SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -
SUNNYMEADE
OFF SAWLEY ROAD
GRINDLETON

DATE AND TIME OF VISIT
3rd May 2017 10.00am

WEATHER CONDITIONS

Sunny, light north easterly wind , 13 C

REFERENCE NO. 5374

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

RICS
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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

Demolition of an existing house, garage and outbuildings prior to construction of a new dwelling.
Impact of development in relation to potential bat habitat:-
Removal of a potential bat roosts.

TYPE OF BUILDING

The property is a period detached dwelling. 2no detached garage buildings and potting shed are all adjacent and located to the north west of the house. The buildings probably date from the 1920's, with the exception of the double garage and the potting shed which appear to be of a later date.

South east elevation

North west elevation

2no Detached garages Original garage (right) double garage (left)

Potting shed

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.

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: 763 456 100m elevation
The site is approximately 400m east of the nearby village of Grindleton within the Ribble Valley and is accessed via a private access road approx 165m from Sawley Road. The house and its outbuildings are located in a triangular plot, bound by an access track to the south west, pastureland to the north east and the Church graveyard to the north west.

FORAGING POTENTIAL IN THE LOCATION
The site is in a rural situation, remote from other buildings, the church being the nearest at 110m to the North west. The garden is large mature plot with extensive domestic planting and trees. Large acreage pastureland surrounds the site mainly bound by walls with some hedging. The access lane is lined with trees/hedging and a line of mature broadleaf trees are adjacent to Sawley road to the north. There are no wooded areas within 350m of the house nor are there any areas of open water, a small brook is the nearest water course 190m to the east. The river Ribble runs 570m to the south of the site.
The location has a medium level of foraging potential but the buildings nearby particularly the Church may provide good roost habitat.
There are no statutory designated conservation sites within 2km of the site.

WALL CONSTRUCTION

House walls

garage/ shed walls

The walls are brick cavity construction with rough cast render finish. The outbuildings are constructed in the same materials with a white paint finish. The dormer windows in the south east elevation have slate hung cheeks.

BAT ACCESS POINTS IN WALLS

The render walls are in good condition with no cracks , crevices or access points.

ROOF CONSTRUCTION

The house roof is a combination of 2 no. gabled pitches to the north west with a section of flat roof between. The gables have barge boards with slight overhang. The south east elevation is a mono pitch (2no. dormer windows) down to single storey forming a covered veranda which is boarded to the underside.
The fascias and barge boards are timber the roof finish is slate with ridge tiles.

Barge board overhang Veranda overhang.

The original garage roof is pitched with barge boards and slates all matching the existing house. The fascias at the eaves are boarded to the underside.

Garage gable

Garage roof

Garage eaves

The later dated double garage
Has corrugated fibre cement sheets with 4no clear plastic sections forming roof lights. The gable verge has a metal trim and the eaves have a very tight fitting rain water gutter.

Potting shed roof
The potting shed has a corrugated fibre cement sheet roof covering with a gutter on brackets.

BAT ACCESS POINTS IN ROOF

The house roof could only be examined with the aid of binoculars, the slates appeared to be in reasonable condition with no slipped slates or obvious gaps. The eaves and roof slates could be closely examined on the lower section of the south east elevation, as could the veranda soffit. The flat roof section was not visible.
No obvious access points could be identified.
The garage roof had no slipped slates all are tight fitting, inspection of the eaves revealed no gaps or possible entry points.
The double garage roof is in good condition with no gaps in the sheet laps, however with corrugated sheets there is always the possibility of gaps at the eaves.
The potting shed sheets have no gaps at the laps however there are gaps at the eaves at the corrugation points.

ROOF SPACE

The roof void is divided into various areas, not all of them being easily accessed, the initial section has been boarded to the underside of the rafters and is used for storage However the majority of the roof is slate with mortared joints to the timbers . There is insulation quilt between the joists but the space is generally draughty and very dusty due to deterioration of the mortar, there are also extensive undisturbed cobwebs.




House roof space

Garage roof void
The void was accessed via a ladder, it had a timber boarded floor and the rafters were lined to the underside with chipboard. The visible timbers were in reasonable condition.


Double garage roof space.
Fibre cement sheets fixed directly over a steel truss and purlin structure. There is no enclosed roof void, the space is light and clean, and all abutments with the wall seem tight. The interior of this building provides sub - optimal level of roosting and foraging potential.

Potting shed interior- Fibre cement sheets fixed directly over a timber purlin, There is no enclosed roof void, the space is light and clean, and all abutments with the wall seem tight. The interior of this building provides sub - optimal level of roosting and foraging potential.

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

During the scoping survey the main focus of examination was all the external surfaces ie. Soffits, verges, render walls, sills, etc and any hard surfaces around the buildings which were examined for dropping / staining or insect remain evidence. 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 interior of the house roof space was examined, as were the garages and potting shed but in their entirety.
The house roof did not reveal any current bat presence nor any feeding or dropping evidence.
The outbuildings were clean and free from any insect remains or droppings, however as frequently accessed buildings it is unlikely that debris will remain in situ, no current presence was visible internally.

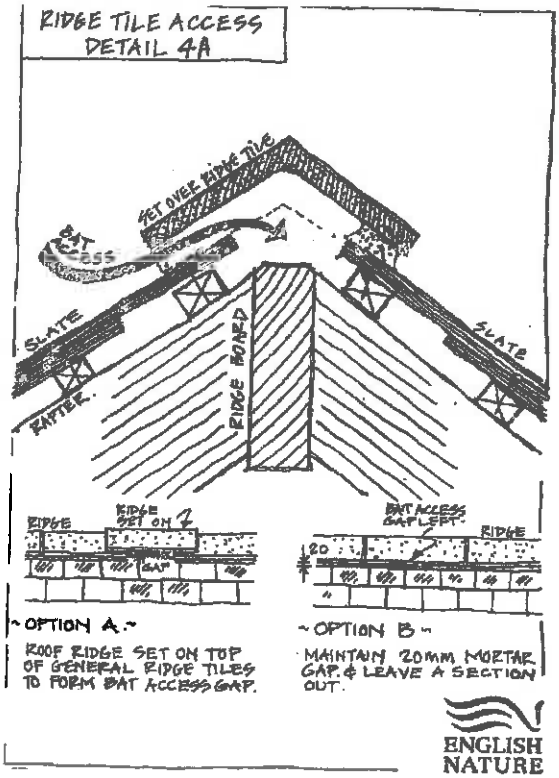
CONCLUSION

Although there was no evidence of interior bat presence in any of the buildings, the house roof exterior could not be examined fully and although in relatively good condition, crevice dwelling bats could potentially find suitable crevices in this roof.
It is recommended that an Emergence Survey be submitted before the end of May to either confirm or discount the presence of bats.
Mitigation will be included in the Emergence Survey report if it is found to be necessary.

However regardless of the presence of bats it is always a good opportunity to enhance roost potential in an area by incorporating some roost habitat into the new building.
In this instance i would recommend the ridge access be incorporated: illustrated below

ENHANCEMENT MEASURES (Bats - 2)

METHOD 2:	
PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE. SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF. Ridge access tile Detail 4A (below)	RECOMMENDED BY NATURAL ENGLAND: either raised ridge tiles providing 15 – 20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles. Pipistrelles and long-eared bats will enter roofs via narrow gaps under the ridge tiles; additional benefits are provided when small gaps are provided through the roofing felt or sarking membrane thus enabling bats to enter any retained roof voids.



PLEASE NOTE THAT FURTHER ESSENTIAL MITIGATION MAY BE NECESSARY FOLLOWING THE RESULT OF THE EMERGENCE SURVEY.

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.)

Medium

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.