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BAT SURVEY

AT

**16 HILLSIDE DRIVE
WEST BRADFORD
CLITHEROE**

**DATE AND TIME OF VISIT
27th June 2016 5.45pm**

WEATHER CONDITIONS

Overcast, 19 -22 mph west south west wind .13 C

REFERENCE. Mr and Mrs Pinder



Survey carried out by:

**Lynne Rushworth
6 PENDLE VIEW
BARLEY
Nr BURNLEY.
BB12 9LA**

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.

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT

Two storey extension to the rear of the house.

The impact of this construction will be to disrupt the rear roof pitch.

TYPE OF BUILDING

The house is a semi detached property, dating from approx 1970's. The first floor/ roof space is bedroom accommodation with dormer windows to the rear.



Front and side elevation



Rear 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

There were no constraints on this survey.

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

The House is located on a large housing estate in the within the settlement area of West Bradford, surrounded on all sides by other similar properties and their gardens.



FORAGING POTENTIAL IN THE AREA

There are some mature trees and hedges to the outskirts of the estate adjacent to the surrounding fields. The house is surrounded on all sides with other properties all having gardens. The vegetation in the immediate vicinity of the house consists of minor domestic trees and shrubs. There are no significant foraging corridors in the immediate vicinity of the house. The proposals to this house would not affect any potential foraging route. There are no records of bats roosts within 200m of the house.



WALL CONSTRUCTION

The walls are brick cavity construction.



BAT ACCESS POINTS IN WALLS

The brick walls are in perfect condition. There are no access points in the walls of the house.

ROOF CONSTRUCTION

Pitched tile roof, with upvc dormer windows extending across the rear pitch with a felt flat roof.



Upvc fascias and barge boards to the gable with a slight recess behind. The entire roof was replaced one year ago.



Under side of the fascia board.



dormer and the roof tile.

Lead flashings at abutment of

BAT ACCESS POINTS IN ROOF

This one year old roof is in perfect condition. There are no possible access points.

ROOF VOID

The first floor is accessible via a staircase and the only accessible void was entered via a bedroom, the void was to the front section of the roof pitch. It was possible to examine closely it was a clean dry space with no potential foraging or roosting habitat.



Roof space behind bedrooms.

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

COMMENTS: The external features of the property and the roof space were the main focus of this scoping survey. The lead flashings, fascia soffits, ridge slates, brick work and any sills were visually examined for droppings, staining or feeding remains. No evidence was found.

	Yes	No
BAT SIGNS, INTERNAL		X
SIGHTED 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 internally.

CONCLUSION

This building is not accessible to bats there are no possible access points.
 No bats will be disturbed or exposed during the building works on this property nor will the scale of this extension have any negative impact on a local bat population.
 It is not considered necessary to carry out an emergence survey.
 Mitigation or timing constraints are not required.

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
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