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**BAT SURVEY AT -
73 RIVERSIDE
LOWMOOR
CLITHEROE**

**DATE AND TIME OF VISIT
30TH Sept 2016 5.30pm**

WEATHER CONDITIONS

Sunny, light breeze, 15 C

REFERENCE. Mr Riches



**LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
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 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

Two storey extension to the front elevation.

Impact of development in relation to potential bat habitat:-

Disruption to the front pitch of the roof at abutment with the existing roof.

TYPE OF BUILDING

No 4 Terraced house in a row of 4 built in 1970's.



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.

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:729 421

The house is located in Clitheroe literally on the edge of the Lowmoor development being the last house before the fields to the north and situated directly on the banks of the river Ribble.



FORAGING POTENTIAL IN THE LOCATION

The house location can be considered as semi rural with the rear garden immediately adjacent to the river Ribble and the fields beyond to the west. The fields to the north are mainly paddocks containing stabling for equine use. The river is mainly lined with shrubbery when passing the built up area of Littlemoor, 95m to the north and 330m to the south mature trees line the river but the main wooded area in the locality surrounds the caravan site 145m to the west. A 70m radius of the house (with the exception of the river) provides sub optimal foraging potential. The greater locality to the west provides optimal potential.



WALL CONSTRUCTION

The walls are white painted rough cast render finish



BAT ACCESS POINTS IN WALLS

No access points or cracks and crevices in the walls.

ROOF CONSTRUCTION

The roof is a conventional pitch with blue slate finish.



BAT ACCESS POINTS IN ROOF

The slates are in reasonable condition and tight fitting with no slipped slates. There is a vent at the ridge but the opening has mesh to prevent any access. Bats cannot enter via the roof finish.



The gable verge has no cracks or crevices, there are no access points for bats



The timber fascia is fixed flush against the wall however on the rear (west) elevation the board between the windows has slightly warped forming a gap which could potentially provide a suitable crevice for bats. However close inspection revealed cob webbing and no evidence of any staining or grease marks adjacent. The nature of the render finish being so rough with sharp edges is not ideal for bat usage.



The fascia to the front (east) elevation being affected by the extension is in reasonable condition and the small gap between wall and fascia is heavily cob webbed.

ROOF SPACE

The trusses and felt are in good condition with no cracks or crevices suitable for bats. The detector result was negative . The quilt is clean with no evidence of dust, insect remains or droppings.



BAT SIGNS, EXTERNAL

**SEEN
DROPPINGS**

MAGENTA BAT5 DETECTOR RESULT

Yes No

	X
	X
	X

In the summer months bats can be seen flying to the rear of the property, this area is prime foraging habitat for bats. The fascias were carefully examined for any staining or grease mark evidence and the paved areas to the front and rear of the house were examined for signs of droppings, staining or feeding evidence none were found.

Yes No

	X
	X
	X

BAT SIGNS, INTERNAL

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

	X
	X
	X
	X

None of the above evidence was found.

CONCLUSION

Although historically bat activity has been witnessed during the summer months in the area there are no records of any significant bat roosts near to the site. The prime foraging potential is provided by the river which is likely to attract the Daubenton species of bat which do not favour house roosts preferring underground or tunnel /bridge habitat.

The house does not provide an optimal level of roost or foraging habitat and the addition of the extension will not disturb any roosting bats or remove any potential habitat.

No further survey effort or mitigation is required.

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
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
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