

320160728P

**BAT SURVEY**

**AT  
BARRACLOUGH COTTAGE  
WHALLEY ROAD  
CLITHEROE**

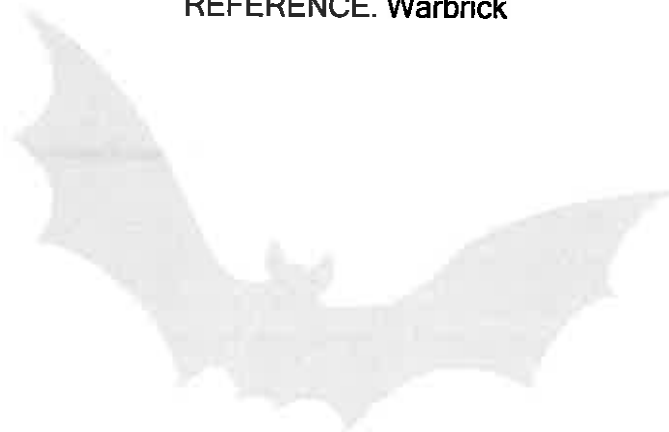
**DATE AND TIME OF VISIT**

**13<sup>th</sup> July 2016 3.30 pm  
19<sup>th</sup> July 2016 9.30pm**

**WEATHER CONDITIONS**

**13<sup>th</sup> - Overcast, 17 mph westerly breeze. 14 C  
19<sup>th</sup> - Clear sky , 18mph S.E breeze 24 C**

**REFERENCE. Warbrick**



**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

Demolish existing house prior to construction of new house.  
Impact of development in relation to potential bat habitat:-  
Possible removal of a bat roost.

## TYPE OF BUILDING

The property is a detached dwelling which comprises of an existing house dating from 1903, which has been connected to a separate small two storey dwelling of the same period by a single storey link with conservatory attached, constructed approx 1980's. A more recent garage extension has further extended the link past cottage no 2.



Main house



Main house and conservatory attached to the link.



The link constructed around the original detached cottage.

**METHOD :-** 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.

Evening emergence survey

#### **CONSTRAINTS**

No constraints. The building is structurally sound and the roof voids were 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 - 740 400 80m above sea level**

The house is located adjacent to Whalley road opposite Barraclough house approx 800m from the settlement area of Clitheroe. The west elevation of the house is nearest to Whalley road at a distance of approx 25m .



#### **FORAGING POTENTIAL IN LOCATION**

The house is located in a garden adjacent to the west and south elevation of the house. The south boundary of the garden is formed by the stream 'Barrow clough'. The North of the house is laid to yard / parking area. Some mature trees are located in the garden adjacent to the stream and Whalley road. The west of Whalley road is lined with mature trees which surround Barraclough house and extend to a greater extent south along Whalley road side and along the banks of the stream and Roman road. 270 m to the east of the property lies Brick kiln wood , a small mature tree plantation containing two small ponds.

The area can be considered to have a medium level of foraging/ roosting potential.

There are no published records of bats roosts within 500m of the site, and no designated conservation sites within 2km.



### **WALL CONSTRUCTION**

The walls are white painted render with a timbered effect to the east elevation.



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

The render on the walls is in good condition with no cracks or crevices suitable for bats.

### **ROOF CONSTRUCTION**



Link roof

Second cottage and garage extension

All the roofs are conventional pitch with a blue slate finish. Overhangs to the eaves and verges with fascias and barge boards.



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

The roof slate and ridge tiles are tight fitting and in good condition with no slipped slates. The eaves were examined with the aid of binoculars on the cottages. Close inspection was possible on the single story link and garage. No access points were evident.

### **ROOF SPACE**

All the five separate roof spaces were accessible via hatches. The two cottage roof spaces were rafters and purlins with battens and slate with no underlay. The slates were mortar fixed over the battens. One small section of the main cottage roof had been plastered out including the underside of the rafters. The link roof was rafters /purlins etc as before but with a felt underlay and insulation quilt laid between the ceiling joists.



Main roof void



Main roof void.



Link roof void



Second cottage roof void.



Garage roof void was steel purlins, timber rafters, and felt underlay. The ceiling joists were boarded.

All the roof spaces were relatively clean and dry. The floor surfaces were clean and free from any dropping or insect remains. All the timbers were in good condition and free from rot. The felted areas were in perfect condition, the spaces generally provided sub optimal roosting and foraging potential.

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

The external features of the property and the roof space were the main focus of the scoping part of the survey. The lead flashings, fascia soffits, ridge slates, walls, and sills were visually examined for droppings, staining or feeding remains.

No evidence was found to suggest that bats use this building.

The evening emergence survey was carried out in perfect foraging conditions. It commenced at 9.30pm, no activity was recorded until 9.50pm when a single bat emerged from the trees surrounding the entrance of the Roman road (off Whalley road) to the S.W of the house, it travelled as indicated on the photo below. The survey continued until it was too dark to see (around 10.40pm) during this time minimal activity of 3no bats all flying singularly with long intervals between each bats appearance, all from the same S.W direction and commuting towards the N.E over the house. There was no emergence from the house and no foraging activity was recorded in the immediate locality.



**BAT SIGNS. INTERNAL**

- SIGHTED
- DROPPINGS
- DETECTOR RESULTS
- STAINING/GREASE MARKS
- SUSPECT SUMMER ROOST
- SUSPECT WINTER HIBERNACULA
- INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

The house roof spaces were examined for the above listed evidence the result was negative.

**CONCLUSION**

The house would appear to be in a good potential foraging area, however the location of Whalley road and its associated light and noise pollution together with the external lighting located on the house may contribute to the fact this property is not currently nor has any evidence to suggest it has been used in the past as roosting or foraging habitat. The house does however appear to be located on a commute route for a very small population of local bats.

It is highly unlikely that any bats will be harmed or uncovered during the demolition of the property, although it is always advised to proceed with caution. The removal of the house will not constitute any loss of optimal potential roosting habitat and the construction of a new property should not impact on the existing local bats as the commute route should not be interrupted.

No mitigation is required, however it is recommended that the opportunity to improve roosting potential in the new house be achieved by the incorporation of a bat tube in the south facing wall and a couple of bat slates be positioned in the new roof south pitch.

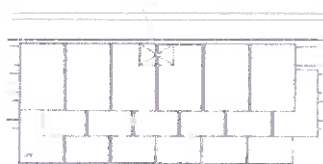
**All contractors should be made aware of their responsibilities to protected species and work should proceed with due diligence and in the unlikely event that any bats are discovered work must be stopped immediately and a licensed bat worker must be contacted for advice on how to proceed**



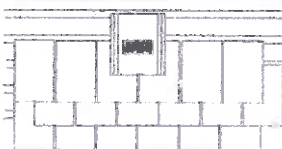
Schwegler 1FR Bat Tube

Dimensions:  
 H 475 x W 200 x D 125 mm  
 Entrance W 150 x D 20mm  
 Weight: 9.5kg

STEP 1 - DETERMINE POSITION OF BAT ACCESS BETWEEN RAFTERS



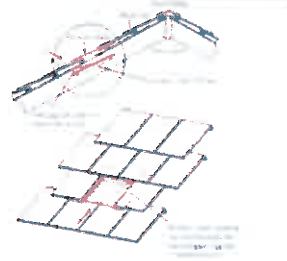
STEP 3 - POSITION LINE MARKED BY NAILING THROUGH THE SLATE



STEP 2 - CUT AND REMOVE BATTEN (25mm WIDE) REMOVE 6 1FR SLATES AS SHOWN (SEE NEXT SLATES)



STEP 4 - TIE SLATES AROUND THE GOMM ACCESS POINT



Bat slates

## **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  
Wigan WN3 4AL