

320170439P

BAT SURVEY AT -

SAGAR WOOD
BIRDY BROW
CHAIGLEY

DATE AND TIME OF VISIT
19TH April 2017 2.30pm

WEATHER CONDITIONS

Overcast, light south west wind. 11 C

REFERENCE NO. 5279

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, 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 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 existing detached garage prior to construction of an extension.
Impact of development in relation to potential bat habitat:-
Removal of a building which may have bat habitat potential.

TYPE OF BUILDING

The building is a detached garage in the garden of a period detached dwelling. The garage dates from much later than the main house. It is set into a banking which contains domestic planting. The garage is regularly accessed. There are further outbuildings located on the south west boundary of the garden.



Front elevation



Side 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 are no constraints on carrying out this survey, the building was completely accessible.

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: 695 409 100m elevation.

The house, garage and outbuildings are located in an extensive mature planted garden in an elevated position overlooking the river Hodder. The property is located approx 4 miles to the west of Clitheroe, remote from other dwellings. The house is accessed immediately off Birdy brow road. The garage is located approx 8m to the s.w of the main house.



FORAGING POTENTIAL IN THE LOCATION

The house is located in an extensive well established garden containing mature shrubbery conifers and broad leaf trees. Pasture land abuts all the garden boundaries which are bound by trees and hedgerow forming extensive potential forage/commute routes and habitat. A neighbouring property is located approx 90m to the south west. The river Hodder flows approx 70m to the north west of the house, wooded areas line the river and extend to within 50m of the house and garage. The site and the locality provides high value foraging and habitat potential for bats.



WALL CONSTRUCTION

The walls are pointed natural stone with a cavity, the internal leaf is blockwork with a plaster finish.



BAT ACCESS POINTS IN WALLS

The stone work and pointing is in perfect condition, no cracks, crevices or access points.

ROOF CONSTRUCTION



The roof is a pitched construction with overhangs at the eaves and gables with boarded soffits. The finish is tile.

BAT ACCESS POINTS IN ROOF

The tiles have an extensive covering of moss, but are generally in reasonable condition, very tight fitting and no slipped tiles. The boarded soffits to the front gable and south east side eaves have some slight gaps at abutment with the stone. It was possible to closely examine any potential access points in the eaves and gable, no grease marks, staining or droppings were found to be present. There was no indication of any current or historic use of the crevices by bats.

ROOF SPACE



There is no enclosed roof space in the building timber purlins and rafters are exposed, the truss however has been boxed out with OSB sheets. The timbers are in reasonable condition with no cracks, crevices or rot. The felt is damp but with the exception of a few sheets which have curled at the edges it has no rips or tears.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

All external surfaces were examined ie. Soffits, verges, stone work, etc .and any hard surfaces around the building were examined for dropping / staining or insect remain evidence. The result was negative.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

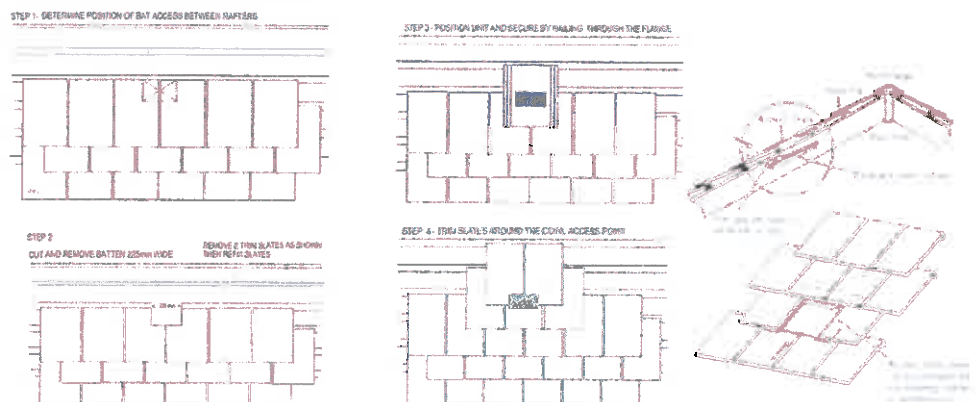
The interior of the building was closely inspected for any of the above listed evidence. The result was negative.

CONCLUSION

The locality provides optimal roosting and foraging potential for bats, bat sightings are common during the active period. However the survey has established that the garage does not support any bat population as a roost or provides any foraging potential. Thus it is considered no further survey effort is required.

Its removal does not constitute a threat or loss of habitat to the local bat population and it is highly unlikely that any bats will be disturbed or exposed during the work.

Mitigation is not a legal requirement on this proposal, however as bats are known to be active in the area it is suggested that the opportunity to enhance the local bat population is taken and bat slates are incorporated in the new roof. See below:



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

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.