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BAT SURVEY

**AT
129 Pasturelands
Billington
Whalley**

**DATE AND TIME OF VISIT
7th June 2016 4.00pm**

REFERENCE - Mr Fielding.



**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 NINE 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.

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT

A two storey side extension.

Impact of development in relation to potential bat habitat:-

The rear pitch of the new roof will run into the existing rear roof pitch thus necessitating the removal of some tiles, the front pitch is set below the existing roof.

TYPE OF BUILDING

The building is a semi detached dormer bungalow with dormers to the front and rear.



Front elevation



Side elevation

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

The roof space is converted to accommodation, there are no access hatches to the remaining voids at the eaves. The eaves and roof structure were easily examined externally. The building structure considered safe.

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: 722 355

The house is located on a housing estate in a semi urban area. It is within the settlement area of Billington surrounded by houses of a similar type and age. The estate is between Whalley Road and the railway line the greater area extends to pasture land.



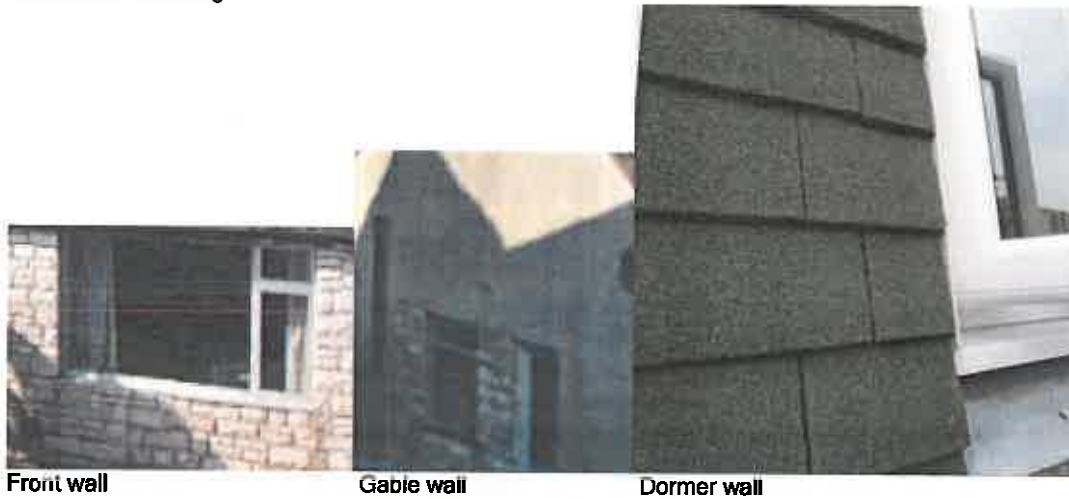
FORAGING POTENTIAL IN LOCATION

The house is located in its own garden with neighbouring gardens adjacent. There is minimal vegetation in the locality consisting of mainly domestic shrubbery with no potential feeding corridors. The location is generally considered to provide low value foraging habitat. There are no significant areas of mature broad leaf trees or areas of open water located within 1km of the property, the only potential foraging corridor is the railway line which is located approx 180 m to the south and is lined with trees. There is no connectivity to this potential foraging route.



WALL CONSTRUCTION

The gable wall is pebble dash render over brick/ blockwork. Stone cladding to the front elevation .The dormer cheeks are Tile hung.



BAT ACCESS POINTS IN WALLS

The wall render is in good condition as is the pointing to stone front wall there are no access points or crevices suitable for bats. The tile hung dormers are in perfect condition with no gaps between or behind the tiles.

ROOF CONSTRUCTION



The roof is pitched with flat roof dormers to the front and rear. The roof covering is profile tile with no overhang at the eaves. The flat roofed dormers have a bitumen felt finish. The gable verge is pointed

BAT ACCESS POINTS IN ROOF

The tiles are in good condition and very tight fitting. It was possible to examine closely the eaves and fascias for any potential gaps or access points. The pointed verge is in good condition with no access points or crevices. The roof felt appeared to be in good condition.

ROOF SPACE

There was no accessible roof void to examine, the majority of the space is lined out to the underside of the rafters forming the bedroom accommodation .It is likely that there is a small void at the eaves but there were no access panels.

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

The external features to the front, side and rear of the property were the main focus of this scoping survey. The lead flashings, fascia soffits, tiles /ridge tiles, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was 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: None of the above evidence was found.

CONCLUSION

The lack of evidence, sub optimal foraging and roosting habitat and lack of potential access points at this property indicates that the slight disruption to the roof tiles will not impact on any local bat population nor is it likely that any bats will be uncovered or disturbed during the work. It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme.

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
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