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**BAT SURVEY AT -
TROUT BECK
EAVES HALL LANE
WEST BRADFORD**

**DATE AND TIME OF VISIT
3rd Oct 2016 12.30 pm**

**WEATHER CONDITIONS
Sunny 14 C 13 -18mph south easterly breeze.**

REFERENCE NO. 5205



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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

Removal of existing conservatory prior to constructing a two storey extension to the West side elevation with a further single storey wrap around extension to the side and rear.

Impact of development in relation to potential bat habitat:-

Disruption to the existing house roof at the verge where the new extension wall will be built up off the existing. The roof of the lower section of the cottage will not be affected.

TYPE OF BUILDING

The building is a detached period dwelling which appears to have been constructed originally as a row of cottages, the buttress walls on the west elevation indicate that part of the original building may have been removed. There is a single storey wrap around conservatory to the west and north elevation.



South elevation



West elevation



Wrap around conservatory to west and north elevation

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: 741 447 90m elevation

The property is located to the east of Eaves Hail Lane separated from the road by a 1960's /70's property and its garden. The house is in a semi rural position approx 300m from the main settlement area of West Bradford.



FORAGING POTENTIAL IN THE LOCATION

The house is located in a garden which extends to the front (south) Side (west) and to a lesser extent to the rear(north). Immediately adjacent to the east of the house is West Bradford Brook with large acreage pastureland on the east bank.

Mature trees and hedge row line the lane and the house is immediately adjacent to significant wooded areas to the north, lining the banks of the brook and which continues in a northerly direction. The location is considered to provide optimal foraging potential.



WALL CONSTRUCTION

The front and rear walls are coursed natural solid stone with strap pointing. The west elevation and buttress walls are white painted render.

The conservatory walls are timber framed glazing over and render finish base wall.



Stone walls



Rendered west elevation

BAT ACCESS POINTS IN WALLS

The render is in good condition with no access points or cracks and crevices. The stone and pointing is in perfect condition. There are no access points for bats in the walls.

ROOF CONSTRUCTION

The roof consists of two separate structures due to the property probably being separate dwellings when originally constructed. The roofs are pitched with the lower section abutting the wall of the higher section, the roof covering is grey slate. The wrap around conservatory has a clear polycarbonate lean to roof which does not provide any roost potential for bats. The survey concentrated on the section of the roof being affected by the extension.



House and conservatory



Conservatory roof



The gutters are mounted on brackets.



The conservatory eaves, no potential access for bats.

BAT ACCESS POINTS IN ROOF

As far as it was possible to examine the roof slates externally they appeared to be in reasonable condition with no significant gaps or slipped slates. The eaves were clearly visible behind the gutter, the pointing at the abutment with the slates did not appear to have any gaps or crevices, no access points were visible.

ROOF SPACE



The roof space of the section being adjoined by the extension was accessed via a loft ladder the space has been boarded for use as storage. The boards and insulation quilt had no signs of bat droppings or insect remains. All crevices in the gable wall (which will be affected by the construction of the extension) were carefully examined for any evidence. No signs of current or past bat use were found. The roof void of the lower section of the cottage was not accessed.

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

The external features of the western end of the property and the roof space being affected by the development were the main focus of this scoping survey. The lead flashings, eaves, grey slates, stone work and any sills were visually examined for droppings, staining or feeding remains. The result was negative.

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

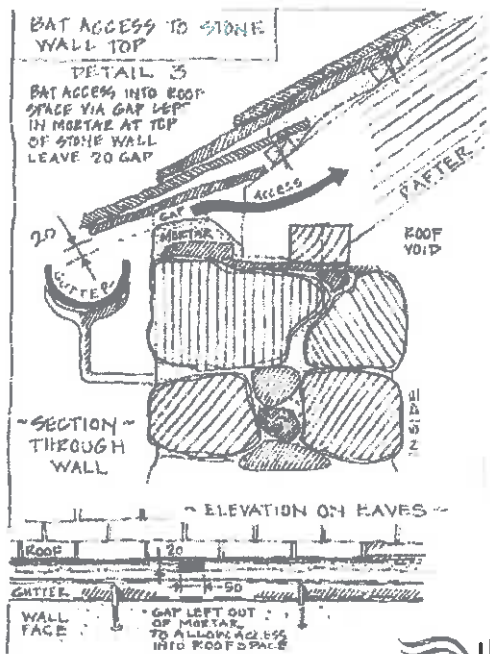
The careful inspection of the interior did not reveal any evidence that bats are present in the building or in any roof construction, or have been in the past.

CONCLUSION

The scoping survey result was negative, the building generally provides sub optimal roosting potential (lack of access points) it is highly unlikely that any bats will be exposed or disturbed during the construction of the extension nor should the scale of the works have a negative impact on any local bat population.

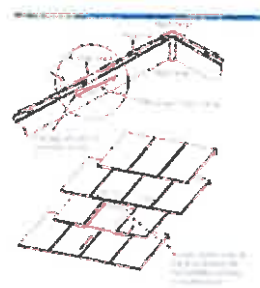
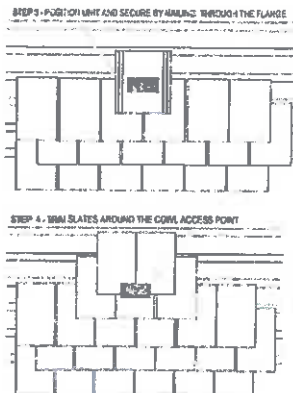
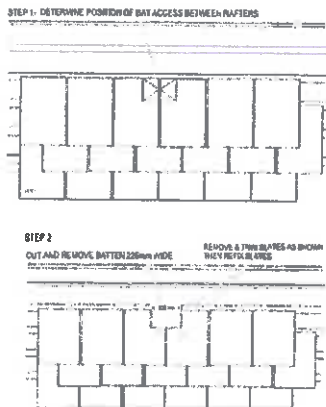
All contractors should be made aware of their responsibilities to protected species and work should proceed with due diligence and in the unlikely event that any bats are discovered work must be stopped immediately and a licensed bat worker must be contacted for advice on how to proceed

However as the house is located in an optimal foraging habitat and it is recommended that roost potential be incorporated in the new structure. See over leaf.



Eaves access

or the bottom cavity of roof space members, we will need to be cut!



Bat slates

LIVING WITH BATS

- **Bats are not rodents**, and will not nibble or gnaw at wood, wires or insulation.
- **Bats do not build nests** and therefore do not bring bedding material into the roost; neither do they bring their insect prey into the roost.
- **All bats in the UK eat insects**, so they are a great form of natural pest control!
- **Bat droppings** in the UK are dry and crumble away to dust. As a result, there are no known health risks associated with them.
- **Female bats usually have only one baby a year**, so properties do not become 'infested'.
- **Most bats are seasonal visitors** to buildings - they are unlikely to live in the same building all year round, although they are loyal to their roosts and so usually return to the same roosts year after year.
- **Bats are clean and sociable animals** and spend many hours grooming themselves.

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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