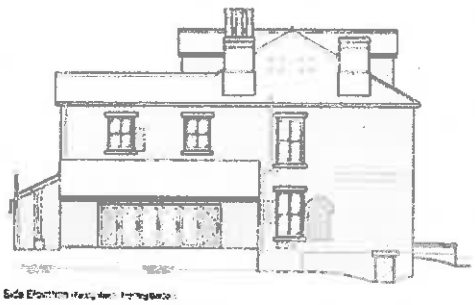
COMMENTS: None of the above evidence was found although access to the house roof space was very limited. The outbuilding did not have any feeding or dropping evidence internally and no grease or staining marks on timbers.

CONCLUSION

The number of bats recorded emerging from the building indicates that this is a very small roost located behind the fascia boards (roof not accessible to determine if bats have accessed the roof void). This section of roof is not being affected by the extensions or adaption to existing loft roof, the fascias on this elevation will not be disturbed. However it is recommended that the mitigation listed below be followed and carried out.
The impact of the work will not result in any loss of the existing roosting / breeding or maternity site. Hibernation by bats is difficult to ascertain at this time of year but any work during the winter months should be carried out assuming that bats may be present in any part of the building, and work particularly to the roof should proceed with appropriate caution.



Existing


Proposed west elev

Elevations to illustrate the location of access points

SCALE OF IMPACT

Long term- low there is no loss of existing roost. The use of the building remains as a private dwelling hence no interference impact.
The majority of the development is ground floor extensions to the North and west elevation. The existing roof room is being extended within the main roof void, though not extending into the out rigger roof void work in the **Short term** could potentially be **moderate** risk.

MITIGATION STRATEGY

- Summary of mitigation strategy: - The proposed work will not result in the loss of the existing roost. The existing access points behind the fascia as indicated on the elevations MUST NOT be affected by the extension of the existing roof room.

- Timing constraint: In order to limit any disruption to the local bat population work on in the roof room should be carried out during the September - April period when no bats are present.

- No modification to the design was necessary due to the location of the access points and the position of the extension. The existing access points will not be disturbed.

- If any slate removal is required a Licensed ecologist/bat worker should inspect the affected roof space prior to commencement of slate removal. If in the event any hibernating bats are found, work must not commence until a mitigation License has been issued from Natural England .

- All Contractors to have a pre -commencement induction on bat presence and their legal responsibilities (to European protected species) during the contract.

- Provision of a copy of the method statement to be kept on site at all times.

- Once the work commences the slates should be removed carefully by hand , if any Bats are exposed work should stop immediately and Natural England the Licensed Bat worker contacted to remove the bats from the site and care for them until it is safe to return the bats to the roof space/soffit.

- The work to the roof must be completed before the end of April so as to ensure the summer roost is available and has obstruction free access for the returning bats.

- The new construction and alteration works are located to the rear of the house, the majority being at single storey level. The noise and disturbance levels will be minimal to the location of the roost.

- New timbers used in the build should be only be treated with CCA (copper, chrome, arsenic) which has been found not harmful to bats.

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
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Wallgate
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