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BAT SURVEY

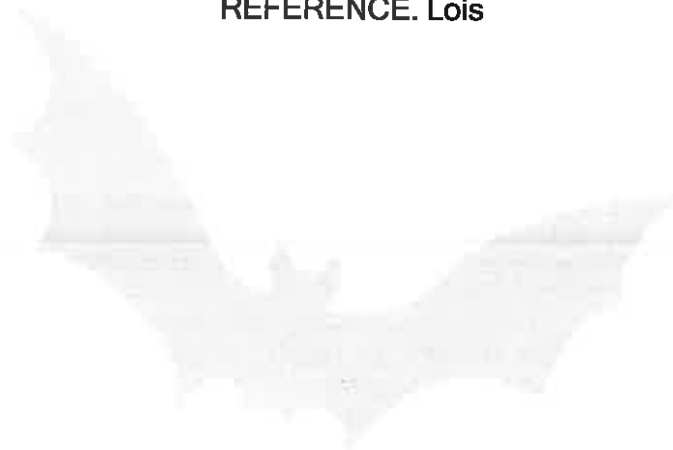
**AT
102 LOWERGATE
CLITHEROE**

**DATE AND TIME OF VISIT
1st June 2016 3.45pm**

WEATHER CONDITIONS

Overcast , 12 C Light breeze

REFERENCE. Lois



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

Proposed formation of a roof terrace in the front roof pitch.
Impact of development in relation to potential bat habitat:-
Disruption to existing roof structure.

TYPE OF BUILDING

The building is a three storey structure which dates from the 1860's, it has had various uses but mainly as retail space or for storage. The building has a detached roof but other buildings adjoin the side and rear elevations.



Front south east elevation

Rear north west 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 structure is safe and structurally sound the roof space was accessed via a ceiling hatch.

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 - 743417 76m elevation

The property is located in the centre of Clitheroe, its front elevation immediately adjacent to Lowergate. The rear is adjacent to the properties on Moor lane.



FORAGING POTENTIAL IN LOCATION

There are no significant wooded areas or areas of open water to provide high value foraging potential within 200m. Approx 75m to the west there are some mature trees in the castle grounds and 75m to the east are school playing fields which are surrounded by a line of mature trees. Mearley brook is approx 150m to the east, south east of the building. The site is not in or near to any nature conservation sites.

The property is detached from any potential foraging corridor and the area does not provide high value foraging potential, there are no records of significant bat roosts greater locality.



WALL CONSTRUCTION

The walls have a stone dashed render finish over solid stone walls. The front elevation has a natural stone string courses and stone window details.

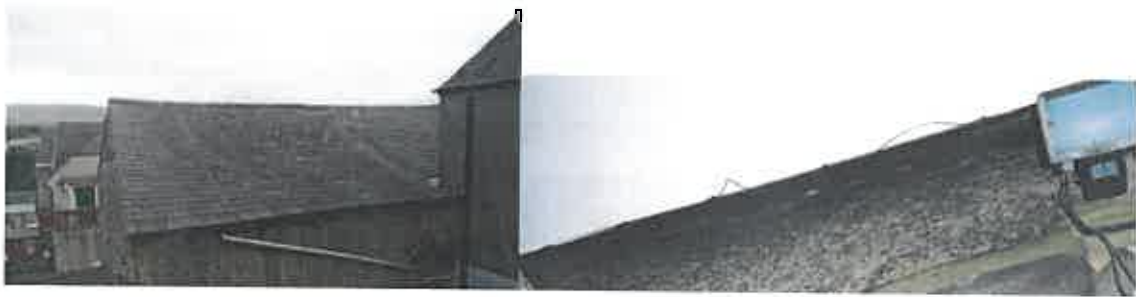


BAT ACCESS POINTS IN WALLS

Whilst the render is in poor condition with sections of stone missing there are not any actual cracks or crevices in the render or any access points.

ROOF CONSTRUCTION

The roof is pitched with a neighbouring building's wall abutting the rear pitch. The finish is blue slate, the rain water gutter is on brackets with no fascia and the gable verge is pointed.



BAT ACCESS POINTS IN ROOF

The slates are generally in good condition and tight fitting with no slipped or loose slates. Some of the pointing at the gable verge (north end) had deteriorated slightly but it could easily be examined due to an external terraced area at first floor level belonging to a neighbouring property, It did not appear to provide access points into the roof void.

ROOF SPACE

TRUSSED
PURLINS
FELT

Yes No

X	
X	
X	

The roof had been repaired approx 20 years ago. The timbers were in very good condition with no cracks, crevices or signs of rot. The felt was also in good condition. There was insulation quilt laid between and over the ceiling joists which was very clean with no dropping, dust or insect remains. The void was draughty.



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

The rear and side (north) elevations were carefully examined from a first floor level terrace area and access ginnel from Moor lane and the front and south gable elevations were examined from the road level for any droppings, staining or feeding remains on lead flashings, fascia soffits, ridge slates, stone work and any sills.

		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: The roof void was a very clean space with no signs of feeding or dropping evidence. The rooms at first floor level were also examined, no evidence found.

CONCLUSION

The building does not provide high value roosting or foraging potential, the work will not result in any loss of habitat. The work to the front roof pitch of this building will not disturb any roosting bats, no evidence in the roof space was found which would indicate that bats have hibernated or roosted in the past. The proposal would not impact on any potential commute or foraging route of any local bat population.

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
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