

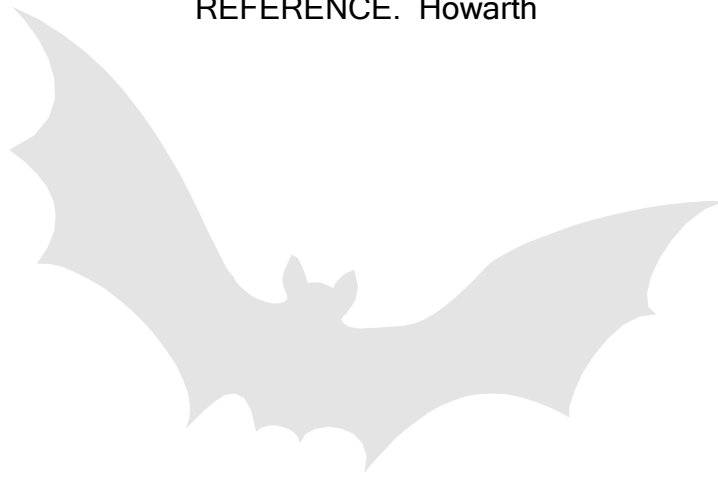
BAT SURVEY  
AT  
LANE ENDS COTTAGE  
HUNTINGDON HALL LANE  
DUTTON

DATE AND TIME OF VISIT  
16<sup>th</sup> Nov 2015 3.30pm

WEATHER CONDITIONS

Overcast , light wind , intermittent showers. 9 C

REFERENCE. Howarth



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

It is proposed to build a two storey extension in the middle of the rear elevation of the property and refurbish the interior.

Impact of development in relation to potential bat habitat:-

The work involved which could potentially affect a bat population is the disruption to the section of rear roof pitch where the new roof will abut. And the removal of the existing conservatory and Wc prior to commencement.

## TYPE OF BUILDING

The property is currently uninhabited it is a detached period property probably dating from the 1800's which appears to have been modernised during the 1970/80's.



Front ( south ) elevation



Rear (north ) elevation

**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.

Evening emergence survey was not carried out due to the seasonal constraints of the survey being carried out during the inactive period.

## **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 - 659 384 150m elevation.**

The site is in a rural location in a small settlement area of 3no houses, two having outbuildings. In the parish of Dutton. The settlement is adjacent to Huntingdon Hall Lane which joins Old Clitheroe road to the north with Top of Fawna road to the south. It is remote from other settlement areas.



## **FORAGING POTENTIAL IN LOCATION**

The location is rural, the surrounding pasture land is boarded by native trees and hedgerow forming high value potential foraging routes in all directions towards numerous broad leaf wooded areas. The area generally provides a medium /high level of foraging potential. The adjacent buildings provide medium level of roosting potential.

There are no significant areas of standing water but Duddel brook runs in a north to south direction approx 300m to the west.

There are no statutory nature conservation sites within 2km of the site.





## WALL CONSTRUCTION

The walls are solid random stone with flush pointing. The front (south elevation) is covered with a climber, currently not in leaf.



## BAT ACCESS POINTS IN WALLS

The walls are in reasonable condition as is the pointing. No access points could be found.

## ROOF CONSTRUCTION

The main roof is pitched. The small ground floor wc has a lean -to roof, both have a blue slate covering. There is a timber fascia fixed directly to the wall. The glazed lean - to has a clear plastic sheet roof finish.



## BAT ACCESS POINTS IN ROOF

The single storey lean -to's were closely inspected, there were no access points. The main roof was examined with the aid of binoculars it appeared to be in reasonable condition with tight fitting slates, no access points were visible. The timber fascia had some very small gaps where the stone undulated, however there were no grease marks or staining on the timber or walls.

## ROOF SPACE

The main roof space was accessible via a ceiling hatch, there was an intermediate stone wall to support the timber purlins, timber rafters were fixed over together with felt. There was insulation quilt between the ceiling joists but this was obscured by plastic sheeting and other waste building materials. The surfaces were checked for droppings and feeding debris, nothing was evident. The timbers were in reasonable condition with no cracks or crevices.



## BAT SIGNS, EXTERNAL

COMMENTS: An emergence survey was not carried out as during the winter months bats are inactive. The exterior of the property and single storey lean -to's to be removed at the rear were the main focus of this scoping survey.

It was examined for signs of droppings, urine stains and grease or scratch marks. The inspection was carried with the aid of binoculars and ladders. The result was negative no signs of bat usage could be 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 roof section being affected did not reveal any evidence of roosting bats or any signs that it had been used in the past.

## CONCLUSION

Due to the location (located adjacent to good foraging habitat with good connectivity to optimal habitat in the greater area) and type of property, although no signs of bat usage could be found occasional transitory bat presence cannot be completely discounted .

Based on the findings of the survey it does not appear that the disruption to the rear pitch is likely to be detrimental to any local . However the following precautions should be followed when carrying out the work.

## MITIGATION

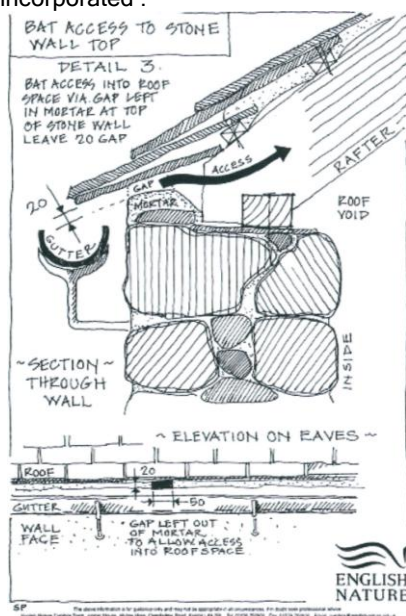
The impact of the work will not result in any loss of existing roosting / breeding or maternity sites.

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.

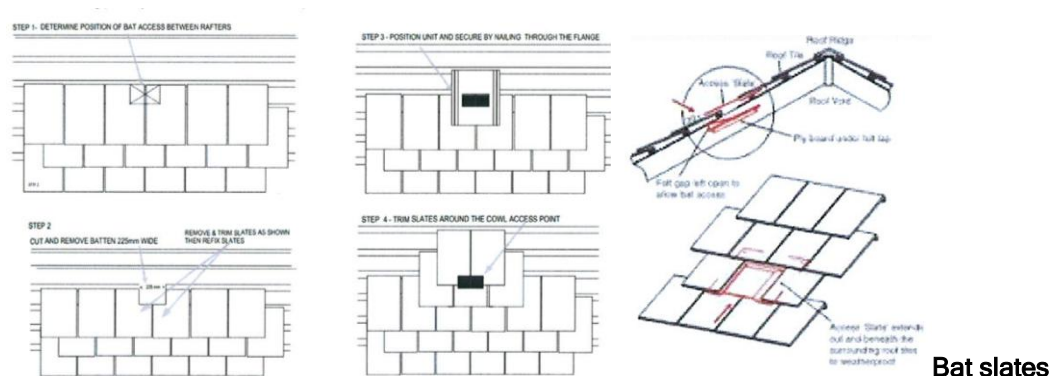
However in order to ensure that no bats are harmed or disturbed during the work the following measures should be undertaken.

- All Contractors to have a pre -commencement induction on bat presence and their legal responsibilities (to European protected species) during the contract, by a Licensed ecologist.
- 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.
- Note it is a legal requirement to stop work immediately in an area if bats are found during the work and further advice should be sought from The Bat Conservation Trust or Natural England to locate a Licensed bat worker.
- If bats are exposed or vulnerable to harm during the building works, use gloves or a small container to carefully place the bat in a quiet dark place until a bat worker can be contacted.
- New timbers used in the build should be only be treated with CCA ( copper, chrome, arsenic ) which has been found not harmful to bats.

The extension is an opportunity to enhance the potential roosting habitat and the following should be incorporated .



Eaves access



Bat slates

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  
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8 Battersea Park Road  
London SW8 4BG  
0845 1300 228

Natural England Cheshire-Lancashire Team  
Cheshire-Lancashire Team  
Pier House  
Wallgate  
Wigan WN3 4AL