

320171033P

BAT SURVEY AT -

**CIBOLA
PENDLETON**

DATE AND TIME OF VISIT

1st Sept 2016 9.30am

7th Sept 2016 7.30pm

WEATHER CONDITIONS

1st - Sunny periods, Light breeze. 17 C
7th - High cloud, Light breeze. 15 C

REFERENCE NO. 4358



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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

Removal of existing felt pitched and flat roof. Extension to the master bedroom for en-suite and dressing room. New slated pitched roof over all the property.
Impact of development in relation to potential bat habitat:-
Disruption to the roof.

TYPE OF BUILDING

The property is a detached bungalow probably dating from the 1970's.



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.
Evening emergence survey with surveyors positioned to monitor the identified possible access points.

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)

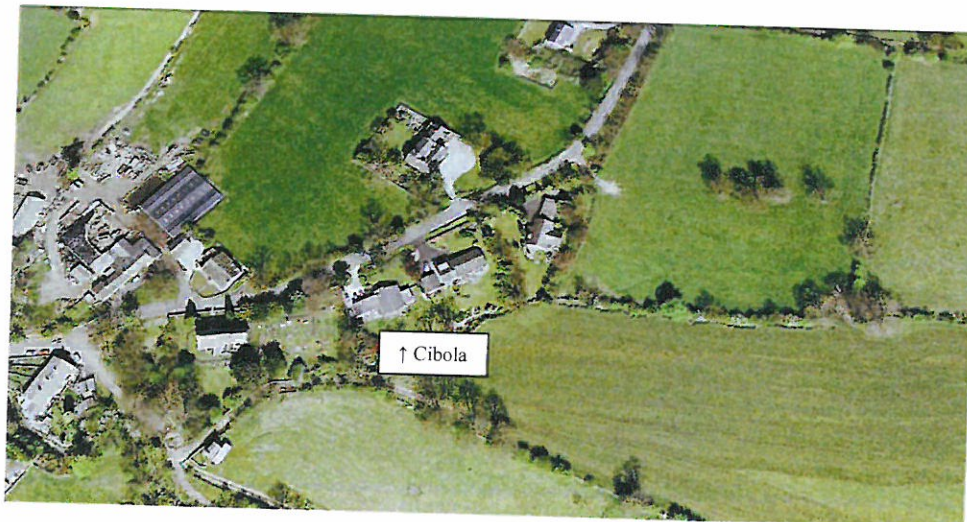
LOCATION SD:760 396 130m elevation

The property is located on the outskirts of Pendleton village just off the main through road, set between the church and another property of a similar type.



FORAGING POTENTIAL IN THE LOCATION

The House is set in a large garden surrounded by open countryside consisting of large acreage fields which are boarded by hedges and trees. A small stream runs along the rear boundary of the garden which joins Pendleton Brook. There are no significant areas of broad leaf trees or areas of open water within 0.7 km. The area generally is considered to have a medium level of foraging and roosting potential. There are no pre existing records of any significant bats roosts in the area there are however some reports of very small roosts (approx 3no bats) within 150m of the house.



WALL CONSTRUCTION

The walls are white painted render with a stone plinth and stone corner details.



BAT ACCESS POINTS IN WALLS

The walls are in perfect condition with no cracks or crevices, the stone pointing is in good condition. The walls generally do not provide any potential for roosting bats, however there is a small hole at the abutment of the stone pier, rendered wall and soffit (see below). The opening had grease marks near the opening however internal inspection did not reveal any presence, the paved surface under has no sign of droppings.



Location of access point North west elevation



Void at abutment with wall and soffit

ROOF CONSTRUCTION

The roof consists of mainly flat areas with a slight pitch to the central section. All with a felt finish externally. There is a large boarded overhang to the gables and boarded soffits to the flat roof sections

BAT ACCESS POINTS IN ROOF

The felt covering is in perfect condition with no access points to the roof void. However the felt at the eaves drip in the north east corner at the abutment with the pitched and flat roof has hardened forming a crevice behind. It was possible to closely inspect and no grease marking or staining or bat presence was detected. The soffits are generally in good condition with no gaps, with the exception of the point indicated below. The access hole was closely examined both internally and externally. There were no grease marks or staining indicators that bats are entering the roof void via the s.e access point and the internal inspection did not reveal any bat presence.



South east elevation



ROOF SPACE

The pitched roof void is accessible via a hatch it is insulated at ceiling joist level with a quilt. The roof timbers are all in perfect condition with no cracks or crevices with ply deck fixed over. The insulation is clean and free from dropping or insect remains.



BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes No

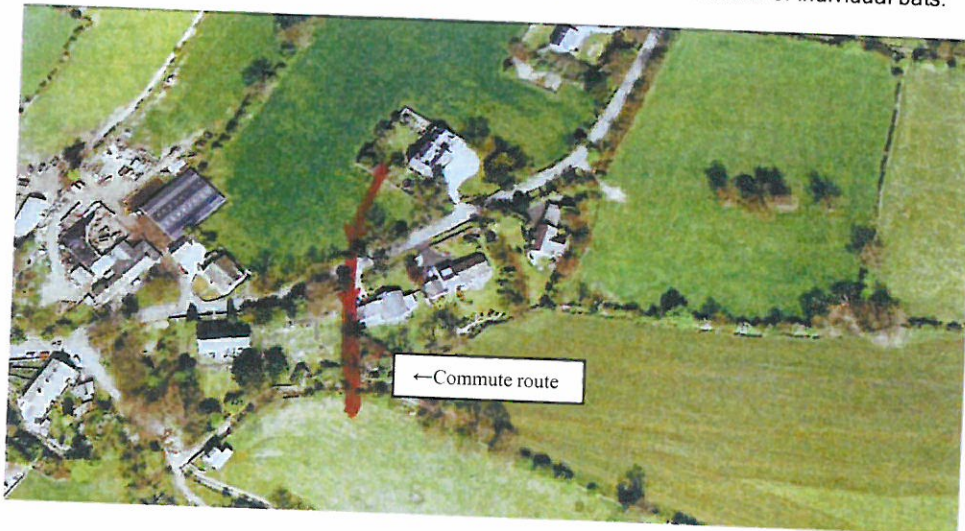
| | |
|--|---|
| | X |
| | X |
| | X |

An examination of the exterior of the property was carried out to determine if signs of droppings, urine stains and grease or scratch marks were in evidence. No signs were found with the exception of the access point in the n.e elevation.

The emergence survey was considered necessary to determine if bats are accessing the building via the identified access points.

It was carried out during optimal foraging conditions with the main focus on the potential access points commencing 20mins before dusk and terminating when it became too dark to see.

At 7.50pm a single bat crossed the site emerging from the north and travelling in a southerly direction following the line of the garden boundary with the church yard. No further activity was detected for 30mins until another single bat commuted on the same route. No other activity was recorded. There was no emergence from the house but it did appear that the site is a commute route for a small number of individual bats.



BAT SIGNS, INTERNAL

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

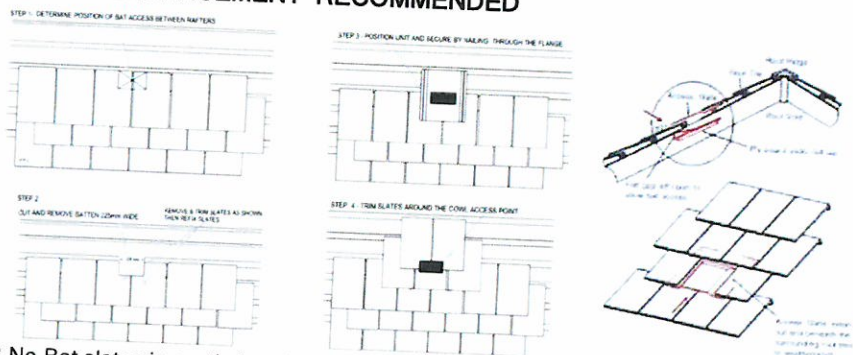
| Yes | No |
|-----|----|
| | X |
| | X |
| | X |
| | X |
| | X |
| | X |
| | X |

The roof space was thoroughly inspected for signs of hibernating bats and for previous use of the building. No bats were found and neither were there any signs of past use.

CONCLUSION

A thorough inspection was carried out to determine if bats were currently roosting in the building the result was negative. This roof is not being used for roosting nor does it appear that it is used for hibernation. The grease marks adjacent to the small hole in the n.e elevation could be an indication that bats have used the crevice in the past although currently no bats are present. The replacement of this roof with a more traditional roof structure will not displace any bats nor will the scale of the alterations impact on the commute route over the site. The new roof could potentially provide a more suitable habitat for bats than the existing structure and it is recommended that the provisions outlined below be included in the new structure. I would also recommend that the two potential access points be sealed to prevent any bat access prior to commencement of works.

ROOST ENHANCEMENT RECOMMENDED



3 No Bat slates in south /southwest roof pitch.



Schwegler 1FR Bat Tube

Dimensions:
H 475 x W 200 x D 125 mm
Entrance W 150 x D 20mm
Weight: 9.5kg

1 No Bat tube to be built in at high level in south facing gable wall.

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.

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