

BAT SURVEY AT -

**30 BEVERLEY DRIVE
CLITHEROE**

**DATE AND TIME OF VISIT
2nd Dec 2016**

WEATHER CONDITIONS

Overcast, no breeze, 6 C

REFERENCE NO. 5195

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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.

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT

Demolition of existing house prior to construction of new dwelling.

Impact of development in relation to potential bat habitat:-

The removal of the building could potentially constitute the destruction of a bat roost.

TYPE OF BUILDING

The property is a detached dormer bungalow probably dating from the 1950's / 60's. It is currently uninhabited. It has a flat roofed garage to the east elevation and a small conservatory to the west elevation.



Front elevation



Rear 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.

CONSTRAINTS

A scoping inspection only was carried out, as it was undertaken during the Hibernation period. No other constraints as the building was fully accessible.

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: 738 407 approx 70m above sea level

The house is located on a small housing estate on the southern edge of the settlement area of Clitheroe. The estate consists of houses which are of a similar type and age.



FORAGING POTENTIAL IN THE LOCATION

The house is located on an elevated large plot with the majority of the garden to the rear (south) which slopes steeply down to Primrose road which forms the rear boundary. The garden is clear of any planting except the side boundaries with adjacent gardens which contain domestic planting and shrubs. The main Whalley road is located 100m to the east, Primrose road is 32m to the south. Primrose mill lodge is an area of standing water 116m to the north west which is surrounded by mature trees and Pendleton brook water course runs east to west 90m to the south of the house. The brook is lined with trees which allows good connectivity (potential foraging / commute routes) to the pasture land and trees in the greater locality. Within 30m's of the house the foraging potential is sub optimal but it is well connected to optimal foraging potential in the greater area.



WALL CONSTRUCTION

The walls are mainly white painted render and red brick with an artificial stone front porch. The conservatory is glass. The small dormer to the front elevation is faced with timber boards.



Render and brick walls



Conservatory



Dormer

BAT ACCESS POINTS IN WALLS

The walls are in good condition with no access points or cracks and crevices. The boards on the dormer are in good condition with no rot or access points. The boards are tight fitting against the tiles but with a slight gap at abutment with the lead to the front elevation.

ROOF CONSTRUCTION

The roof is pitched tile with a gable and a roof window to the rear elevation and a small dormer to the front. There are upvc barge boards to the gables and a slight overhang at the eaves which is upvc boarded. The garage to the east side and the dormer has a flat felt roof. The conservatory has a glass roof.



BAT ACCESS POINTS IN ROOF

The tiles are in reasonable condition and tight fitting with no gaps or slipped tiles. The lead flashings to the chimney, valley, dormer and roof window is in reasonable condition and tight fitting with no visible gaps suitable for bat use.

The roof window is open allowing free access.

The eaves and barge board soffits are tight fitting with the exception of the eaves on the south elevation to the west of the gable outrigger which are open to the interior, see photographs below. The gaps were examined internally and externally it did not appear that bats or birds have been accessing the building via the gap.



ROOF SPACE



The interior of the house has been stripped back to the rafters, with the floors and ceilings removed. The roof structure is timber trusses, purlins and rafters with felt underlay. The timbers are all in reasonable condition with no signs of rot or any cracks / crevices which bats could use.



The garage has no roof void, the ply deck is fixed over the joists. No cracks or crevices were evident the space provides sub - optimal roost and foraging potential.

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

The external features of the property were the focus of this scoping survey. The lead flashings, facia soffits, ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. The result was negative.

BAT SIGNS, INTERNAL

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

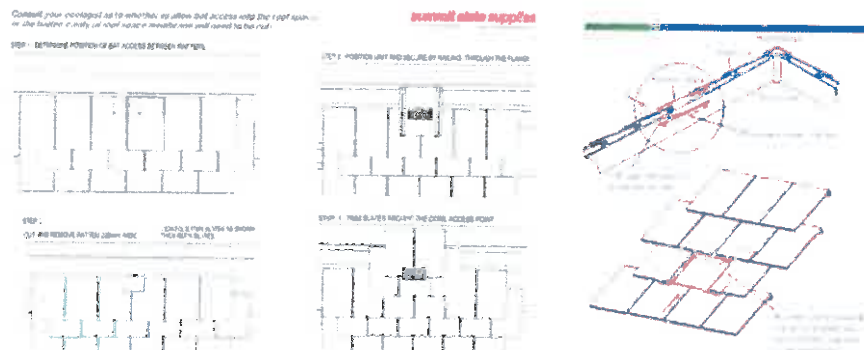
Yes	No
	X
	X
	X
	X
	X
	X
	X

The interior of the building was exposed in many places back to the basic structure, hence it was possible to examine the interior thoroughly for any of the above listed evidence. The result was negative.

CONCLUSION

This building does not provide any suitable roosting or foraging potential, although the property is connected to optimal foraging potential locally the removal of the house will not have a negative impact on any local bat population. The scale and location of the new development will not affect any existing commute or foraging routes.

No mitigation is essential however due to the foraging potential nearby it is recommended that some roost habitat be provided see below: -



2 no bat tubes to be incorporated in the south pitch of the roof.



Schwegler 3FR Bat Tube

Dimensions:
H 475 x W 200 x D 125 mm
Entrance W 150 x D 20mm
Weight: 0.5kg

1 no bat tube to be located at high level in the south elevation.

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

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.