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BAT SURVEY

**AT
LOWER YEW TREE FARM
ALSTON**

**DATE AND TIME OF VISIT
5th May 2016 12.30 pm**

WEATHER CONDITIONS

Sunny, light south west breeze, 17 C

REFERENCE NO. 5051



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

Removal of existing garden room (previous extension to the side of the house) prior to constructing a new single storey extension to connect the house with detached utility and granny flat.



Impact of development in relation to potential bat habitat:-
Removal of garden room roof. The roofs of the main house and utility/flat will not be affected.

TYPE OF BUILDING

The property is a farmhouse dwelling which had a single storey side garden room extension built approx 2002
Adjacent is a detached ex barn which is a utility and granny flat.



South elevation, Main house with attached garden room and detached out building (utility / Granny flat)



East side elevation with garden room extension



West elevation of utility / granny annex

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

There were no limitations on this survey the Garden room was accessible, the eaves and roof structure were easily examined. 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:608342 50m elevation

The house is located in the area of Alston, remote from the main settlement area it is located on Alston lane adjacent to two further properties.



FORAGING POTENTIAL IN THE LOCATION

The houses in the small settlement area have gardens, containing mature trees. The gardens are surrounded by pasture land. The fields are and lane to the south and west are boarded with trees and hedging. Alston hall which

is located approx 220m to the southwest is surrounded by a significant plantation of mature broad leaf trees which connects to Alston wood which extends along the north bank of the river Ribble (approx 650m from Lower Yew tree farm).

The area can be considered high value foraging and roosting potential



WALL CONSTRUCTION



Main house and garden room extension wall.



Utility/ granny flat wall

The main farmhouse is coursed sawn stone, the garden room is random stone with strap pointing.

BAT ACCESS POINTS IN WALLS

The walls are all in perfect condition with no cracks or crevices or access points for bats.

ROOF CONSTRUCTION



The garden room roof is hipped blue slate with a glazed top section. The eaves overhang having timber fascias and soffits.

BAT ACCESS POINTS IN ROOF



The roof overhang soffit

The slates and lead flashings are very tight fitting with no gaps. The soffits are in perfect condition with no possible access points.

ROOF SPACE

There is no enclosed roof space the timber rafters are lined to the underside with plaster board and the ridge section is glazed.



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

The exterior of the building was closely inspected for any droppings, staining or grease marks to indicate any bat activity in the building. None 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

The interior of the building was inspected, it does not provide any roosting potential for bats.

CONCLUSION

Although the area will have some bat activity the removal of this garden room will not result in the loss of a bat roost or remove any foraging potential. The scale of the proposed extension will not impact on any foraging or commute routes.

It is not considered necessary for any further survey effort, and no mitigation is 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
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
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