

BAT SURVEY AT -

11 HIPPIINGS WAY
CLITHEROE

DATE AND TIME OF VISIT
6TH Jan 2017 5.00pm- internal inspection
10th Jan 2017 - external inspection

WEATHER CONDITIONS

10th Jan 2017 overcast , slight drizzle 4 C

REFERENCE. Mr Cockle



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

Single storey extension to the rear of the property.

Impact of development in relation to potential bat habitat:-

Disruption of the garage roof (rear pitch.) which could potentially disturb bats if found to be present.

TYPE OF BUILDING

Detached house built around the 1990's. The main house is two storey with a single storey garage / utility room to the side. The roof space over the garage was converted at a later date to form a bedroom/ office.



Part 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

Survey carried out during the winter inactivity period.

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: 742 426

The house is located on the edge of a large housing estate on the outskirts of Clitheroe, the properties are all of a similar age and type. The rear boundary of the garden is adjacent to the access road to Moorlands school and some large period properties located in large gardens.



FORAGING POTENTIAL IN THE LOCATION

The gardens in the locality contain mainly domestic planting. However there is a significant line of mature trees following the Moorlands school road which connects to the rear garden of the property. This avenue of trees has the potential to form a good forage/ commute route for bats. In the greater locality open pastureland surrounds the estate leading towards the river Ribble to the N. W. which flows approx 350m from the property. The location can be considered to provide a medium level of foraging/ roost potential.

WALL CONSTRUCTION

The walls are brick cavity construction.



BAT ACCESS POINTS IN WALLS

The walls and pointing are in perfect condition with no access points.

ROOF CONSTRUCTION

The house roof is a profile tile, partially hipped roof with eaves overhang, as is the single storey garage with the addition of roof windows. The fascias have boarded soffits which are very tight fitting.





Eaves and gable soffits

BAT ACCESS POINTS IN ROOF

The roofs of the house and garage are in excellent condition with no loose slates or gaps between. The profile at the eaves has mesh infill to prevent any potential access.

ROOF SPACE



The roof space over the garage was accessed via a stair, the walls and roof are lined out with plaster board, the room is in regular use.

4no hatches are formed to access the eaves void which were used for storage, the felt and rafters were closely inspected they were found to be in perfect condition and the voids were clean and free from any dropping or insect evidence.

The space provides sub - optimal roost potential.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes No

Yes	No

The survey has been carried out during the inactive autumn months. The house was examined paying particular attention to the garage roof being affected by the extension, for droppings surrounding the house, staining to the walls, and the presence of grease marks all of which would indicate use of the building. No evidence was found.

BAT SIGNS, INTERNAL

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

Yes No

Yes	No
	X
	X
	X
	X
	X
	X
	X

None of the above listed evidence was found.

CONCLUSION

There is no possible bat access to this building, no evidence was found that bats are hibernating in the roof space, nor that bats have roosted or entered the building for feeding in the past. The alterations to the roof will not have an adverse affect on any local bat population.

No further survey effort is required on this property.

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

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Cheshire-Lancashire Team
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