BAT SURVEY

AT
THORN COTTAGE
KNOWSLEY ROAD
WILPSHIRE

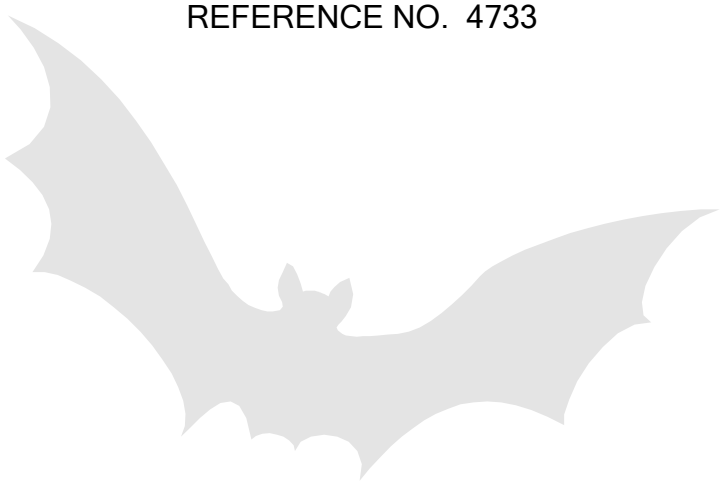
EMERGENCE SURVEY RESULTS
UPDATE

DATE AND TIME OF VISIT
6TH MARCH 2015 9.30 am

WEATHER CONDITIONS
OVERCAST, LIGHT BREEZE 8 C

EMERGENCE SURVEY UPDATE 7TH MAY 8.15 – 9.45 pm
WEATHER- Clear , light north west breeze 5mph. Good conditions for foraging activity

REFERENCE NO. 4733



Survey carried out by:

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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

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.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION – Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or projection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

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.
  Crevice- roosting bats ie. Pipistrelles, some Myotis species and Brown long eared bats can remain unseen even after close inspection in small spaces ie. cavity walls, roof structures soffits or cladding.

  Bat roosting evidence ie. Droppings or insect remains can be removed by weather conditions or sweeping/ cleaning internally so this lack of evidence cannot always prove undoubtedly that bats are absent.

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT
Demolition of existing cottage, attached workshop and 4 no detached sheds/garages on adjacent land.

TYPE OF BUILDING
The building is a two storey cottage with workshops attached to the side and a further single storey work unit extending to the rear in an easterly direction which is connected to the main building with a single storey. The building probably dates from the 19 C. It is currently uninhabited and the workshops disused.

West elevation (front)

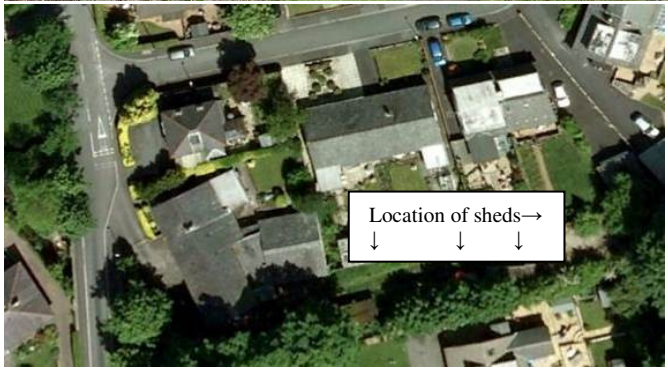
Part rear cottage and north elevation of workshops

East elevation workshop

South elevation main workshop

SHEDS
The sheds are located on the strip of land which is adjacent to the south elevation of the workshops and extends in a west to east direction. The sheds have probably been used as garaging in the past.

4NO SHEDS



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.

LOCATION The buildings are located on Knowsley road within a well established residential area comprising of traditional properties and more recent developments. The front elevation faces the road and the strip of adjacent land extends to the rear towards the railway embankment.

BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
X	HEDGEROW
	OPEN WAT ER

There is a small water course which runs along the front and part of the south side boundary but 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.

WALL CONSTRUCTION

House / workshop : The walls are mainly white painted render covering some areas of brick and some natural stone.

Sheds : The sheds 1 - Block with render finish
2& 3 - Pre-cast concrete
4 - Timber boarded

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Workshop gable wall showing stone render and Painted brick.

Rear workshop walls.

Shed 1 Block and render walls

Shed 2 Pre cast conc

Shed 3 Pre cast conc

Shed 4 timber and brick plinth

BAT ACCESS POINTS IN WALLS

COMMENTS: House / workshop, generally there are no access points in the walls, the render is in reasonable condition with the exception of the gable wall of workshop which has exposed stone this does not provide access however crevices are evident in the stone work.
There is a potential access point through a timber grille on the east elevation of the rear workshop.

Sheds: The walls are all in reasonable condition and do not have any access points for bats.

ROOF CONSTRUCTION

COMMENTS: The cottage has a pitched roof which continues over the workshops there is a small section of single storey flat roof to the rear of the cottage. The rear workshop has a pitched roof and is connected to the main building with a single storey link with a glazed mono pitch roof. The main workshop roof has glazed roof lights, natural slate finish with eaves / gable overhangs and boarded soffits

Workshop roofs

Cottage gable (north)

Workshop gable and soffit (south)

SHEDS: All the sheds have conventional pitched roofs.

Shed 1- Corrugated fibre sheet over timber purlins

Shed 2- corrugated sheet

Shed 3 – corrugated sheet with dense moss.

Shed 2- internal


Shed 4- Dense moss over corrugated sheet.

BAT ACCESS POINTS IN ROOF

COMMENTS: The main roof slate is in reasonable condition the soffits are tight fitting with the exception of the cottage north east corner timber soffit which has a large access opening.


The shed roofs are basically in poor condition but do not have any access points other than at the eaves /ridge or via the poorly fitting doors, hence all the sheds are accessible.

		Yes	No
ROOF SPACE	TRUSSED		X
	PURLINS	X	
	FELT		X

COMMENTS: The cottage roof void was accessible via a ceiling hatch however it was not safe to enter. The slate is bedded on to the battens with mortar. The timbers are in good condition with no cracks or crevices the ceiling is covered with fine rubble and in generally dusty. It has low potential for supporting roosting bats.
The roof space over the rear workshop was partially accessible, the rafters appear to be quite new and the ceiling was covered with mortar debris probably from when the original rafters where replaced. The space is draughty and although accessible there were no signs ie. Feeding or dropping evidence that bats have entered the space. The remainder of the workshop roof had boarding to the underside, any possible voids behind were not accessible.


Rear workshop roof void showing potential grille access


Cottage roof void


Link roof glazed


Boarding to the u/s of workshop roof

SHEDS - The sheds were cold and draughty the construction did not provide any potential roosting or hibernation habitat for bats.

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

COMMENTS: As the survey was carried out during the inactive hibernation period a detector was not used. The external features of all the buildings being demolished in this scheme were the main focus of this scoping survey. The lead flashings, facia soffits, ridge slates, walls and any sills were visually examined for droppings, staining or feeding remains. No evidence could be found.

EMERGENCE SURVEY

Methodology – Two surveyors with the aid of Magenta 5 bat detectors were located on the site monitoring the front and rear of the property paying particular attention to the potential grille and soffit access points. The conditions were good for foraging bats. Low level activity of a single pipestrelle was detected commuting in west to east direction across Knowsley road approx 25m to the north of the site at 9.15pm .
No activity or emergence from the buildings or sheds was recorded on the site.

		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: This scoping survey was undertaken during the inactive hibernation period, its main focus is to determine if bats are currently hibernating or have been active in the past in any part of the building. The internal inspections did not reveal any evidence.
The sheds also did not have any evidence internally, they have been undisturbed for some time and any feeding or dropping evidence should have been insitu if being used.

CONCLUSION

A scoping survey on The house and workshop at this time of year cannot be considered conclusive. The lack of evidence cannot be considered as sufficient to prove absence of bats. An emergence / activity survey **is** recommended to be undertaken mid April - (optimal survey period mid April to early September) to determine the presence or any impact on any local bat population.

The sheds provide no potential habitat for roosting or hibernating bats, there is no evidence of any presence. The removal of the sheds will not disturb or impact on any local bat population. NO further survey work (emergence / activity surveys) will be required.

UPDATE The evening emergence/activity survey did not record any activity on the site. It is unlikely that any bats will be disturbed or the demolition will impact on any local bat population.

RISK ASSESSMENT

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

LOW

However the contractors should be instructed to proceed with care 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.

SUGGESTED MITIGATION

To encourage any local bat population and enhance potential habitat min 1no bat slate to be incorporated in each of the proposed properties and detached garage.

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
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