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**BAT SURVEY**

AT

THE OLD POLICE HOUSE  
GARSTANG ROAD  
CHIPPING

DATE AND TIME OF VISIT  
6 April 2016 9.30 am

**WEATHER CONDITIONS**

Intermittent sunshine and heavy showers, strong breeze 4 C

REFERENCE NO. 5024



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

Demolition of single storey flat roof garage and stores/ utility prior to constructing a two storey extension to the side of the house.

Impact of development in relation to potential bat habitat:-

The work will involve the removal of the single storey section of the building prior to constructing a two storey pitched roof extension which abuts the gable wall below the existing roof line.

This survey was carried out to determine if the removal of the flat roof sections of the building will constitute a loss of potential or existing roosts or foraging habitat for bats.

## TYPE OF BUILDING

The building is a currently uninhabited detached property with a detached single storey garage and stores to the side (connected to the house with a flat roof). The house was the old police house for the village and probably dates from the 60's-70's



Side north east elevation of house and single storey section to be demolished



Rear north west elevation

**METHODOLOGY** The survey methodology follows the guidelines published in the Bat Conservation Trust (BCT- Bat surveys, good practice guidelines 2<sup>nd</sup> 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

Although we are nearing the end of the hibernation period the current evening temperatures have not reached optimal levels to encourage bat activity. A scoping survey only was carried out.

## 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: 620 432 approx 120m elevation



The house is located on Garstang road on the outskirts of Chipping village.

## FORAGING POTENTIAL IN THE LOCATION

The front south east elevation faces Garstang road with open pasture land extending to the south. The house is located in a garden which extends to the front and rear, the rear garden tapers to a point and is bordered on the north west side by a small stream with the playing fields beyond and has Broad Meadow road on the south west boundary. There are potential foraging corridors in the form of hedge rows which radiate from the house following field and playing field boundaries however there are no significant wooded areas or areas of open water within 250m of the house. The nearest wooded area is beyond the settlement area of chipping to the north ( distance approx 550m )it lines a valley which contains weirs and lodges used by local Mills Further north The houses on Broad meadow and the adjacent houses on Garstang road are of a similar type all with gardens containing domestic planting. Whilst north of the village settlement area can be considered an optimal roost and forage habitat, the immediate area is not considered to have optimal foraging potential.



**WALL CONSTRUCTION**



The walls are brick cavity construction.

**BAT ACCESS POINTS IN WALLS**

The walls do not provide any access points or cracks and crevices for potential use by bats.

**ROOF CONSTRUCTION**

The main roof is pitched with a tile finish.

The section to be demolished (see below) has a flat felt roof which has some moss coverage. The felt is laid over a cast concrete roof.



Eaves drip detail

Eaves detail of flat roof

**BAT ACCESS POINTS IN ROOF**

The roof covering is in good condition, with the exception of a section of felt on the rear elevation (see below) which has lifted, however it was possible to closely inspect no bats are using the void. There is a barge board flush fit to the side (north east) elevation which does not provide a void behind. The recess behind the eaves drip detail is shallow and does not provide suitable habitat for bats.



	Yes	No
ROOF SPACE		X
TRUSSED PURLINS		X
FELT		X

There is no enclosed roof void or suspended ceiling the concrete roof is cast over the walls.



The section of roof connecting the house to garage



Internal view of roof in store

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

An emergence survey was not carried out as during the winter/ early spring 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. Close inspection of the roof and walls did not reveal any evidence of bat usage.

**BAT SIGNS, INTERNAL**

- SIGHTED
- DROPPINGS
- DETECTOR RESULTS
- STAINING/GREASE MARKS
- SUSPECT SUMMER ROOST
- SUSPECT WINTER HIBERNACULA
- INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X



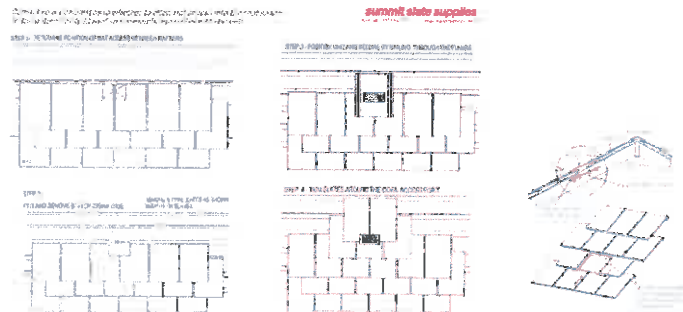
The walls and floors of the stores and garage were examined for any droppings or feeding evidence, nothing was found. This building provides sub optimal foraging and roosting habitat.

**CONCLUSION**

Externally the garage/ stores did not provide any cracks or crevices that bats could potentially use. The demolition of this building will not impact on any local bat population it will not constitute a loss of roosting or foraging habitat, and the scale of the proposed extension will not be detrimental to any potential commute or foraging route.

No further survey effort is required and no mitigation is necessary

However the new pitched roof which is proposed can be used as an opportunity to enhance roost potential in the area by incorporating 2no bat slates in the south pitch at high level. 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