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**BAT EMERGENCE SURVEY AT
DOWER HOUSE
PARK ROAD
GISBURN**

**BAT EMERGENCE SURVEY
CARRIED OUT TO SUPPLEMENT THE ORIGINAL SCOPING SURVEY DATED
14th January 2016**

DATE AND TIME OF VISIT
5th Aug 2016 8.50pm

WEATHER CONDITIONS
Clear skies, light breeze, 15 C
Good conditions for bat foraging.

REFERENCE NO. 4966 - A

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SURVEY CARRIED OUT BY: LYNNE RUSHWORTH AssocRICS

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.

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT

The existing garage roof is in poor condition with a recently collapsed section, the owner wishes to repair and re-roof the building using materials to match existing.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species.

The winter scoping survey determined that bats did not use the building as a hibernacula, and there was no evidence to suggest that bats had previously used the building.

As the re-roofing is to take place during the activity period it is necessary to determine if the building is used as a maternity or summer roost, or if any bats will be affected by the repair.

TYPE OF BUILDING

The garage is located in the grounds of The Dower House in Gisburn. See below.



Elevations

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.

Emergence survey carried out during optimal foraging conditions. Monitoring all elevations of the building and assessing the further extent of the site.

RESULTS

The detector picked up medium level foraging activity at 9.00pm. This activity was not concentrated around the garage it was in the mature tree line on the North west boundary, the red line below indicates the foraging activity. When observing the garage the echolocation signal was weak and no activity in the immediate locality was witnessed, no bats emerged or entered the garage. The foraging activity along the North west boundary involved approx 10no bats appearing and returning from a south west direction, this activity continued until the survey finished when it became too dark to see.



CONCLUSION

The house is located adjacent to good foraging habitat with good connectivity to optimal habitat in the greater area. The numerous buildings and outbuildings in the immediate locality provide an optimal level of potential roosts for bats.

The emergence survey did not find any evidence of a bat roost or foraging activity in the garage and the proposed work to the roof should not uncover or harm the local bat population.

However in order to ensure that no bats are harmed or disturbed during the work the following measures should be undertaken.

- All Contractors to have a pre -commencement induction on bat presence and their legal responsibilities (to European protected species) during the contract.
- Once the work commences the slates / sheets should be removed carefully by hand , if any Bats are exposed work should stop immediately and Natural England the Licensed Bat worker contacted to remove the bats from the site and care for them until it is safe to return the bats to the roof space.
- Note it is a legal requirement to stop work immediately in an area if bats are found during the work and further advice should be sought from The Bat Conservation Trust or Natural England to locate a Licensed bat worker.
- If bats are exposed or vulnerable to harm during the building works, use gloves or a small container to carefully place the bat in a quiet dark place until a bat worker can be contacted.
- New timbers used in the build should be only be treated with CCA (copper, chrome, arsenic) which has been found not harmful to bats.

Habitat enhancement is recommended.

HABITAT ENHANCEMENT REQUIRED

As a medium level of bat activity occurs on the site bat habitat should be incorporated in the new roof.

ENHANCEMENT MEASURES (Bats - 2)

METHOD 2:

PROVIDE 2 NO RIDGE ACCESS TILES ALONG THE ROOF RIDGE.

SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.

Ridge access tile Detail 4A (below)

RECOMMENDED BY NATURAL ENGLAND either raised ridge tiles providing 15 – 20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles.

Pearlites and long-eared bats will enter roofs via narrow gaps under the ridge tiles. Additional benefits are provided when small gaps are provided through the roofing felt or sarking membrane thus enabling bats to enter any returned roof voids.

RIDGE TILE ACCESS DETAIL 4A

OPTION A -
ROOF RIDGE SET ON TOP OF GENERAL RIDGE TILES TO FORM BAT ACCESS GAP.

OPTION B -
MAINTAIN 20MM MORTAR GAP & LEAVE A SECTION OUT

ENGLISH NATURE

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-

NOTE: 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.

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