

**BAT SURVEY AT -
LAND OFF DAVIS STREET
LONGRIDGE
PR3 3NL**

DATE AND TIME OF VISIT
16th Jan 2017 9.30 am

WEATHER CONDITIONS

Low cloud, Light NW breeze. 10 C

REFERENCE NO. 5219



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

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 stair, 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

Demolition of existing garages prior to construction of new dwelling. Existing stone building to be retained as existing and 1 no garage at the western end of the south block is to be retained.

Impact of development in relation to potential bat habitat:-
Potential removal of roosts or feeding habitat.

TYPE OF BUILDING

The buildings comprise of 2 no blocks of single garages both being attached to a two storey building at the east end of the site. The southern block in its entirety probably dates from the 1970/80 s, it consists of 6no single storey garages and a two storey section with garage spaces at ground floor and storage space at first floor. The northern block of garages is being demolished with the exception of the original stone built building (originally constructed as stables probably dating from the 1800's) which is being retained as existing.



Southern block



Northern block

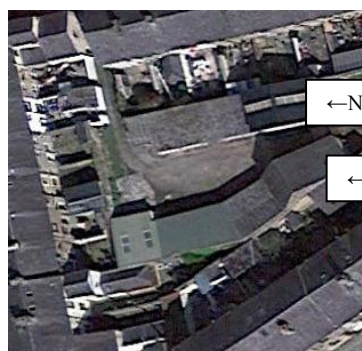


Northern block

Southern block



Two storey section at the east end of the northern block. Building to be retained



Aerial view of the site

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 survey is 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:602 377

The site is located towards the edge of the built up area of Longridge just off Inglewhite road, (a main thoroughfare running through the town).The site is accessed via Davis street, it is situated immediately behind the terrace row on Inglewhite road. The buildings lining Inglewhite road and the proposed site are within the Longridge conservation area.



FORAGING POTENTIAL IN THE LOCATION

The site is a virtual triangular shape, the easterly point being a small garden which is mainly paved with a small lawn area and some overgrown shrub planting, the remainder of the site is hard standing surrounded by a stone wall which forms the rear wall of the garages and the boundary wall of the yards of the terraced houses which surround the site on all three sides.

The site does not contain any suitable foraging potential and is not connected to any foraging habitat in the greater locality,



Garden



The site is remote (min 150m radius) from any mature trees, pasture land is located at 115m to the north of the site and 250m to the west. There are no significant bodies of water within ½ km , the exception being a small pond to the north east at 380m. The location is considered to provide minimal forage potential, it also lacks any connectivity to the pastureland located in the greater locality.

WALL CONSTRUCTION



The side, front and party walls of the garages are constructed in solid concrete block. The rear walls which also form the rear yard boundary walls of the adjacent terraced houses.



The rear wall of the garage(internal) / boundary wall (with the adjacent yards).

BAT ACCESS POINTS IN WALLS

The walls are in good condition with no access points or cracks and crevices suitable for bat use.

ROOF CONSTRUCTION

The garage roofs have a slight mono pitch roof falling to the front elevation. They have either corrugated fibre cement or profile steel sheet covering.



The two storey section has a pitched roof with a slate finish, a slight overhang at the eaves and barge boards to the gable.



BAT ACCESS POINTS IN ROOF

The single storey garage roofs have slight gaps at the eaves due to the nature of the material however the interior of the garages do not provide any potential roost habitat for bats and no indication of access could be found.

The slate finish of the two storey section appeared to be in reasonable condition with no slipped slates or significant gaps, the ridge tiles are well bedded. The small gap behind the barge boards was examined, no access points were evident. The eaves overhang adjacent to the garage roofs was examined closely the front corner could potentially be accessed but there was no grease mark, scratching or dropping evidence.



ROOF SPACE

The garages have no enclosed roof void, the timber purlins are exposed internally with the sheets fixed directly over. The spaces do not provide any potential roosting habitat.



Garages Steel sheet



Corrugated fibre cement



The first floor room was accessed via a stair the space is completely boarded out to the underside of the rafters. There was no potential habitat visible and the space did not provide any foraging potential.

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

The exterior of the buildings were examined for any grease/ scratch marks or droppings which could indicate bat presence. The result was negative.

	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 garages have been unused and not entered for 6 months, the floors were clean and revealed no insect remains or droppings. The first floor room was also clean and devoid of any of the above evidence.

CONCLUSION

The location generally does not provide good foraging habitat nor has it access to any in the greater locality. The buildings which are to be removed provide sub optimal roost potential, with the majority of the dwellings in the area providing a more suitable habitat.

The removal of these buildings will not remove any foraging or roost habitat for bats, no signs of current or historic use could be found.

The scale of proposed new house will not impact on any local bat population.

No further survey effort is required nor is any mitigation necessary.

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