

**BAT SURVEY AT -
20 CROW TREES BROW
CHATBURN**

DATE AND TIME OF VISIT
5th Oct 2017 5.45 pm
11th Oct 2017 5.45 pm

WEATHER CONDITIONS

Intermittent sunny spells, 20-30 mph West north west wind. 10 C

REFERENCE. Mr D Stratton



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.

If it is discovered that development may impact upon bat roosts (thus leading to an offence being committed) a mitigation plan should be devised and a Bat Mitigation Licence applied for from the relevant government department (i.e. Natural England). Gaining a licence will depend on many variables, such as the bat species present, roost type, roost size and its local/regional/national importance

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
- ENDOSCOPE

PROPOSED DEVELOPMENT

Proposed two storey extension to the side and rear of the house and removal of a detached prefabricated garage.

Impact of development in relation to potential bat habitat:-

Disturbance to the existing roof and removal of the garage which may provide potential habitat.

TYPE OF BUILDING

The building is a semi detached dwelling currently inhabited, probably dating from the 1940's with a detached prefabricated garage to the side.



Front elevation



Rear elevation



Garage front 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.

Emergence survey ; are conducted 20 minutes before sunset and up to two hours after. Emergence surveys are conducted between the months of April through to end of September (weather dependant).

October to April (winter months) bats are inactive during the hibernation period.

All surveyors used have many years experience in conducting bat emergence surveys.

CONSTRAINTS

The survey was carried out during the start of the inactive period. All areas were 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: 766439

The house is located in an elevated position directly on crow trees brow in a row of houses all dating from the same period on the edge of the settlement area of Chatburn.



FORAGING POTENTIAL IN THE LOCATION

The house is located in a garden extending to the front and rear, the greater area is semi rural. Significant wooded areas are located to the north and west of the property the nearest being 30m to the north. Mature lines of trees extend from near the house in a southerly direction towards the tree lined railway line 175m from the house.

The location is considered to provide high value forage and roost potential.

A data search with East Lancashire Bat Group revealed no recorded bat roosts within 1km of the site.



WALL CONSTRUCTION



The walls are brick with a pebble dash render finish above the exposed brick plinth

BAT ACCESS POINTS IN WALLS

The walls are in good condition and render is in perfect condition with no cracks or crevices.

ROOF CONSTRUCTION

The house has a pitched and hipped roof with 2no single storey lean to extensions to the side and rear.

The finish is slate. There is a large overhang to the front elevation with a timber boarded soffit, the side and rear has a smaller overhang. The garage has a pitched roof with a corrugated fibre cement sheet finish to the front section and a felted section to the rear.

The conservatory has a glazed roof.



House, lean to and conservatory roofs



Front elevation soffit



Side elevation soffit



Garage felt



and fibre cement roof.

BAT ACCESS POINTS IN ROOF

The main roof appears to be in reasonable condition with no slipped slates or gaps. The flashings to the chimney pots also appeared tight fitting. The fascias and soffits are all tight fitting and do not have any access points. The lean too's were easily examined, no access points.

The garage roof was not in very good condition, however it was possible to closely examine and no access points were evident.

ROOF SPACE

The roof void was accessible via a ceiling hatch, insulation quilt was laid between the joists. The space was clean there was no evidence of insect remains or droppings on the insulation surfaces. The structure was battens rafters and purlins, the timbers did not provide any cracks or crevices usable by bats. There was no felt, the battens and rafters were pointed to the slates, the space was cool and draughty, it provided sub optimal roost or foraging potential.



Main roof void





The garage was lined internally with boarding to the underside of the timber rafters. The building was in use for car and general storage no dropping or feeding evidence was recorded.

		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT		X

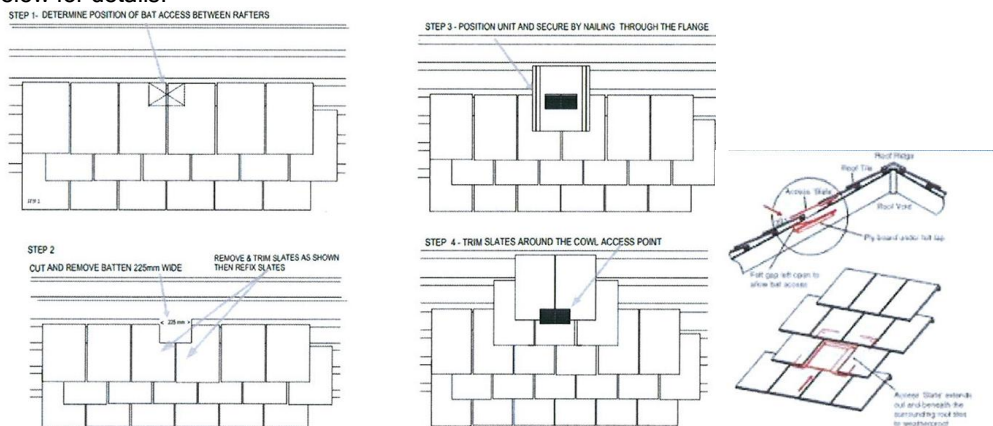
An emergence survey was not carried out due to the timing being at the start of the hibernation period. The exterior of the property to the side and rear and the garage was the main focus of this scoping survey. It was examined for signs of droppings, urine stains and grease or scratch marks. The result was negative no signs of bat usage was evident.

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

The roof space had no evidence of bat access, none of the above evidence was found.

CONCLUSION

This property has no evidence of current or previous bat presence. The house is inaccessible and it does not provide any roosting or foraging potential internally for bats. The disruption to the side elevation and removal of the garage will not disturb roosting/ hibernating bats or impact on / destruct any bat roost or foraging/commute routes. No mitigation is essential however due to the optimal foraging potential in this location it is suggested that the roosting potential of the property be enhanced by inserting 2 no bat tiles in the S.W pitch of the new roof. See below for details.



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.