BAT SURVEY

AT
HIGHER BOYCES FARM
STONEY GATE LANE
RIBCHESTER

DATE AND TIME OF VISIT
14TH July 2015 8.30 pm - 30mins after Dusk

WEATHER CONDITIONS

Clear sky, Light westerly breeze 16 C

REFERENCE NO. 4874

Survey carried out by:

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Pimlico road
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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.

(3) 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

Proposed conversion of agricultural barn to two dwellings.

TYPE OF BUILDING

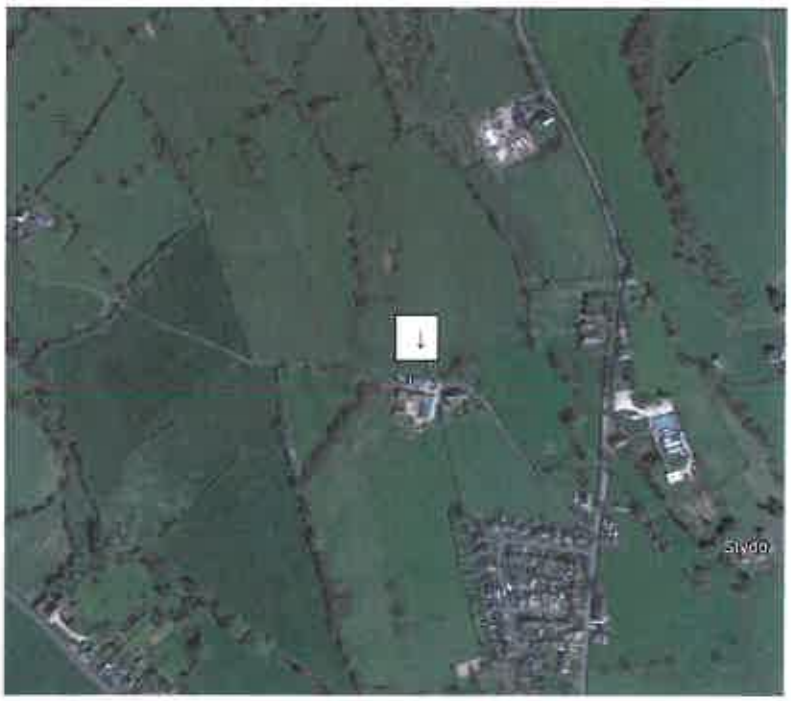
A traditional detached agricultural barn possibly dating from 18th C with a later single storey rear outrigger and lean -to at the rear. Adjacent to the west is a small dwelling which was converted some years ago from a barn. The original Farm house is slightly remote from the barns to the east, it is under different ownership.

Front (north) elevation

Rear(south) elevation, showing lean -to and rear outrigger.

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.
An evening emergence survey and activity survey was carried out using a bat detector during the optimal activity period.

LOCATION SD: 649 361 elevation 40m
The barn is located adjacent to a farm house and other associated farm out buildings. It is accessed via a track off Stoneygate lane, north of the settlement area of Ribchester.



FORAGING POTENTIAL IN THE LOCATION

The barn is part of a farm development it is detached from the other buildings but located in the yard.
The immediate locality is open agricultural land the fields being boarded by hedgerow and tree lines leading to woodland in the greater area. Boyces brook runs from north to south to the west which is also lined with trees.
The area can generally be considered an optimal well connected foraging habitat for bats.

WALL CONSTRUCTION

The walls are solid random stone

BAT ACCESS POINTS IN WALLS

The barn walls are generally in good condition, however bats can access very small cracks and crevices of which there were numerous in this barn, the day light inspection of this building could not discount the possibility that bats could potentially roost in these crevices. The interior of the building was easily accessible via door, cart and vent openings.

ROOF CONSTRUCTION

The main barn roof is a conventional pitched roof with cat slides to the rear projections, the rear outrigger has a pitched roof abutting the rear wall of the barn, both have a blue slate finish.
The lean - to has a corrugated fibre cement sheet roof.

Front roof pitch

←single storey roof

Rear main roof pitch, lean -to roof

BAT ACCESS POINTS IN ROOF

The roof is medium condition there are a number of loose / dislodged and missing slates and some with gaps between. All ridge tiles appear to be present however they appear to be in poor condition with some mortar missing. All these faults can potentially provide access points to the roof.

ROOF SPACE

Main barn

Outrigger roof

The roof construction is timber trusses, purlins and battens. The timbers in the outrigger appeared to be in reasonable condition with no significant cracks or crevices. Some of the main roof trusses were showing signs of decay probably due to water ingress but they did not have any significant cracks or crevices. The building is generally cool and draughty.

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

The external features of the barn was examined during the daylight inspection, potential access points and lead flashings, ridge slates, stone work and any sills were visually examined for droppings, staining or feeding remains.

The dusk emergence survey revealed a low level of activity commencing at approx 9.30pm, two bats emerged from the line of trees to the west of the site, foraging activity continued, the bats travelling down the gap between the barn and barn conversion to circle the rear yard area. There was no emergence from the barns, however

during the activity a bat entered briefly the outrigger via the cart opening, re emerging to return to the tree line to the west. The survey continued until it was too dark to see.

		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: There were no evident accumulations of droppings in the barns. Insect wing feeding evidence was not found although the barn is accessed by livestock which could potentially disturb any remains. The detector did not pick up any activity internally.

CONCLUSION

The scoping and emergence survey did not reveal any evidence of breeding roosts nor is the building likely to be used for hibernation however the open and accessible nature of this barn and the close proximity to optimal foraging habitat it is likely to be accessed by foraging bats (as was witnessed during the dusk survey).
Although no emergence from the building was recorded there are many suitable cracks and crevices in the building which could potentially appeal to Pipistrelles.
The proposed development of this barn to form two number dwellings is unlikely to cause significant disturbance to roosting bats or destroy a significant roost. It is highly unlikely that bats will be disturbed or uncovered during the work.
The adjacent buildings in the locality should serve to mitigate if any potential disturbance does occur.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

However it is recommended that the crevice habitat be maintained and the following mitigation is incorporated in the proposals

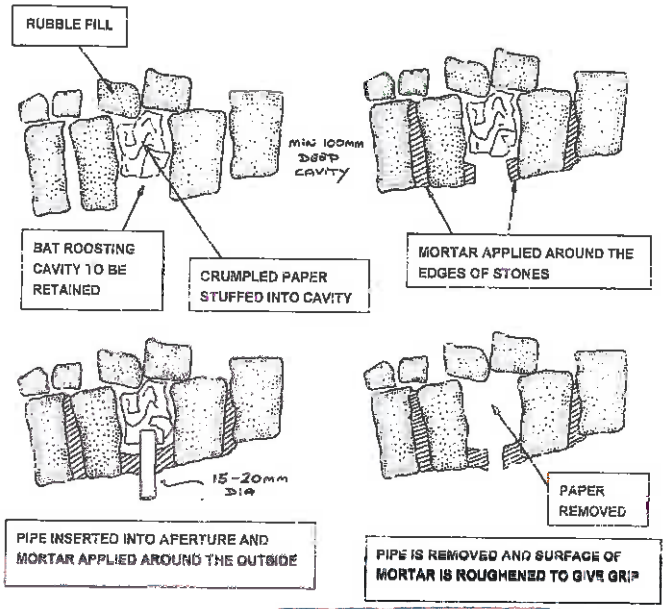
MITIGATION RECOMMENDATIONS

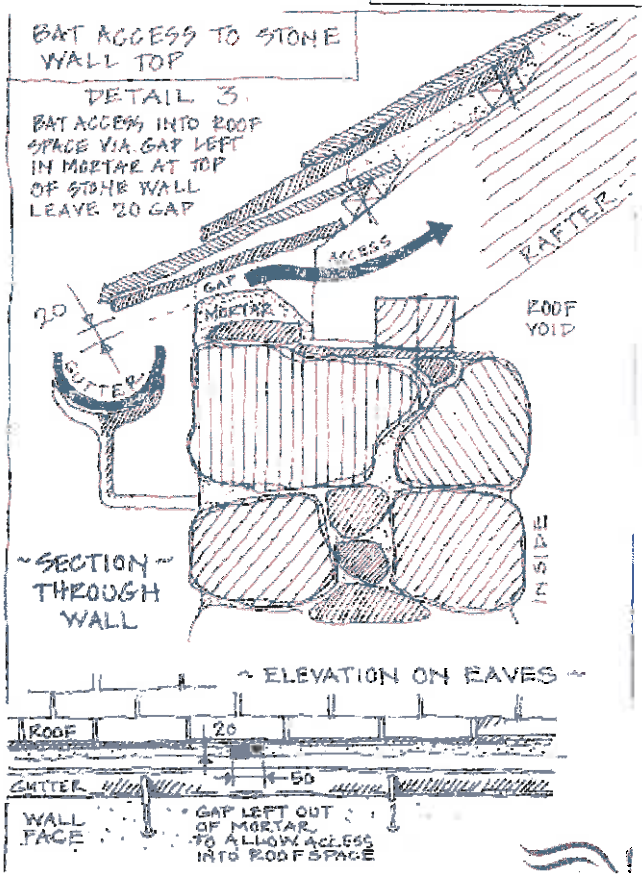
All contractors should be made aware of their responsibilities to protected species and work should proceed with due diligence and in the unlikely event that any bats are discovered work must be stopped immediately and a licensed bat worker must be contacted for advice on how to proceed

It is recommended that any works should be carried out with extreme caution and that the following mitigation should be included.

Bat Conservation Trust

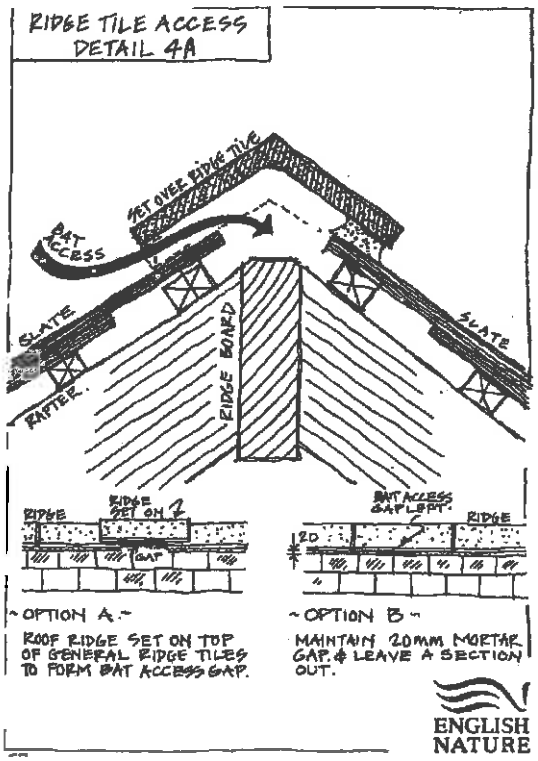
Retaining a cavity





EAVES ACCESS

METHOD 2:	
PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE. SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF. Ridge access tile Detail 4A (below)	RECOMMENDED BY NATURAL ENGLAND: either raised ridge tiles providing 15 – 20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles. Pipistrelles and long-eared bats will enter roofs via narrow gaps under the ridge tiles; additional benefits are provided when small gaps are provided through the roofing felt or sarking membrane thus enabling bats to enter any retained roof voids.



RIDGE ACCESS

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 Natural England Cheshire-Lancashire Team

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