

**BAT SURVEY AT - 30 GREEN DRIVE  
CLITHEROE**

**DATE AND TIME OF VISIT**  
13<sup>TH</sup> July 2016 10.00am

**WEATHER CONDITIONS**

Partly cloudy, 15mph west north west, breeze 12 C

REFERENCE NO. 5157

3201606967

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**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 NINE 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

Remove existing garage and conservatory and replace with a new pitched roof garden room and office, with an en suite formed in the new roof space accessed from an existing first floor bedroom.

Impact of development in relation to potential bat habitat:-

Removal of existing felt flat roof over garage and plastic flat to conservatory. Removal of small section of tiles and disruption to eaves overhang on the N.E elevation where the ridge of the new roof abuts.

## TYPE OF BUILDING

Detached house built in the 1960's with a single storey garage and conservatory to the side.



Front elevation N.W



Rear elevation S.E

**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

There were no constraints, the building was easily accessible.

## 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: 753 422**

The property is located on a housing estate which consists of houses of a similar type and age all of which line either side of a single road with gardens to the front and rear. The rear gardens are adjacent to the playing fields of the Grammar school, with the Salthill industrial estate and Salthill quarry local Nature reserve surrounding the fields.



**FORAGING POTENTIAL IN THE LOCATION**

The rear gardens of the properties contain mainly domestic planting but the houses on the N.E side of the road have a line of mature trees on the garden boundary. The playing fields are bordered by mature trees and the dense tree plantation that is the nature reserve is 60m to the S.E of the house. There are no areas of open water within 300m of the house. The location can be considered to provide a medium level of potential habitat for bats.



### **WALL CONSTRUCTION**

The walls are cavity brick work with sections of render finish. Small section of vertical timber boarding over garage door.



### **BAT ACCESS POINTS IN WALLS**

The brick work and render is in perfect condition with no possible access points. The timber boarding is in good condition with no void behind or access points.

### **ROOF CONSTRUCTION**

The conservatory has a clear polycarbonate sheet roof. The garage has a felt flat roof with upvc fascias.



Conservatory roof with garage felt flat behind.

The main house roof is a hipped construction with a tile finish. The large eaves overhang has a upvc boarded soffit incorporating a ventilation gap with a mesh cover.



Eaves soffit



Main roof

### **BAT ACCESS POINTS IN ROOF**

The conservatory roof has no access points. The roof felt in reasonable condition with no gaps or rips providing access to bats. The fascia has a small recess behind but close inspection revealed it did not provide suitable habitat for bats.

The main roof soffits are in perfect condition and very tight fitting with no possible access points. The roof tiles are in good condition, very tight fitting and with a substantial amount of moss coverage. No access for bats.

### **ROOF SPACE**



The main roof was accessed and examined paying particular attention to the N.E gable where the extension is to abut the roof. The construction is timber purlins and rafters with felt. There is quilt insulation between the ceiling joists. The space is clean and dry and the timbers and felt are in very good condition. No droppings or insect remains could be found.



The garage roof is felt laid over treated boarding and joists. All in good condition. The garage is accessed frequently as it is used for storage, the floor was inspected for dropping and insect remains and the underside of the roof was closely inspected, no signs of bats could be found and the space provides sub optimal foraging /roost potential. The conservatory does not provide a suitable habitat for bats.

	Yes	No
<b>BAT SIGNS, EXTERNAL</b>		
SEEN		X
DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

The external features to the side of the property and the roof space being affected by the development were the main focus of this scoping survey. The lead flashings, fascia soffits, ridge tiles, brickwork and any sills were visually examined for droppings, staining or feeding remains. No signs to indicate bats use the property could be found.

	Yes	No
<b>BAT SIGNS, INTERNAL</b>		
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

All the internal spaces inspected were clean and free from any signs of bat presence.

### CONCLUSION

The garage and conservatory are not accessible to bats and do not provide a suitable habitat for foraging or roosting. The removal will not constitute the loss of any existing or potential roosts or foraging habitat. The main roof and soffits are not accessible to bats, the minimal disruption to the roof during the work will not impact on any potential bat habitat or any local bat population. The scale of the extension will not affect the local bat population.

However due to the property being located close to good foraging habitat it is recommended that the roost potential be boosted by a couple of bat slates being incorporated in the S.E pitch of the new roof.

STEP 1 - DETERMINE PORTION OF BAT ACCESS BY MEAN RAINFALL



STEP 2

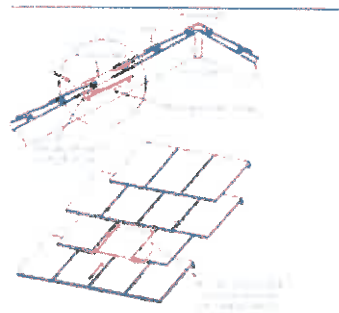
UP AND REMOVE BAT TILES, 2mm AGC



STEP 3 - PORTION UNIT NOT SECURE BY HAILING THROUGH THE RAUING



STEP 4 - TRIM SLATES AROUND THE COIL ACCESS POINT



**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  
London SW8 4BG  
0845 1300 228**

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