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**BAT SURVEY AT -
14 BEVERLEY DRIVE
WHALLEY**

**DATE AND TIME OF VISIT
13th July 2017 3.30pm**

WEATHER CONDITIONS

Sunny, light breeze 18 C

REFERENCE. Mr Byrne

**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.

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

Removal of existing flat roof garage and conservatory prior to constructing new rear/ side extension. Conversion of the roof space to form bedroom accommodation.

Impact of development in relation to potential bat habitat:-

Retiling the roof structure of the original house and disruption of the void to convert to bedroom accommodation. The removal of a building could potentially destroy bat habitat.

TYPE OF BUILDING

The house is a semi detached bungalow probably dating from 1950's with a more recent attached flat roofed garage to the side. It is currently uninhabited.



Front Elevation



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

No constraints on this property

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: 738 407 approx 70m above sea level

The house is located on a small housing estate on the southern edge of the settlement area of Clitheroe. The estate consists of houses which are of a similar type and age.



FORAGING POTENTIAL IN THE LOCATION

The house is located on an elevated very long and narrow plot with the majority of the garden to the rear (North West) which slopes gradually down to Primrose lodge which forms the rear boundary. The garden is divided in to two distinct sections. The upper section adjacent to the rear of the house is laid to lawn and paving with domestic planting mainly to the side boundaries. The lower section of garden is densely wooded and leads down to the banks of the old mill lodge. The adjacent gardens have the same layout. The main Whalley road is located 100m to the east, Primrose mill lodge is an area of standing water and is located 90m(adjacent to the garden boundary) to the north west which is surrounded by mature trees and Pendleton brook water course runs east to west 150m to the south of the house. The brook is lined with trees providing good connectivity to the pasture land and trees in the greater locality (potential foraging / commute routes). The foraging and roost potential of the mill lodge is optimal.



WALL CONSTRUCTION

The walls are Brick with a smooth render finish to the front elevation of the house and garage, The gable and rear walls are brick.



BAT ACCESS POINTS IN WALLS

The brickwork and render walls are in good condition with no access points or cracks and crevices. The timber boarded gable on the front elevation has one board which has slipped (see photo below) , close inspection with the aid of an endoscope indicated that it is not currently used nor are there signs that it has previously been used by bats. However future use could not be discounted so to avoid any potential future disturbance to bats it is recommended that the gap be blocked to prevent any entry prior to the work commencing.



ROOF CONSTRUCTION

The roof is a tiled pitch with a shared gable to the front elevation and a smaller gable to the rear. The gable roof abutment is pointed and to the front elevation the eaves have gutters on brackets. The conservatory has a plastic flat roof with lead flashings at the abutment with the house wall. The garage has a felt flat roof with a slight over hang at the eaves.



Garage felt flat

Rear house pitch and gable



Conservatory roof



Fiat roof eaves detail

BAT ACCESS POINTS IN ROOF

The tiled roof had significant moss coverage particularly at the laps, generally there were no gaps or crevices which could be used by bats. There is however one slipped tile in the front (south east) elevation as shown below. Inspection with Binoculars was carried out for signs of grease or scratch marks at the gap entrance, no evidence of use was found. The gable is pointed with no gaps, cracks or crevices. The gutter eaves were inspected for any gaps or access points, none could be found.



The garage roof is in perfect condition with no gaps or possible access points in the felt or in the eaves overhang. The conservatory roof is in reasonable condition, it does not provide potential roost habitat for bats. The lead flashing at the abutment with the wall is tight fitting and does not provide any crevices or access points.

ROOF SPACE



House roof void



underside of garage flat roof

The house roof void was accessed via a loft ladder the space was insulated at ceiling/floor level with quilt. The structure was timber purlins, rafters, felt and hangers all in very good condition. The quilt was clean and free from any droppings or insect remains. The space is not currently used by bats and has no evidence to indicate it has ever been used in the past, it provides sub optimal roost and forage potential.

The garage does not have an enclosed roof space, the timber joists and OSB board were examined from the under side. The space provides sub optimal roost and forage potential, it is inaccessible to bats.

The conservatory roof does not provide any habitat suitable for bat use.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

The external features of the property were the focus of this scoping survey. The lead flashings, fascia soffits, ridge slates, walls, boarding and any sills were visually examined for droppings, staining, grease marks or feeding remains. It was possible to examine the bungalow closely due to the height of the property. 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

No evidence was found .Bats cannot enter this building.

CONCLUSION

This building does not provide any suitable roosting or foraging opportunities, although the property is located near optimal foraging potential the proposed development at the house will not affect or have a negative impact on any local bat population. The scale and location of the new extension will not affect any existing commute or foraging routes.

No mitigation is essential however as mentioned before it is recommended that the gap in the timber boarding be mended or blocked and the slipped tile be repositioned to prevent any entry prior to the work commencing. Particular care should be taken anyway when removing the roof tiles and the timber boarding.

Due to the foraging potential in the locality it is recommended that some roost habitat be provided see below: -

ENHANCEMENT MEASURES (Bats - 2)

METHOD 2:

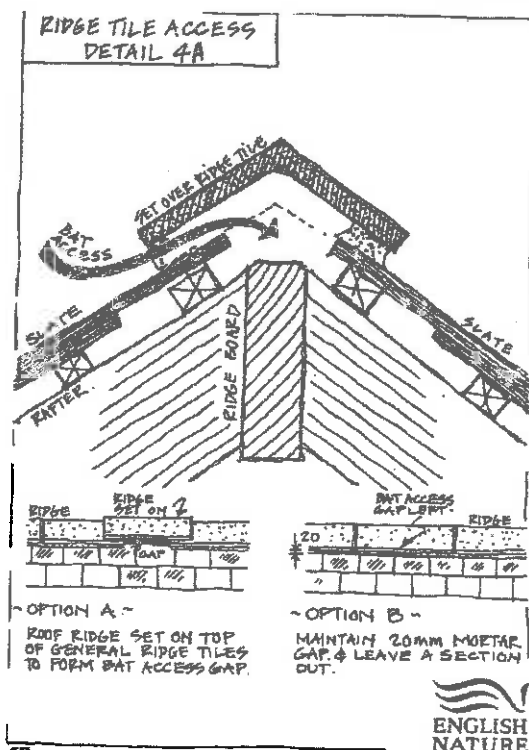
PROVIDE 2 No RIDGE ACCESS
TILES ALONG THE ROOF RIDGE.

SPACE RIDGE ACCESS SLATES
EVENLY ALONG LENGTH OF ROOF.

Ridge access tile Detail 4A (below)

RECOMMENDED BY NATURAL ENGLAND: either mixed 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.



3 no gaps provided along the ridge line.

However there should be no gaps provided in the roofing felt as suggested above.

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
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8 Battersea Park Road
London SW8 4BG
0845 1300 228

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