

**BAT SURVEY AT -
25 BUCCLEUCH AVENUE
CLITHEROE**

DATE AND TIME OF VISIT
12th April 2017 3.30pm

WEATHER CONDITIONS

Sunny, light breeze 9 C

REFERENCE. Mr Evans



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

Rear extension to existing bungalow.

Impact of development in relation to potential bat habitat:-

Removal of existing conservatory to the rear, the property is to be re roofed and the extension roof will abut the rear elevation.

TYPE OF BUILDING

The property is a semi detached bungalow. With a lean too on the side and a conservatory to the rear both being extensions to the original house which probably dates from the 1940's /50's



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

There were no constraints.

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)

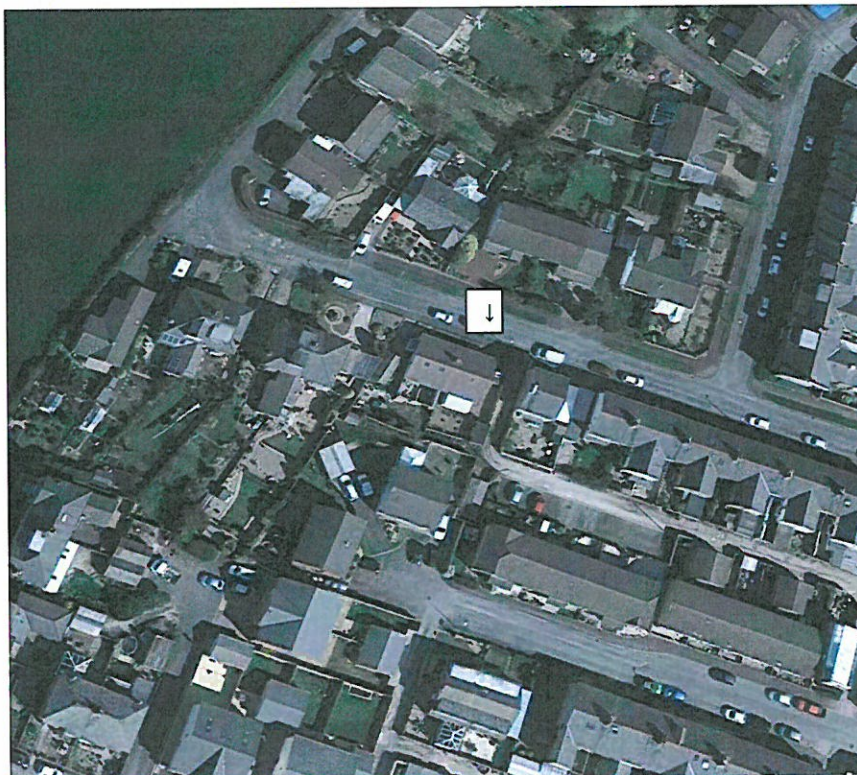
LOCATION SD:739 419

The property is located on a well established terraced street adjacent to period terraced properties and other detached/ semi detached dwellings of varying age and style, towards the outer limit of the urban zone.



FORAGING POTENTIAL IN THE LOCATION

There are no broad leaf wooded areas, water courses or areas of open water within 300m of the house. The location would be considered urban. There are some properties with gardens containing minimal domestic shrubbery to the north and south west. Pasture land is approx 66 m to the west of the house which is bound by a hedge. The location generally provides sub optimal foraging potential with no commuting corridors. There are no designated nature conservation areas affecting this site



WALL CONSTRUCTION

The walls are brick with a rough render finish which is painted.



BAT ACCESS POINTS IN WALLS

The render finish is in perfect condition with no cracks or possible access points in the walls.

ROOF CONSTRUCTION

The roof is a conventional pitched construction with a blue slate finish and a tile ridge detail, there is an overhang at the eaves and to the barge boards on the gable. There is a glazed roof light in the rear pitch. The soffits are upvc boarded. The conservatory is a upvc construction on base walls. The roof on the side lean -too is not being affected.



Rear pitch



Soffit

BAT ACCESS POINTS IN ROOF

The slates are tight fitting with no crevices or slipped slates, the ridge tiles have some gaps in the pointing but are generally in reasonable condition. The soffits are very tight fitting and provide no access points to the roof space or crevices. The upvc clear roof does not provide any suitable habitat for bats.

ROOF SPACE



The roof space was accessed via a ceiling hatch the space was insulated with quilt at ceiling level, the surface was very dusty. The timber purlins, rafters and battens are all in reasonable condition with no evidence of rot. There is no felt and the slates are pointed on to the battens. The space does not provide suitable habitat for bats.

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

The roof of the property which is being affected by the development, was the main focus of this survey however all other elements were examined, the flashings, fascia soffits, walls and any sills were visually examined for droppings, staining or feeding remains. No evidence was found. The building generally did not provide external habitat for bats nor were there any access points to the interior.

		Yes	No
<u>BAT SIGNS, INTERNAL</u>	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

Work to strip out the ground floor of the building has commenced, none of the above listed evidence was found. The roof space did not have any dropping or insect remain signs indicating that bats are present in the building or have ever been in the past.

CONCLUSION

This building is located in an area with very low value foraging potential. The building is not accessible to bats and there are no signs that it is currently used or has been used in the past for roosting, maternity or hibernation. The construction of this extension will not disturb an existing bat roost or remove any high value potential habitat. It is highly unlikely that any bats will be uncovered or harmed.

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
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Pier House
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