BAT SURVEY AT -
ROWAN COTTAGE
CLOITHEROE OLD ROAD
DUTTON

DATE AND TIME OF VISIT
16th Jan 2017 10.30 am

WEATHER CONDITIONS

Low Cloud, light NW breeze, 10 C

REFERENCE. Mr and Mrs Livesley

LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
BB129LA

RICS
The mark of
property professionalism worldwide

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

Two storey extension to the front of the existing property.
Impact of development in relation to potential bat habitat:-
Potential disruption to an existing roost or affecting an existing forage/ commute route.

TYPE OF BUILDING

The property is a detached dwelling built in 1975. Within the site area is a detached dilapidated barn adjacent to the north gable of the house and various sheds in the garden.

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.
This survey was focused on the house, particularly the front elevation being affected by the proposals.

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: 657 394

The house is located in a remote position immediately adjacent (north side at a road junction) to Clitheroe old road. Approx 5 KM to the North east of Longridge .The location is at an elevation of 220m above sea level.

FORAGING POTENTIAL IN THE LOCATION

The house backs (West) on to mature woodland which extends to the north and south of the property. The front elevation faces pasture to the east. There are no significant bodies of water within 500 m of the site there is however a small brook running 270m to the west .The area generally can be considered to provide a good level of foraging and roost potential for bats.

WALL CONSTRUCTION

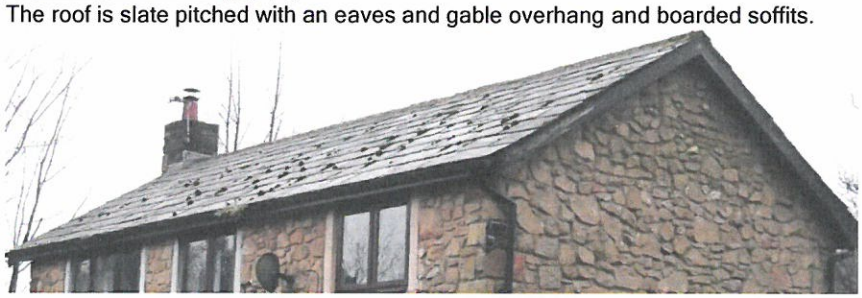
The walls are natural stone cavity construction with recessed pointing.

BAT ACCESS POINTS IN WALLS

The walls and pointing are in excellent condition with no gaps, crevices or access points suitable for bats.

ROOF CONSTRUCTION

The roof is slate pitched with an eaves and gable overhang and boarded soffits.



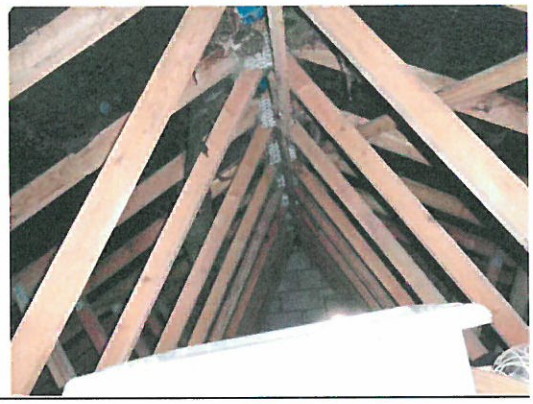
Boarded Soffit

BAT ACCESS POINTS IN ROOF

The slates are tight fitting with some moss coverage. The ridge slates and lead flashing to the chimney appear to be in reasonable condition with no gaps. The soffits are generally in good condition and tight fitting with pointing at the abutment with the wall with the exception of some very small gaps in the rear elevation.
The NE corner of the barge board has rotted see below. This was examined closely with the aid of ladders.

ROOF SPACE

The roof space is accessed via a ceiling hatch, it is used for storage. The construction is truss rafter with felt over. The trusses are in very good condition, the felt is in reasonable condition with the exception of the ridge which is exposed to the underside the space is dry and the surfaces were clean and free from any dropping or insect evidence.



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

The external features of the North elevation of the property and the roof space being affected by the development were the main focus of this scoping survey. The lead flashings, eaves, slates, stone work and any sills were visually examined for droppings, staining or feeding remains. The rotted barge board was inspected at close quarters for any grease /scratch marks .The results were negative.
During the summer months Pipestrelles are active in the area, the owner of the house has put bat boxes up on a detached timber structure located in the grarden approx 50m to the north of the house this will be unaffected by the extension.

		Yes	No
BAT SIGNS, INTERNAL	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

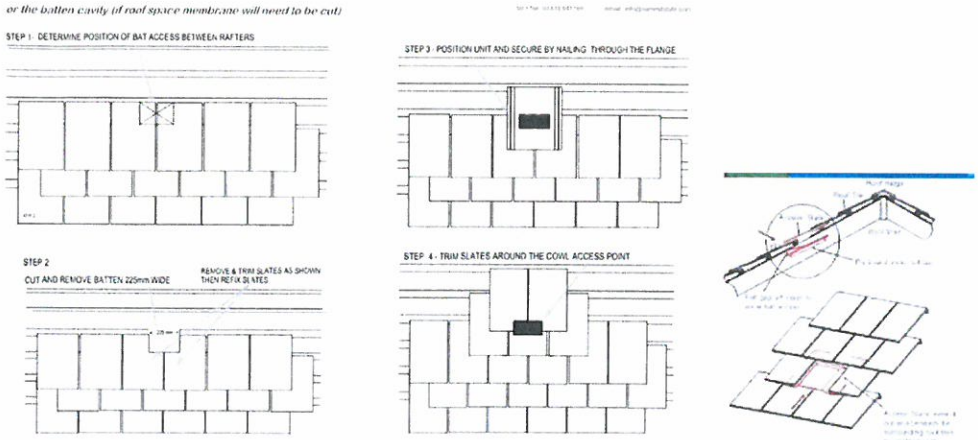
The careful inspection of the interior did not reveal any evidence that bats are present in the building or have been historically.

CONCLUSION

A survey carried out in 2010 on the property found that the extension was unlikely to cause a loss of habitat or affect in any way the local bat population.
The findings of this survey concur with that of 2010, however a potential access point in the rotten barge board has developed during the intermediate years, this was closely inspected and discounted from being used by the local bat population, it is however recommended that the opening be blocked to prevent access during the intervening months prior to commencement of works.
The scale of the extension will not interrupt any existing commute/foraging routes.
Mitigation is not essential but due to the presence of a local bat population it is suggested that roosting potential be boosted further by incorporating in the extension some habitat for crevice roosting bats and that -
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

SUGGESTED BAT HABITAT TO BE INCORPORATED INTO THE NEW EXTENSION

1 no bat slate in the south pitch of the new roof. See below.



1no Kent bat box to be fixed on the gable wall of new extension

The Kent bat box

Simple to construct, self-cleaning and low maintenance.

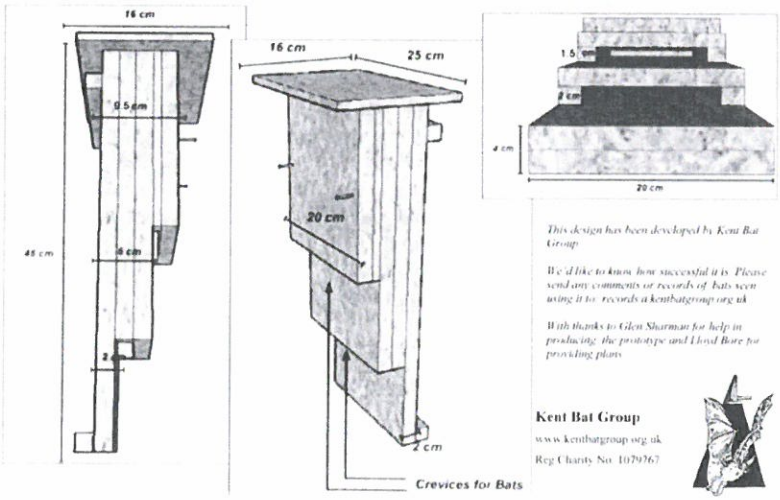
The only critical measurement is the width of the crevices—these should be no larger than suggested. Other measurements are approximate.

Materials and construction

Box to be made from untreated rough-sawn timbers
Timber should be c,20mm thick
The box should be rainproof and draught-free
Crevices can be between 15 and 25 mm wide
Fixing may be by use of brackets, durable bands or wires

Location

Boxes are best fixed as high as possible in a sheltered wind-free position, exposed to the sun for part of the day.
They can be fitted to walls, other flat surfaces or trees
A clear flight line to the entrance is important



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.