

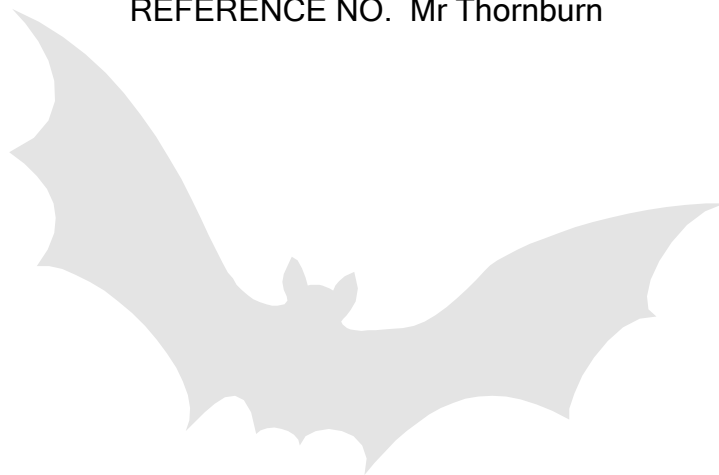
BAT SURVEY

AT
BARN AT TWIN BROOKS FARM
UPBROOKS
CLITHEROE

DATE AND TIME OF VISIT
7th June 2016 9.30 am - Scoping
20th June 2016 9.50 pm - Emergence

WEATHER CONDITIONS
7th June - Clear skies, sunny warm 18 C
20th June - Sunny periods partly cloudy, westerly 15mph breeze 14 C
Good weather conditions for surveys.

REFERENCE NO. Mr Thornburn



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.

There were no limitations on this survey, the building structure is considered safe.

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT

Conversion of barn to form a dwelling.

Impact of development in relation to potential bat habitat:-

General disruption to the building and roof.

TYPE OF BUILDING

Barn attached to a farmhouse. The house is inhabited and the barn is used as garaging but is mainly empty. The barn appears to have been extended at some point with a Lean-to adjacent to the north west gable.



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.

Evening emergence survey to observe if bats are accessing or roosting in the building.

CONSTRAINTS There are no constraints when surveying this building, it was easily accessible both internally and externally.

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:754 423

The house is located on the outskirts of the settlement area of Clitheroe adjacent to a couple of other period properties and more contemporary houses dating from the 1990's. To the north and west of Upbrooks lies Salthill industrial estate.



FORAGING POTENTIAL IN THE LOCATION



The house and barn has a small garden to the north east (rear) with paved and tarmac yard area to the front of the barn. There is a small field boarded with a line of trees immediately adjacent to the gable (north west) of the barn which is surrounded on two sides by the car park of the industrial estate beyond. The brook which is lined with trees forms the southern boundary of the house garden. Further to the south there are a couple of houses with gardens adjacent to extensive areas of pastureland.

There are no statutory designated conservation sites within 2km of the site. There are no records of any significant bat roosts in this area.

WALL CONSTRUCTION



The walls are solid stone construction. The rear (north east) elevation of the main barn has a render finish. The front (south west) and all elevations of the lean -to are random stone with stone surrounds to openings.

BAT ACCESS POINTS IN WALLS

The pointing to the walls is in reasonable condition with no cracks or crevices suitable for bats, No Access points were observed.

ROOF CONSTRUCTION

The barn roof is a pitched continuation of the farmhouse roof with a hip at the gable and a cat slide to the front south west elevation. The lean - to which appears to be an addition to the original barn has a mono pitch with a hip to the front elevation. The roof finish is blue slate, the gutters are on hangers and the main roof hip is trimmed out for a roof window.



Lean to and hipped roof to the north west elevation.

BAT ACCESS POINTS IN ROOF

The slates are generally in good condition and tight fitting, there are some slightly lifted slates at the abutment of the lean -to with the main roof hip, the hip slates at the eaves level could provide potential crevices for bat use. However it was possible to examine closely any voids at eaves level and no signs of bat use were evident.

ROOF SPACE

The main roof has been replaced quite recently with a truss rafter roof with felt underlay there is no enclosed roof void. The lean-to section retains its original trusses and purlins but appears to have had the rafters and felt replaced quite recently. All the timbers old and new, were in good condition with no rot ,cracks or crevices.



Main barn roof

Catslide/ lean to roof

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

An examination of the exterior did not reveal any signs of droppings or staining on the walls. The evening emergence survey carried out by one surveyor, located at the north of the building covering all elevations. The weather conditions were good for emergence. No activity was recorded at any point on the site. On a single occasion the detector picked up a faint echolocation from an undetermined direction. The survey continued until it was too dark to see with no activity occurring.

		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

Until recently the interior of the barn had been infested with pigeons and has undergone a major clean up. During the habitation of pigeons in the barn, the presence of bats can be completely discounted. None of the above evidence was found.

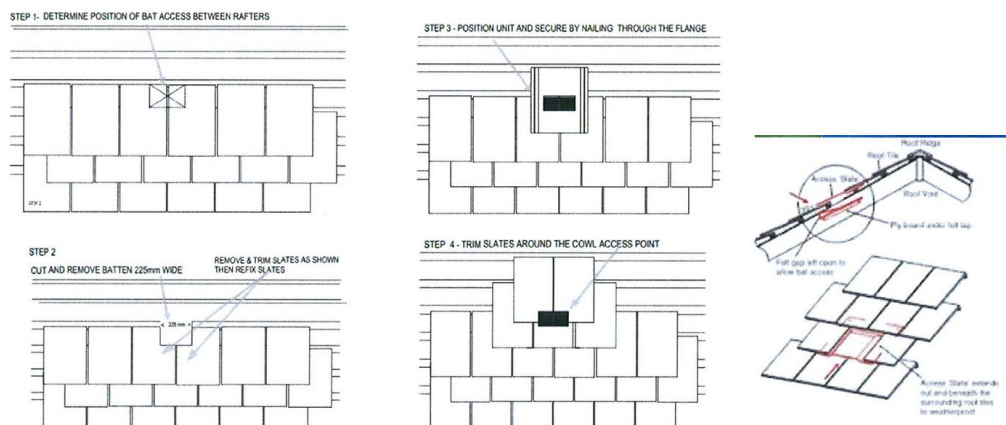
CONCLUSION

Based on the evidence of the survey it can be concluded that no bats are currently using this building as a summer roost or maternity and it is highly unlikely that bats have used the building in the past due to pigeon infestation.

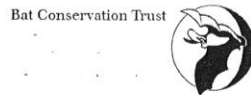
The conversion of this barn to a dwelling will not result in the loss of any high value hibernation or roosting habitat, it will not impact on any local bat population either by loss of habitat or affecting existing foraging routes. No mitigation is essential.

However the barn as existing could potentially provide future habitat for roosting bats (pipistrelles) so in order to boost this potential it is recommended that the measures below are incorporated in the proposed development.

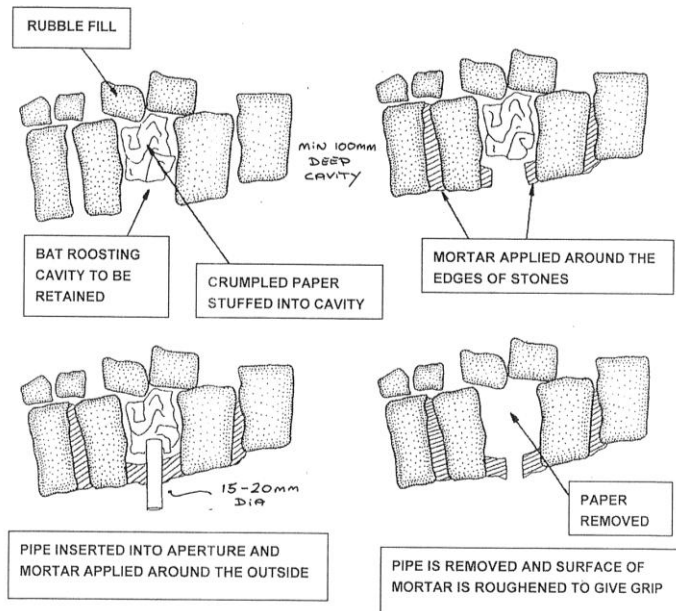
- Bat slates to be installed to allow Pipistrelle to roost between the felt and slate. 4No. in the West pitch See below-



It is recommended that cavities be retained when pointing is carried out in the west elevation.
See below



Retaining a cavity



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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Cheshire-Lancashire Team
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