

320170710P

**BAT SURVEY AT -
WALLACE HOUSE
GRINDLETON**

**DATE AND TIME OF VISIT
6th July 2017 10.00am**

WEATHER CONDITIONS

Sunny 23 C Light south, south easterly breeze.

REFERENCE NO. 5362

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

The mark of
property professionalism worldwide

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
- ENDOSCOPE

PROPOSED DEVELOPMENT

The proposal is to extend the property on the front south east elevation and to the side north east elevation.

The front extension involves moving a section of wall out to line up with the existing and extending the existing roof to the new wall line, internally a small section of the existing ceiling will be trimmed back and the new and existing rafters will be lined to the underside.

The existing porch to the side is to be extended forward.

A further extension is to be constructed to form a new bedroom with the roof abutting the existing.

Impact of development in relation to potential bat habitat:-

Potential disruption to roosts in sections of the original roof.

TYPE OF BUILDING

The property is a detached Bungalow dating from 1957 the rear outrigger appears to have been a more recent addition as is the side/ porch extension.



Front South east elevation



Part North east elevation of rear outrigger



Side North east 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 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: 761 461

The house is in a remote position accessed via a track approximately 420m north east of the nearby village of Grindleton within the Ribble Valley. The house and its detached garage are located in a large rectangular Garden. One other detached property is immediately adjacent to the north east garden boundary.



FORAGING POTENTIAL IN THE LOCATION

The site is in a rural situation, remote from the main settlement area of Grindleton but with one other dwelling immediately adjacent. The garden is large mature plot mainly laid to lawn with extensive domestic shrubbery and trees to the perimeter. Large acreage pastureland surrounds the site bound by walls or hedge. The access lane is lined with trees/hedging and connects to further tree/hedge corridors to the north west of the site including a small wooded area approx 150m to the N.E. There are no significant areas of open water within 700m of the site, a small brook is the nearest water course 630m to the west. The river Ribble runs 950m to the south east of the site.

The location has a medium/ high level of foraging / roost potential.

There are no statutory designated conservation sites within 2km of the site.



WALL CONSTRUCTION

The walls are brick cavity, a brick plinth with white painted render finish above.



BAT ACCESS POINTS IN WALLS

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

ROOF CONSTRUCTION

The pitched roofs have a blue slate finish with an eaves overhang with a board soffit incorporating a vent. Lead valley gutters at abutment of the two main roofs.

The side /porch extension has a felt flat section and slate pitch.



The side porch with pitched slate roof and felt flat



Rear outrigger roof pitch



Main pitched roof front elevation

↑ Section of roof to be extended

BAT ACCESS POINTS IN ROOF

The Bungalow roofs were easily inspected closely

The slates are in reasonable condition with some slight gaps but nothing significant or suitable for bat access. The soffits are all in reasonable condition and tight fitting the ventilation grille does not provide access



The soffit of the roof section being extended has no ventilation grille but has two holes. The endoscope was used to examine the void the result was negative.



Verges are in good condition with no gaps at abutment of wall with the roof slates. The felt flat surface and the eaves were in good condition with no gaps or access points.

ROOF SPACE

The roof voids were accessible via ceiling hatches a full inspection was possible.



Roof void of rear outrigger: Timber truss rafters with felt and quilt insulation between joists. All timbers and felt in excellent condition.



The roof void of the original bungalow: timber purlins, rafters and felt. Insulation quilt between joists. Both voids are dry and clean with no droppings or significant insect remains.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	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. No access points, gaps or crevices 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

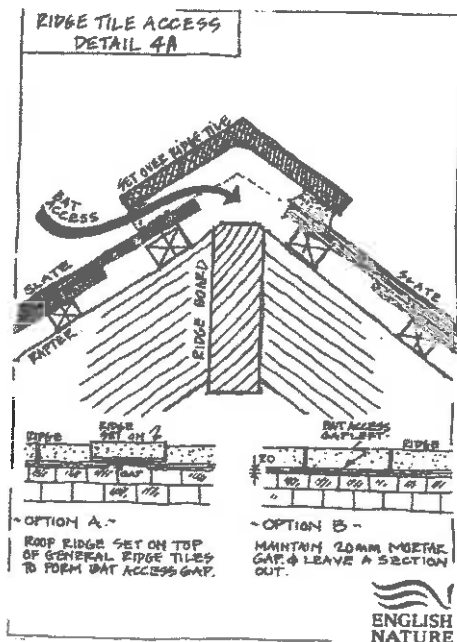
The house roof spaces were inspected, they did not reveal current bat presence nor feeding or dropping evidence.

CONCLUSION

Although the property is in an optimal foraging location the building itself provides sub optimal roost and foraging potential due to its inaccessibility. It is not possible for bats to use this building, any disruption to the existing roof will not impact on any local bat population. The scale of the extensions will have minimal impact on the overall mass of the building hence any existing foraging or commute routes will not be broken or affected in anyway. No further survey effort is required and no mitigation is necessary, however the extension provides an opportunity to boost the roost potential in the area and it is suggested that the ridge access detail See below - be incorporated in the proposed bedroom extension to the rear outrigger.

ENHANCEMENT MEASURES (Bats - 2)

METHOD	RECOMMENDED BY NATURAL ENGLAND
<p>PROVIDE 2 No RIDGE ACCESS TILES ALONG THE ROOF RIDGE.</p> <p>SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.</p> <p>Ridge access tile Detail 4A (below)</p>	<p>either raised ridge (see providing 15-20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles.</p> <p>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 soiling membrane thus enabling bats to enter any retained roof voids.</p>



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.

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