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SUNDERLAND PEACOCK ARCHITECTS

**BAT SURVEY AT -
17 ESHTON TERRACE
CLITHEROE**

**DATE AND TIME OF VISIT
19th Sept 2016 1.30 pm**

WEATHER CONDITIONS

Sunny, very Light north north west. 18 C

REFERENCE NO. 5227

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO RAOD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com



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.

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

Extension into dwelling area of the existing shop and conversion living accommodation and single storey detached garage to form 3no one bed flats.

Impact of development in relation to potential bat habitat:-
All the roofs will be disturbed.

TYPE OF BUILDING

End terrace property originally built as a dwelling but later converted to shop with associated living accommodation. The property was built in 1877



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.

CONSTRAINTS

Refurbishment has commenced .

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: 741 414

The property is located in the centre of Clitheroe on the major through road Eshton Terrace. It is surrounded by terraced properties.



FORAGING POTENTIAL IN THE LOCATION

The majority of the surrounding properties have rear yard areas or small gardens with minimal planting and extensive hard landscaping.

The nearest trees are located min 75m from the property on the edge of the Castle grounds, and the other small group of mature trees lines the weir of Mearly brook at 138 m to the south east. The building has sub optimal foraging potential.



WALL CONSTRUCTION



Front elevation



Garage wall



Rear elevation

The front and side elevation is coursed stone, the rear elevation and outrigger is random stone with a render finish at first floor level. The garage walls are brick and random stone with a render finish externally.

BAT ACCESS POINTS IN WALLS

The pointing and stone work is in excellent condition with no access points for bats nor are there any cracks or crevices in the render.

The garage render is in good condition, no access points.

ROOF CONSTRUCTION



The main roof and outrigger are pitched with a

slate finish and small dormer in the front and rear pitch.



sheet finish with some clear plastic sheets.

The garage pitched has a corrugated fibre cement

BAT ACCESS POINTS IN ROOF



Outrigger roof

The refurbishment has commenced and the roof covering has been removed from the house. No bats were found during the work.

The sheets on the garage roof were tight fitting however access would be possible at eaves level.

ROOF SPACE



The garage has no enclosed roof space the steel truss and timber purlins are visible. The corrugated sheet has been lined internally with insulation and board. Water ingress has damaged the boards which are in a poor condition. The timbers appear in reasonable condition.



The out rigger would have had an enclosed roof void but the timbers and ties have been exposed.



The main roof had an attic space which was accessible via a stair. The rafters, slates etc have been removed. The remaining purlins are in reasonable condition.

BAT SIGNS, EXTERNAL

**SEEN
DROPPINGS**

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

The exterior of the property was examined as far as possible. The building provides sub optimal roost potential externally.

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

No signs found internally.

CONCLUSION

The building and its locality generally provides a sub optimal level of roost, hibernation or foraging potential. The work carried out would not disturb or effect any local bat population nor remove any current or potential roosting habitat.

The removal of the roofs did not uncover any protected species.
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
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL