

BAT SURVEY AT -
13 OLD ROW
BARROW
WHALLEY

DATE AND TIME OF VISIT
8TH June 2017 5.45 pm

WEATHER CONDITIONS

Sunny intervals, 18 C. light breeze

REFERENCE. Mr Hill



320170500P

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.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

First floor extension to the rear over existing ground floor kitchen

Impact of development in relation to potential bat habitat:-

Disruption to the main roof rear pitch and removal of existing kitchen roof.

TYPE OF BUILDING

The property is a mid terrace cottage currently inhabited. Probably dating from the 1800's



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

The loft was accessible via a hatch, the eaves were easily examined on the single storey kitchen section however the main house eaves and roof could only be examined with binoculars.

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:738 385**

The house is located immediately on Whalley road towards the edge of the settlement area of Barrow in a semi rural position.



FORAGING POTENTIAL IN THE LOCATION

The front (north west) elevation of the property faces Whalley road, it is a semi rural position with pasture land and school playing field adjacent to the rear garden and further fields across the road from the front elevation. The small rear garden contains some shrubbery which connects to a line of trees which lines a car park to the south and forms a field boundary to the east. There are no significant areas of water within 400m of the house (the fisheries ponds are approx 450 m to the east) there is a tree lined stream which runs 110m to the north west. The greater locality provides a reasonable level of foraging potential the immediate area however is more restricted.



WALL CONSTRUCTION

The walls are solid stone with a smooth render finish to the main house wall and a painted stone finish to the Kitchen wall.

BAT ACCESS POINTS IN WALLS

The render to the walls is in good condition with no cracks, crevices or any potential access points.

ROOF CONSTRUCTION

The roof is pitched over both the main house and the single storey kitchen. The kitchen roof is trimmed out for a roof window. The roof finish is natural blue slate.



Rear pitch of roof



Kitchen roof

BAT ACCESS POINTS IN ROOF

The kitchen roof is in average condition but the slates, ridge slates and all flashings are tight fitting with no evident access points. The eaves of the main roof did not appear to have access points behind the gutter.

ROOF SPACE

The kitchen has no enclosed roof void the rafters are lined to the underside.



The underside of the kitchen roof.



Main roof void was accessed via a ceiling hatch, the timber rafters and purlins were in reasonable condition with no cracks or crevices suitable for bats. The party wall did not continue to the underside of the roof enabling access between neighbouring roof voids. The insulation quilt between the joists was clean and free from any dropping or insect feeding evidence.

BAT SIGNS, EXTERNALSEEN
DROPPINGS

Yes No

	X
	X
	X

MAGENTA BAT5 DETECTOR RESULT

The external features to the rear of the property and the roof space being affected by the development were the main focus of this scoping survey. The lead flashings, ridge slates, rendered walls were visually examined (using binoculars where necessary) for droppings, staining or feeding remains. No signs were found.

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

None of the above evidence was found. The result in the roof void was negative.

CONCLUSION

There is no evidence that bats are roosting or have ever been present at this house. It is not considered necessary to carry out an emergence survey on this property. Renovation is currently being carried out on the neighbouring property which has scaffolding to the rear elevation, it is very unlikely that roosting bats will be disturbed or exposed during the building works on this property nor will the scale of this extension have a negative impact on commute or foraging routes in the locality. Mitigation or timing constraints are not required.

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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