Bat Scoping Survey Report

Abbott's Farm Barn,
Blackhouse Lane,
Chipping,
PR3 2NR

10.05.2017

Report prepared by:
Dave Anderson
Batworker.co.uk
dave@batworker.co.uk
07894 338290

Summary

In May 2017 Batworker consultancy was commissioned to undertake a survey of Abbott's Farm Barn, Blackhouse Lane, Chipping, PR3 2NR and an associated outbuilding garage to assess the potential for use its use by bats.

Previous surveys associated with the site found no evidence of bat presence, roofing work has been carried out during the winter of 2016 in keeping with recommended timing of works. No evidence of bats was observed during works.

A daytime survey was carried out on 8th May 2017, in order to support retrospective planning permission with regard to raising the height of the roof as part of renovation work.

No evidence was recorded to suggest bats were roosting within the buildings.

No bats were observed or recorded using the buildings for roosting.

Roost potential is considered to be low.

The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.

The surveyor does not consider the proposed development and change of use is likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.

Introduction

In May 2017 Batworker consultancy was commissioned to undertake a survey of Abbott's Farm Barn, Blackhouse Lane, Chipping, PR3 2NR and an associated outbuilding garage to assess the potential for use its use by bats.

Previous surveys associated with the site found no evidence of bat presence, roofing work has been carried out during the winter of 2016 in keeping with recommended timing of works. No evidence of bats was observed during works.

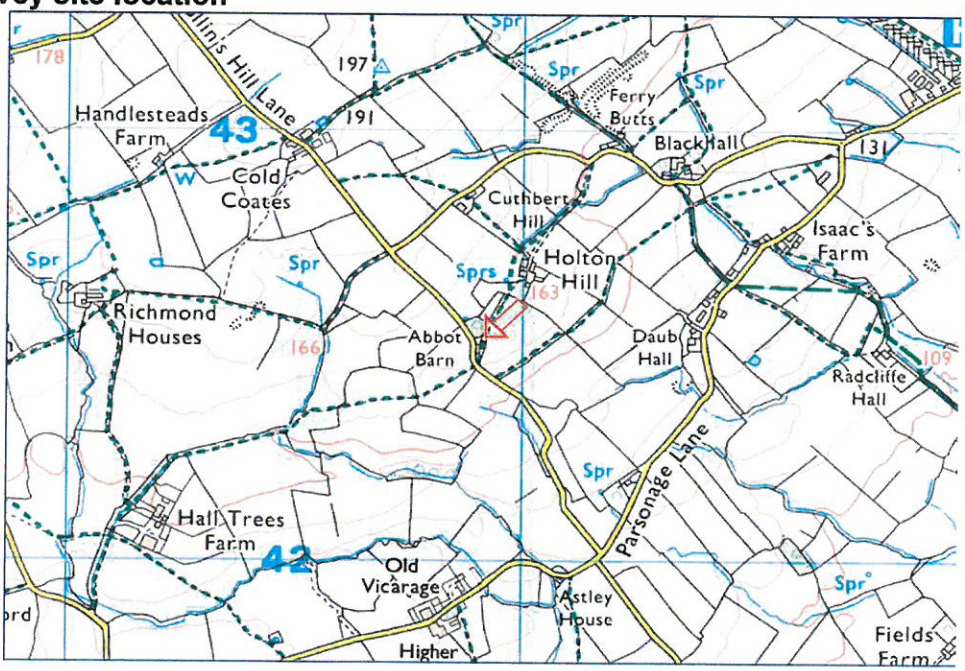
A daytime survey was carried out on 8th May 2017, in order to support retrospective planning permission with regard to raising the height of the roof as part of renovation work.

Survey and Site Assessment

Objectives of the survey

The survey was carried out to determine current usage by bats of the site and to establish status of the bat species using the site prior to development work being carried out.

Survey site location

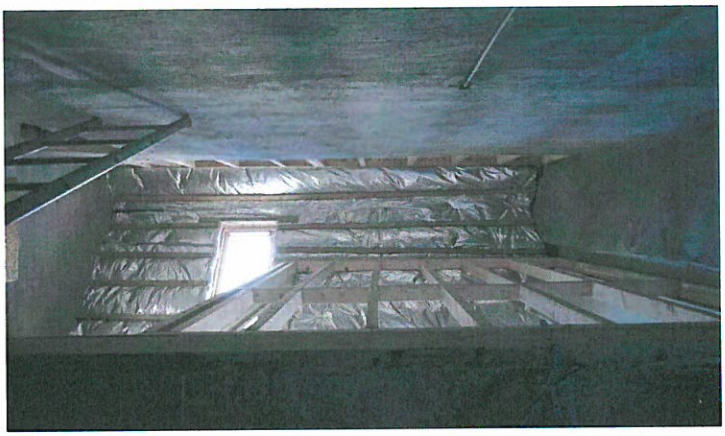


A central grid reference for the site is SD6089942512

Site/Habitat description

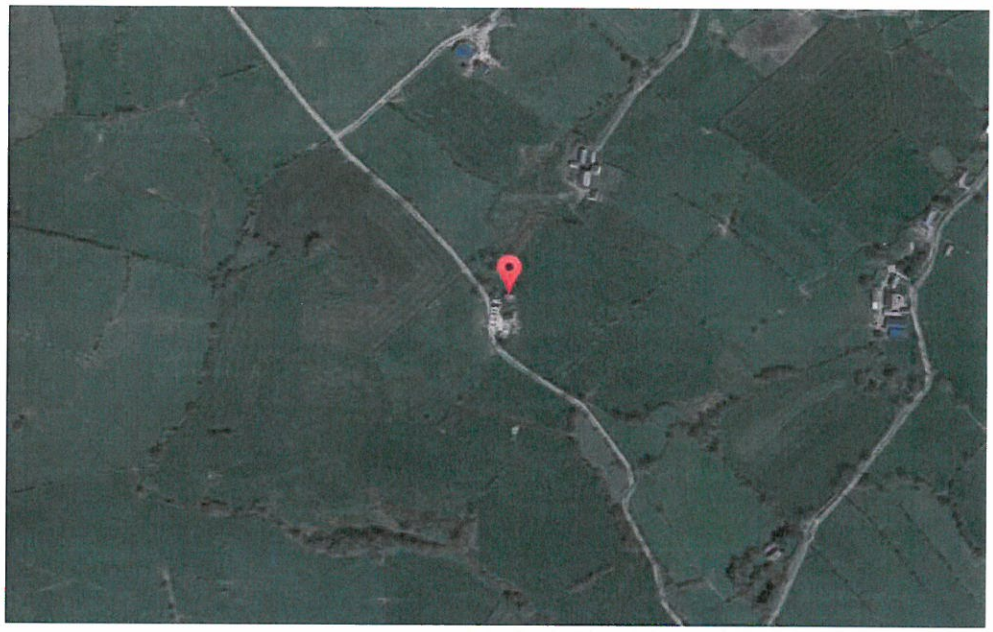
The property is a traditional stone built two storey farmhouse with a double pitched tiled roof. Pointing is in good condition with no cracks or crevices present. Two single storey extensions are present. The property is undergoing renovation and re-roofing has been carried out over the winter of 2016 in keeping with good practice re: timing of works. A separate outbuilding is similarly undergoing repair and renovation.

Roof slates are in good general condition with no obvious missing slates and no lifted slates present. A modern breathable membrane and Insulation is present on the interior.



Overall the building can be considered of low potential for roosting bats.

Surrounding habitat.



The property is located in a rural position with surrounding habitat dominated by improved and semi improved grassland. Connectivity between the site and the wider environment is low.

Overall foraging potential for bats can be considered low.

Pre Existing data on local bat species

A search of the MAGIC website and East Lancashire Bat Group database revealed no EPS licences applied for and no recorded roosts within a 1km radius.

From personal experience of surveying for and researching bats in Lancashire and Yorkshire the following species were considered.

Common Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Soprano Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Whiskered/Brandt's – species often found roosting in buildings close to woodland.

Natterer's – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

Daubenton's – a species commonly associated with aquatic habitats.

Long Eared bat – a woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns.

Field Survey Methodology

Visual inspection

An inspection was carried out to search for and identify potential feeding perches, roosting opportunities and signs of bat use both internally and externally.

The visual inspection focussed on searching for feeding remains and bat droppings within the building. Crevices and other potential roost sites were investigated for smear/grease marks, lack of cobwebs, urine staining.

Equipment used included:

- Lupine Pico LED torch
- SeeSnake CA 300 video endoscope
- Opticron close focusing binoculars

Personnel

All surveys were conducted by:

Dave Anderson MSc, Natural England Science, Education and Conservation bat licence holder (2015-15784-CLS-CLS) a bat surveyor and ecologist with 20 years experience.

Survey Summary

Survey	Date	Timings
Visual	08.05.2017	1 Hour

Survey constraints

Access to all areas of the building was possible, weather conditions favourable and good visual inspection at ground level was possible.

Results

Visual Inspection

No suitable crevices, gaps or access points were observed on the exterior of the buildings.

No feeding remains or signs consistent with roosting bats were observed either within either building or on external walls and windows.

No grease marks/ staining or urine staining were observed.

Evaluation of the results

No evidence of bat activity was recorded either within or outside the buildings.

Previous surveys have recorded no sign of bats using the buildings. Re-roofing works have been carried out over the winter of 2016 in keeping with recommendations with regard to timing of works, no bats were disturbed during work and no evidence of roosting bats was uncovered during works.

Given the results of this survey and the condition of the building it is not considered necessary to carry out further surveys.

Conclusion

No evidence was recorded to suggest bats were roosting within the building.

No bats were observed or recorded using the building for roosting.

Roost potential is considered to be low.

The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.

The surveyor does not consider the proposed development and change of use is likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.

E Bibliography

Barn Owls and Rural Planning Applications	Barn Owl Trust 2009
Barn Owl Survey Methodology and Techniques for use in Ecological Assessments	Shawyer, C. August 2011
Bat Mitigation Guidelines	Natural England 2006
Bat Survey Guidelines 3rd Edition	Bat Conservation Trust 2016
Bat Workers Manual 3rd Edition	JNCC 2004

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
(a) deliberately to capture or kill any bat
(b) deliberately to disturb any bat
(d) to 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.

Barn Owls and the Law

Part 1 of the Wildlife and Countryside Act (1981)

(1) Subject to the provisions of this Part, if any person intentionally (or recklessly as amended by the CRoW Act, 2000) (a) kills, injures or takes any wild bird; (b) takes, damages or destroys the nest of any wild bird while

that nest is in use or being built; or (c) takes or destroys an egg of any wild bird. he shall be guilty of an offence.

(5) Subject to the provisions of this Part, if any person intentionally- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is at, on or near a nest containing eggs or young; or (b) disturbs dependent young of such a bird, he shall be guilty of an offence and liable to a special penalty.

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 ofó (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.

SCHEDULE 12 AMENDMENTS RELATING TO PART I OF WILDLIFE AND COUNTRYSIDE ACT 1981

1. In section 1(5) of the 1981 Act (offence of intentional disturbance of wild birds) after "intentionally" there is inserted "or recklessly".

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.