

**BAT SURVEY AT - 22 KING STREET
WHALLEY**

DATE AND TIME OF VISIT
20th July 2016 3.30pm

WEATHER CONDITIONS

Sunny with high cloud, light breeze 25 C

REFERENCE. Mr M HIGHTON



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

Re roof a listed building. Remove the concrete tile, repair the structure and replace with slate.

Impact of development in relation to potential bat habitat:-

Disruption to the existing roof only.

TYPE OF BUILDING

The property is a terraced cottage dating from 1600's, it is currently uninhabited due to flood damage.



Front elevation to King street.

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

The roof space was easily accessible, no constraints.

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: 734861

The cottage is located on the main street in Whalley at the south end of the settlement area.



FORAGING POTENTIAL IN THE LOCATION

The front elevation of the house is located directly on King Street at the rear of the property there is a yard area and other properties of a similar type. There are no significant trees in the immediate locality however a small garden to the south has a few mature trees. Approx 80 m to the south there are wooded areas on the banks of the river Ribble, the river is located 130m to the south. The immediate locality of the house is considered to have sub optimal foraging or potential roost habitat, however the area approx 80m to the south would be considered optimal.



WALL CONSTRUCTION



Front wall

The walls are solid stone. The front elevation has strap pointing. The rear and part gable has a partial render finish and the exposed stone is flush pointed.



Gable adjacent to number 20

BAT ACCESS POINTS IN WALLS

The walls have no access points.

ROOF CONSTRUCTION

The roof is pitched it is higher than no. 20 but it is continuous with no. 24. The original slates have been replaced at some time by concrete profile tile. There is a brick chimney at the ridge.



Front roof pitch



Rear roof pitch.

BAT ACCESS POINTS IN ROOF

The front roof pitch was mainly examined from the ground, there was some moss coverage just to the left of the chimney where there is a tile missing, a potential access point.

The rear pitch was examined closely via a roof window, all tiles tight fitting with no access points.

ROOF SPACE

Much of the roof void is habitable space, with the rafters boarded out. The small void remaining under the ridge was viewed via a hatch, it was used for storage. The structure was timber rafters and purlins with an underlay beneath the battens. The area around the slipped tile was closely examined internally as the only potential access point. It had been temporarily patched and no signs of bat ingress could be found, the space was also free of any dropping or feeding evidence.



	Yes	No
BAT SIGNS, EXTERNAL		X
SEEN		X
DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

The roof was the main focus of this 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.

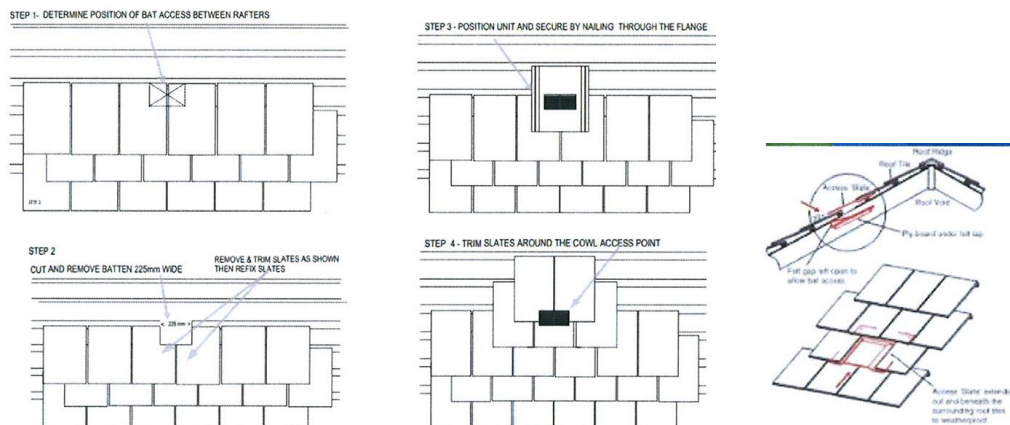
	Yes	No
BAT SIGNS, INTERNAL		X
SIGHTED		X
DROPPINGS		X
DETECTOR RESULTS		X
STAINING/GREASE MARKS		X
SUSPECT SUMMER ROOST		X
SUSPECT WINTER HIBERNACULA		X
INSECT OR MOTH FEEDING EVIDENCE		X

None of the above evidence was found to be present in this building.

CONCLUSION

The roof was not accessible to bats until the slipped tile, it was however possible to confirm that bats have not used this potential access point. The repair and re slating of the roof of this property will not disturb or impact in any way the local bat population.

Previous evening surveys have had negative results on this section of King street however when approaching the trees adjacent to the river, activity has been recorded so the work provides an opportunity to enhance the roost potential in the area by incorporating of a couple of bat slates at high level in the rear roof pitch. See below.



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