BAT SURVEY

AT

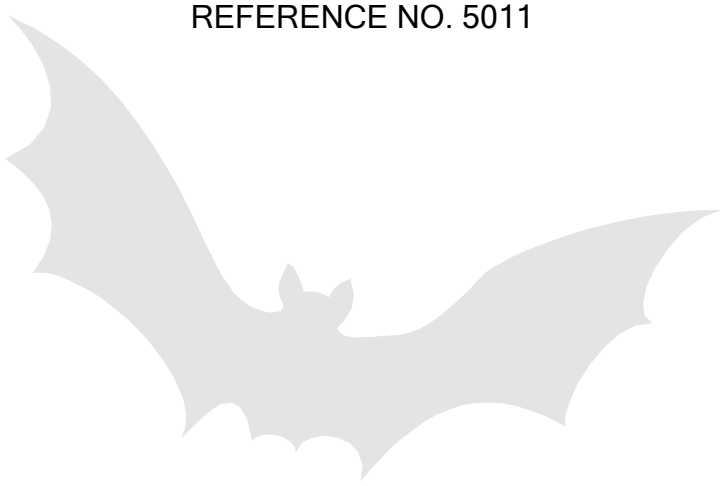
SOUTHPORT HOUSE
SAWLEY

DATE AND TIME OF VISIT
12th FEB 2015 9.00am

WEATHER CONDITIONS

High cloud, light easterly breeze 3 C

REFERENCE NO. 5011



Survey carried out by:

Lynne Rushworth
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Pimlico road
Clitheroe
BB7 2AG

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 SEVEN 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.

(3) 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

The proposals are to generally refurbish the property and remove some sections of wall internally.

Impact of development in relation to potential bat habitat:-
Part of the proposed refurbishment is to re- roof the house and repair outbuildings.

TYPE OF BUILDING

The house is a detached period property dating from the 1700's. It has been uninhabited for some years. There is a small yard to the rear around which a variety of outbuildings are located.

Front elevation

Rear elevation

Out buildings to the rear of the house

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 scoping survey was carried out during the winter months when bats are inactive.
Due to the dilapidated unsafe state of the outbuildings the interiors where inspected from the door openings.

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: 776464

The house is located in the settlement area of Sawley, the village is a linea configuration along the west side of Sawley road. However Southport house is located on the east side it's south west gable is immediately adjacent to Sawley road.

FORAGING POTENTIAL IN THE LOCATION

Sawley Road is immediately to the south west of the building, there is hard standing yard to the north west with outbuildings lining the N.W and NE sides. A garden is located adjacent to the North east gable of the house. On the opposite side of the road to the north and south are other dwellings of differing periods. Pasture land is to the north, south and west, the river Ribble flows in a north south direction approx 120 m from the house.
Whilst trees line the road and the river bank towards the A59 and the houses located in this area provide a high level of foraging and roosting potential, the immediate locality of the house has broken connectivity to the high value foraging areas.

WALL CONSTRUCTION

The main house is constructed in natural random stone, the front and side elevations and a rear outrigger have a render finish. The rear wall is pointed stone.

The outbuildings are random natural stone.

BAT ACCESS POINTS IN WALLS

The house render is generally in reasonable condition however the front and side elevations are covered in ivy, no access points could be observed in the render. The rear stone wall had a shallow crevice adjacent to the window where pointing was missing but no other significant cracks or crevices.

Front elevation

Rear wall

The outbuildings were in a poor condition with many cracks and crevices and fee access to the interior via cart and door openings.

ROOF CONSTRUCTION

The roof of the main house is pitched with a roof light in the rear pitch the finish is blue slate. The outrigger and single storey Lean -to at the rear of the house do not connect into the main roof and the finish is grey slate.

Single storey lean -to roof

Outrigger to the rear of the house

The outbuildings have pitched grey slate roofs with the exception of the link which has a mono pitch corrugated steel sheet roof.

BAT ACCESS POINTS IN ROOF

The main house roof was inspected with the use of Binoculars, there didn't appear to be any slates which had slipped or any significant gaps. The lean to roof is in poor condition with some broken slates and significant gaps. It was difficult to closely inspect the out rigger roof but no significant potential access points where apparent.

The corner outbuilding roof.

The outbuilding roofs where in very bad condition with significant moss coverage, particularly the corner outbuilding which would prevent bat access. There were numerous slipped and broken slates in the roofs.

ROOF SPACE

Room interiors

Eaves void

The main house roof space was accessed via a staircase, the space is divided into bedroom accommodation with the rafters lined out except for the small voids at the eaves which were accessible via hatches. There is no felt and the voids are cold draughty and full of old dusty cobwebs. North west section of roof void (not being affected by extension) The timber purlins, rafters and felt are in reasonable condition. The timbers do not have any significant cracks or crevices. There is a substantial amount of quilt insulation laid over the ceiling joists, the area accessed was quite clean with no signs of droppings or excessive insect remains (feeding evidence).

The outbuildings are open to the underside of the rafters except the corner outbuilding which has a suspended ceiling. All the buildings where draughty and damp and generally provided sub optimal roosting potential especially for hibernation.

Outbuilding interiors Link

Corner building

Cart store

Store

with lean -to coal store adjacent.

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

An emergence survey was not carried out as during the winter months bats are inactive.
The exterior of the property, especially the roofs were the main focus of this scoping survey. It was examined for signs of droppings, urine stains and grease or scratch marks. Binoculars were used to inspect the roof and any cracks or crevices which could potentially be used by bats. No signs of any bat usage were evident however adverse weather conditions could have affected the results.
The immediate area historically has a low level of bat activity during the summer months, There are records of an emergence survey which was carried out in July 2015 at a property opposite,
The results on that evening recorded approx 10 no bats individually and intermittently commuting along the road edge in a S.E to N.W direction. This was the only activity recorded. No emergence from any buildings in the immediate vicinity was recorded.

		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 roof space which was closely examined did not reveal any signs of hibernating bats or any dropping / insect feeding evidence of previous use.
The outbuildings interiors did not have any suitable hibernation habitat and no droppings or feeding remains could be found.

CONCLUSION

The building in its current state does not appear to be used for hibernation nor does it provide high value roosting potential. The work involved with this scheme causes minimal disruption to the house and outbuildings and it is highly unlikely that any bats will be disturbed or uncovered during the work. The alterations will not result in any loss or disturbance to an existing bat roost.
The repairs and refurbishment being carried out should be used to enhance the potential for roosting, for example the removal of the render gives the opportunity to form crevices see below for details.
The following precautions and roost potential enhancement should be followed and incorporated when carrying out the work.

MITIGATION

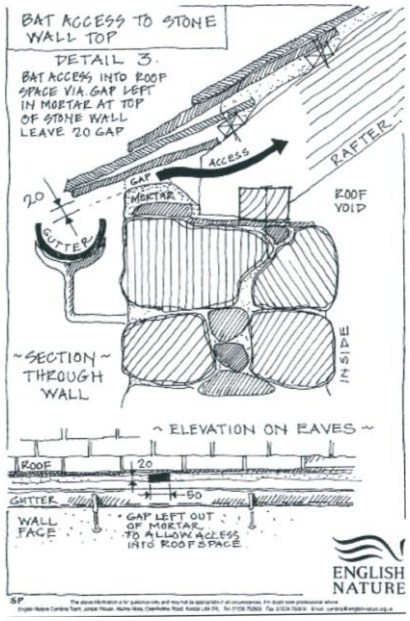
The impact of the repairs will not result in any loss of existing roosting / breeding or maternity sites.
Hibernation by bats is difficult to ascertain at this time of year but any work during the winter months should be carried out assuming that bats may be present in any part of the building, and work particularly to the roof should proceed with appropriate caution.
However in order to ensure that no bats are harmed or disturbed during the work the following measures should be undertaken.

- All Contractors to made aware of the possibility of bat presence and their legal responsibilities (to European protected species)
- Once the work commences the slates should be removed carefully by hand , if any Bats are exposed work should stop immediately and Natural England the Licensed Bat worker contacted to remove the bats from the site and care for them until it is safe to return the bats to the roof space.

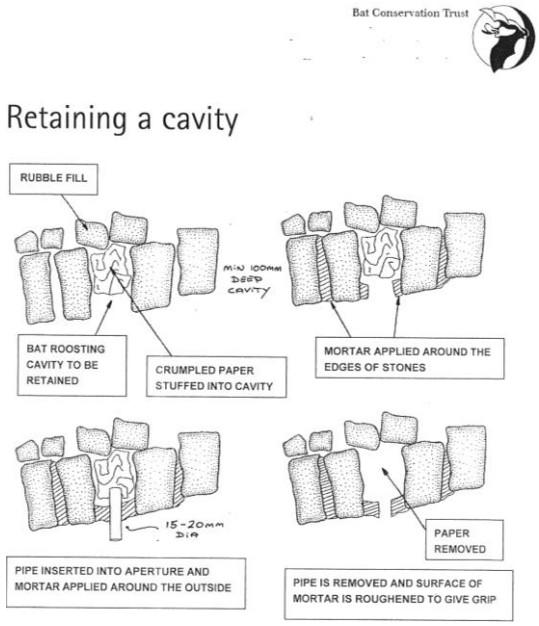
- Note it is a legal requirement to stop work immediately in an area if bats are found during the work and further advice should be sought from The Bat Conservation Trust or Natural England to locate a Licensed bat worker.
- If bats are exposed or vulnerable to harm during the building works, use gloves or a small container to carefully place the bat in a quiet dark place until a bat worker can be contacted.
- New timbers used in the build should be only be treated with CCA (copper, chrome, arsenic) which has been found not harmful to bats.

The repairs are an opportunity to enhance the potential roosting habitat and the following should be incorporated.

Eaves access and cavities should be incorporated in both the out buildings and the house.



Eaves access



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
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