

320160423P

BAT SURVEY
AT
FORMER PETROL STATION
CHATBURN

DATE AND TIME OF VISIT
Scoping survey - 27th May 2015 10.00am
Scoping and Emergence - 8th May 2016 20.45 pm

WEATHER CONDITIONS
Original scoping 27th May 2015- sunny , light breeze 16 C
8th May - clear sky, very light breeze 15 C Good conditions for emergence

REFERENCE NO. 4759

PLANNING	
12 MAY 2016	
FOR THE ATTENTION OF	

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.

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT

Demolish existing building prior to construction of a new dwelling.

Impact of development in relation to potential bat habitat:-
Removal of a building.

TYPE OF BUILDING

The building has been disused since 2003 it was originally a petrol station and more recently it has been used as tyre storage and car sales. The building dates from the 1800's. It appears to have been constructed for industrial or commercial use.



North west elevation to Sawley road



North east elevation



South east 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.
A scoping survey was carried out in May 2015 and reassessed in May 2016
Evening emergence survey carried out by two surveyors with detectors monitoring all elevations of the building.

CONSTRAINTS

The examination of the roof structure was limited in the first floor office spaces as they were lined out with boarding and suspended ceilings. The eaves and roof structure were examined with binoculars. The building structure is 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:770 442

The building is located on Sawley Road at the junction with Ribblesdale view within the settlement area of Chatburn.



FORAGING POTENTIAL IN THE LOCATION

The building is located at the junction of Sawley road and Ribblesdale view. The school and church are opposite on the east side of Sawley road. Hard standing surrounds the building but the area to the south east has garages to the perimeter which are under the same ownership, the easterly border is adjacent to the railway line which runs in a north, south direction. The railway cutting is lined with minor trees and shrubs to both sides and there is a small group of trees.

There are no significant wooded areas, areas of standing water or water courses in the locality. The land which surrounds the village is largely small area pasture boarded by hedges and small trees which may provide a medium level of foraging potential, however the building is remote from the open countryside and is surrounded by dwellings of various types and age on all sides.

The railway cutting can be considered to have a reasonable level of foraging potential and it forms an extensive potential foraging/commute corridor.



WALL CONSTRUCTION

The building is a combination of coursed dressed stone and random rubble stone.



Coursed sawn stone N.E elevation



Random and coursed stone on N.W elevation



Random stone S.W elevation

BAT ACCESS POINTS IN WALLS

The walls are in good condition with no gaps in the stone work or pointing, there are no access points to the interior of the building or crevices suitable for crevice dwelling bat species.

ROOF CONSTRUCTION



The roof is pitched with timber barge boards to each gable. The roof finish is corrugated fibre cement with clear corrugated plastic sheet roof lights.

The canopy roof is corrugated sheet with timber fascias to the perimeter.



BAT ACCESS POINTS IN ROOF

The roof does not provide access to the interior of the building. The sheets are covered with lichen and are tight fitting. The barge boards were examined with the aid of binoculars, they appeared to be relatively tight fitting.

	Yes	No
ROOF SPACE	X	
TRUSSED	X	
PURLINS		X
FELT		

The roof sheeting was supported by timber purlins and steel trusses, there is no enclosed roof void. The space is un insulated and cold it provides a sub optimal level of roosting and foraging potential. The open canopy does not provide any potential habitat.



Internal roof space



Underside of canopy roof

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

The walls particularly adjacent to the barge boards were examined for any evidence of dropping, staining or grease marks which could indicate bat usage. The ground surrounding the building was also examined for dropping signs. The result was negative.

The dusk emergence survey commenced at 20.45 pm and continued until it was too dark to see approx 21.50pm.

A surveyor was located to the S.E of the building and the N.W covering all elevations.

No emergence from the building was recorded nor was any bat activity in the immediate area.

A weak signal was picked up when the boundary adjacent to the railway was approached at the far South corner of the site. it was fleeting and not consistent.



	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

The two storey interior of the building was examined throughout for any of the above listed evidence. The internal walls although in many areas the stone/ brickwork is exposed with the stonework being painted in some areas did not provide any potential roosts for bats. No feeding or dropping signs were found in any part of the building.



Office interior



Garage interior walls

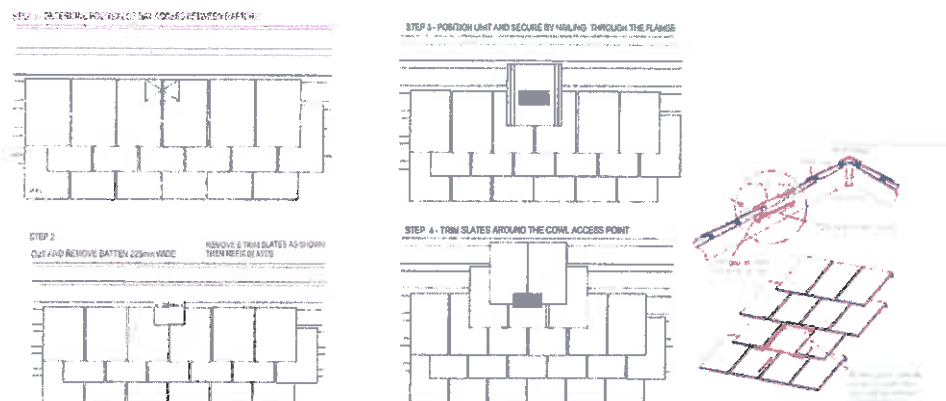
CONCLUSION

This property has no evidence of current or previous bat presence. The building generally does not provide high value roosting or foraging potential for bats.

The removal of this building will not disturb roosting/ hibernating bats or impact on or destruct any bat roost.

The new house will not impact on any existing foraging/ commute route.

No mitigation is essential however due to the proximity of a potential foraging/ commute corridor it is recommended that the roosting potential of the property is enhanced by inserting 3 no bat tiles in the southern pitch of the new roof. See below for details.



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