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BAT SURVEY

**AT
10 THE HAZELS
WILPSHIRE
BLACKBURN**

**DATE AND TIME OF VISIT
16th May 2016 3.30 pm**

WEATHER CONDITIONS

Overcast, light wind 12 C

REFERENCE. Mrs Fizmaurice



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

Rear single storey extension.

Impact of development in relation to potential bat habitat:-

Disruption to the rear roof pitch at the abutment of the existing and new roof.

TYPE OF BUILDING

The property is a detached bungalow which possibly dates from the 1980's



Front elevation North west

Rear elevation South east

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.

CONSTRAINTS

There were no constraints to this survey.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

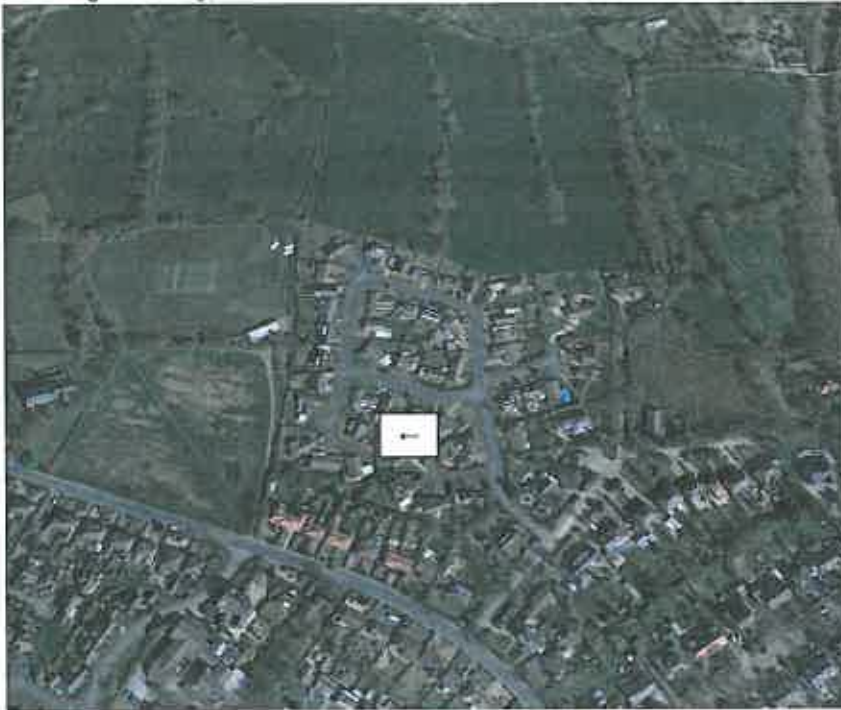
The survey will ; Identify past ,current or potential use of the site by protected species.

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 - 684328

The house is located within a housing estate. The estate is on the edge of the settlement area of Wilpshire bordering Salisbury, accessed from Ribchester road.



FORAGING POTENTIAL IN LOCATION

The house is surrounded by other dwellings of a similar type and age, all having lawned gardens which contain domestic shrubbery with some hedging. There are no mature trees on the estate however the rear gardens of the period properties adjacent to the southern border of the estate contain some mature trees. The north and west boundaries of the estate are adjacent to pastureland.

The area generally does not have any significant wooded areas or areas of standing water. The house is not connected to any potential foraging or commute routes. The area can be considered to provide sub optimal foraging potential for bats.



WALL CONSTRUCTION

The walls are a combination of brick, natural stone and painted render probably cavity construction.



BAT ACCESS POINTS IN WALLS

The walls are in excellent condition with no access points, cracks or crevices.

ROOF CONSTRUCTION

The roof is a pitched construction with an eaves overhang. The roof finish is profile tile, the fascias and eaves overhang is upvc. There is a flat roof porch to the front elevation which will not be affected by the extension.



Rear roof pitch

BAT ACCESS POINTS IN ROOF

The roof tiles are in good condition and tight fitting with no access points. It was possible to closely examine the eaves and the upvc soffits, they are tight fitting to the wall however the rear overhang has vent holes two of which don't have grilles in place. However being at such a low level it is highly unlikely that bats would use the access points.



Soffits

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes	No
	X
X	
X	

The roof space was accessible via loft ladder and hatch. An area of boarding was laid over the joists but the majority of the space was insulated at joist level with quilt which had been laid approx 1 year ago, together with the installation of vents in the felt to provide cross ventilation to the void. The insulation and boarding were clean and free from any dropping or insect remains. The timbers and felt were in perfect condition, the space generally provided sub optimal roosting and foraging potential.



Roof void

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

The external features to the rear of the property and the roof space being affected by the development were the main focus of this scoping survey. The lead flashings, fascia soffits, ridge slates, walls, open vent holes and sills were visually examined for droppings, staining or feeding remains.

No evidence was found to suggest that bats use this building.

	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: None of the above evidence was found or suspected.

CONCLUSION

There is no evidence that bats are roosting or have ever been present at this house. The alterations will not pose a threat or impact on any local bat population.
It is very unlikely that roosting bats will be disturbed or exposed during the building works on this property nor will the scale of this extension have any negative impact on a local bat population.
It is not considered necessary to carry out an emergence survey on this house.
Mitigation or timing constraints are not required.

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
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