

BAT SURVEY
AT
KIRKSTONE
80 MELLOR BROW
MELLOR

DATE AND TIME OF VISIT
9.15 am 4th Feb 2016

WEATHER CONDITIONS
Overcast. strong breeze 4C

REFERENCE NO. 5046



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.

(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

Form a first floor over a section of the existing ground floor.

Impact of development in relation to potential bat habitat:-

Removal of the central section of the existing roof and disturbance to the front and rear outrigger.

TYPE OF BUILDING

The building is a detached Bungalow currently inhabited , probably dating from 1970's . It is on a sloping site with a lower ground floor garage. The out rigger to the rear is an extension to the original property.



Front south elevation

Rear north elevation

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.

CONSTRAINTS

The scoping survey has been carried out during the inactive period.

The roof space was accessible via a ceiling hatch, however the section of roof space being affected was not accessible.

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: 647 311 170m elevation

The house is located on Mellor brow road running between the village of Mellor and Mellor brook.



FORAGING POTENTIAL IN THE LOCATION

The house is accessed directly off Mellor brow road. The road is lined to both sides with houses of a similar type and age all having gardens to the front and rear containing domestic shrubbery. The rear garden of the houses on both sides of the road abut pasture land, the fields are large and generally bounded by hedging. There are no significant water courses or areas of standing water within 100m of the house, nor are there any wooded areas. The house is in an elevated position, the location provides sub-optimal foraging potential.



WALL CONSTRUCTION

The walls are mainly painted render with a Lakeland stone plinth and vertical stone sections at the corners of the property.



BAT ACCESS POINTS IN WALLS

The render walls are in perfect condition as are the Lakeland stone sections with the pointing in good order, the walls have no access points.

ROOF CONSTRUCTION

The roof has a main pitched roof from west to east, with an outrigger to the front south elevation. A pitched roof outrigger with 2 no roof windows, is located to the rear and is a more recent addition to the building. The outriggers abut the main roof forming valley gutters.

There is a small overhang at the eaves with timber or upvc soffits.

The roof finish is tile.



BAT ACCESS POINTS IN ROOF

The roof is generally in very good condition, the tiles are very tight fitting as are the flashings. The fascias and soffits are all in perfect condition and very tight fitting. The roof does not provide any possible access point or cracks or crevices.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
	X
X	
X	

The roof space was accessible via a hatch the space was clean and dry, the timbers were in very good condition as was the felt, no dropping or staining evidence was found. This space is not accessible to bats.



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

An emergence survey was not carried out as during the winter months bats are inactive. The complete exterior of the property was examined during this scoping survey. It was examined for signs of droppings, urine stains and grease or scratch marks. Inspection with the aid of binoculars of the roof and walls did not reveal any evidence of bat usage.

	Yes	No
BAT SIGNS, INTERNAL		X
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

The building is inaccessible to bats. No signs found.

CONCLUSION

This house has no external access points to the interior of the building, nor are there any significant cracks or crevices which could potentially provide roosts for bats. The alteration to the roof of this property will not impact on any local bat population it does not constitute a loss of high value roosting or foraging potential. The scale of the extension will not adversely affect any potential commute or foraging routes. It is highly unlikely that any bats will be uncovered or disturbed during the work but ;

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

No further survey effort or mitigation is required

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
 Wigan WN3 4AL

