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BAT SURVEY

AT

**34 GEORGE LANE
READ**

DATE AND TIME OF VISIT

7 th June 2016 10.30am

WEATHER CONDITIONS

Sunny, 22 C light breeze.

REFERENCE NO. 5117



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 TEN 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 side of the existing house.

Impact of development in relation to potential bat habitat:-

Disruption to the existing pitched and flat roof on the North side of the property

TYPE OF BUILDING

The property is a detached period house which is currently uninhabited.



Front East elevation

Rear west 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.

CONSTRAINTS

There were no limitations on this survey the loft was accessible via a hatch and the eaves and roof structure were examined with the aid of binoculars. 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: 764348 elevation 110 m

The house is located on the edge of the settlement area of Read, on the west side of George lane. The houses in the immediate locality are of a similar age and type. Immediately adjacent to the rear garden is pasture land. The main Whalley road is approx 300m to the south of the site.



FORAGING POTENTIAL IN THE LOCATION

The house and the neighbouring properties are located in large mature gardens mainly consisting of shrubbery with some mature trees which are mainly concentrated around the junction of George lane and Church close. The pasture land to the rear of the property and in the immediate locality is large acreage with some trees dotted around. There is a small wooded area containing a small fish pond approx 500m to the west which forms the west boundary of the pasture, it extends from Whins lane down to Whalley road and is connected to further wooded areas and small plantations both to the north and south.

The house is not in a designated nature conservation site or nature reserve.



WALL CONSTRUCTION

The walls are brick cavity the upper part having a white painted rough render finish. The gables have painted timbers against the rendered wall to give a timbered effect.



BAT ACCESS POINTS IN WALLS

The walls are in good condition, there are no areas of missing pointing in the brick work and the render is in perfect condition. There are no gaps, cracks or crevices which would provide access to the building or any potential habitat for bats. The painted timbers are in good condition although some of the paint is peeling. They do not have any cracks or rot suitable for bats and do not have gaps or voids behind.



ROOF CONSTRUCTION

The roof is a tiled hipped construction with timbered effect gables to each pitch. There is a substantial overhang to the eaves with a boarded underside. The single storey extension to the north elevation it has a flat roof with a parapet wall to the perimeter the roof finish is chippings.



Aerial view of roof



Roof pitch and elevation being affected



Boarded soffits



BAT ACCESS POINTS IN ROOF

The tiles are small and tight fitting and in reasonable condition there is a slipped tile on the north east hip, but does not provide an access point or a crevice suitable for a bat. The abutment of tiles with the fascias is tight fitting with no gap and the boarded soffits are in perfect condition with no possible access points. The flat roof does not provide any access or roosting potential for bats.

ROOF SPACE

The roof space is accessed via a ceiling hatch and ladder. The tiles are mortar fixed over the timber battens on the rafters and purlins. There are hangers to the ceiling joists and some boarding laid over the joists for access. The timbers are in good condition with not rot or cracks, the space is dusty due to the mortar tile fixing. The floor and boarding was clear of any insect remains or dropping evidence. The space was not accessible to bats and does not provide any high value roost potential.



Roof void



Underside of the roof

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

The North elevation of the property being directly affected by the proposed development was the main focus of the scoping survey.

The lead flashings, fascia soffits, ridge slates, walls and sills, together with the ground surrounding the building was visually examined for droppings, staining or feeding remains, 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 examined for signs of bat activity / roosting no evidence was found.

CONCLUSION

There are no historic records of roosting bats at this property, or at neighbouring properties within 500 metres.

The site generally provides sub optimal bat roosting/foraging potential.

The extension to this property is highly unlikely to disturb any roosting bats and it will not affect any hibernation habitat. The extension will not impact on a foraging or commute route. The local bat population will not be harmed or effected by this scheme.

No further survey effort or mitigation is required on this property.

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
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8 Battersea Park Road
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0845 1300 228

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