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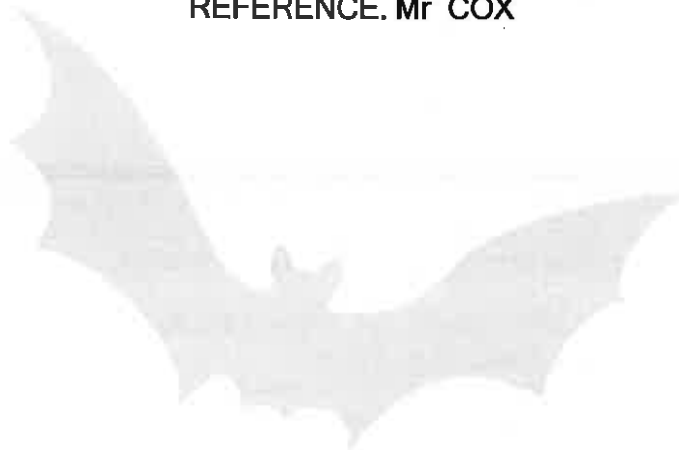
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BAT SURVEY
AT
THE MAPLES
STONEYGATE LANE
RIBCHESTER

DATE AND TIME OF VISIT
23rd Nov 2015

WEATHER CONDITIONS
Low cloud, brisk breeze 5 C

REFERENCE. Mr COX



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

The proposal is the construction of a single storey porch to the front elevation.

Impact of development in relation to potential bat habitat:-

Removal of the slates on the existing roof where the new roof will abut.

TYPE OF BUILDING

The house is a detached bungalow, the original building possibly dating from the 1960's but it was extended to the front (east) elevation 10 years ago.



Front elevation

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.

AIMS OF THE SURVEY

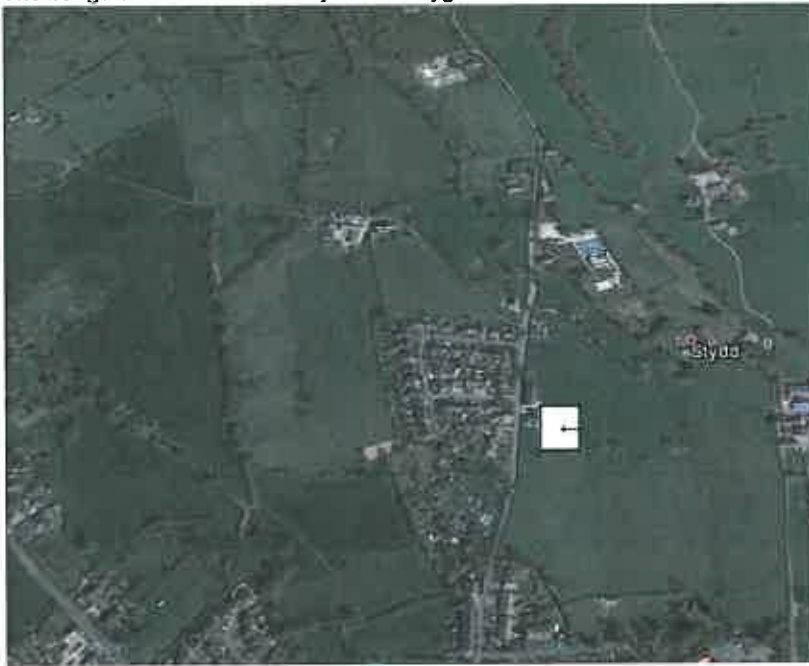
To ensure the proposed development will not affect any protected species

The survey will ; Identify past ,current or potential use of the site by protected species.

Assess any impact of the proposed development on these species

Outline a mitigation scheme for any species affected by the development (if required)

LOCATION SD - 651 357 elevation 35m
The bungalow is located directly on Stoneygate lane



FORAGING POTENTIAL IN LOCATION

The property has a garden to the front (adjacent to Stoneygate Lane) and to the rear. It is located on the edge of a housing estate of properties of a similar type and age. To the west there is a dwelling immediately opposite on the right hand of the road immediately adjacent to open pasture land. The area can be considered as having sub optimal foraging potential.



WALL CONSTRUCTION

The walls are render with stone quoins and window surrounds. There is a stone chimney stack to the front elevation.



BAT ACCESS POINTS IN WALLS

No access points in the walls, they are in perfect condition.

ROOF CONSTRUCTION

The roof is pitched and hipped with a blue slate finish. The fascia and eaves overhang is upvc.



BAT ACCESS POINTS IN ROOF

The front section of the roof being affected by the extension is only 10 years old, the tiles and flashings are in perfect condition. The eaves soffit is tight fitting with no access points.



ROOF SPACE

The roof space is accessed via a loft ladder it is naturally lit by some roof windows in the side and rear roof pitch. The space is clean and dry with a boarded floor, it is used for storage. The rear section of roof is the original with ply boarding to the underside of the rafters.



The front section which is being affected has new purlins, rafters and underlay in perfect condition.



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

COMMENTS: An emergence survey was not carried out as during the winter months bats are inactive. The exterior of the property to the front was the main focus of this scoping survey. It was examined for signs of droppings, urine stains and grease or scratch marks. The result was negative no signs of bat usage could be found.

	Yes	No
BAT SIGNS, INTERNAL		X
SIGHTED 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 had no evidence of bat access, none of the above evidence was found.

CONCLUSION

This property has no evidence of current or previous bat presence. The building is inaccessible and it does not provide any roosting or foraging potential for bats.

The disruption to the front elevation roof will not disturb roosting/ hibernating bats or result in the destruction of a significant bat roost.

No mitigation is necessary.

All contractors should be made aware of their responsibilities to protected species and work should proceed with due diligence and 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
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