SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -
FIELD VIEW
RIBBLESDALE
CLITHEROE

DATE AND TIME OF VISIT
4th Dec 2017 9.30 am

WEATHER CONDITIONS

Overcast , light westerly breeze. 6 C

REFERENCE NO. 5308

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RICS
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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.

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. Crevice- roosting bats ie. Pipistrelles, some Myotis species and Brown long eared bats can remain unseen even after close inspection in small spaces ie. cavity walls, roof structures soffits or cladding.
- Bat roosting evidence ie. Droppings or insect remains can be removed by weather conditions or sweeping/ cleaning internally so this lack of evidence cannot always prove undoubtedly that bats are absent.

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT

Conversion of roof space to form additional bedrooms.
Impact of development in relation to potential bat habitat:-
Disruption to the roof void.

TYPE OF BUILDING

The building is a detached dwelling currently inhabited, it possibly dates from the 1980 's

Front S.W 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.
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

A scoping survey was carried out during the inactive period.

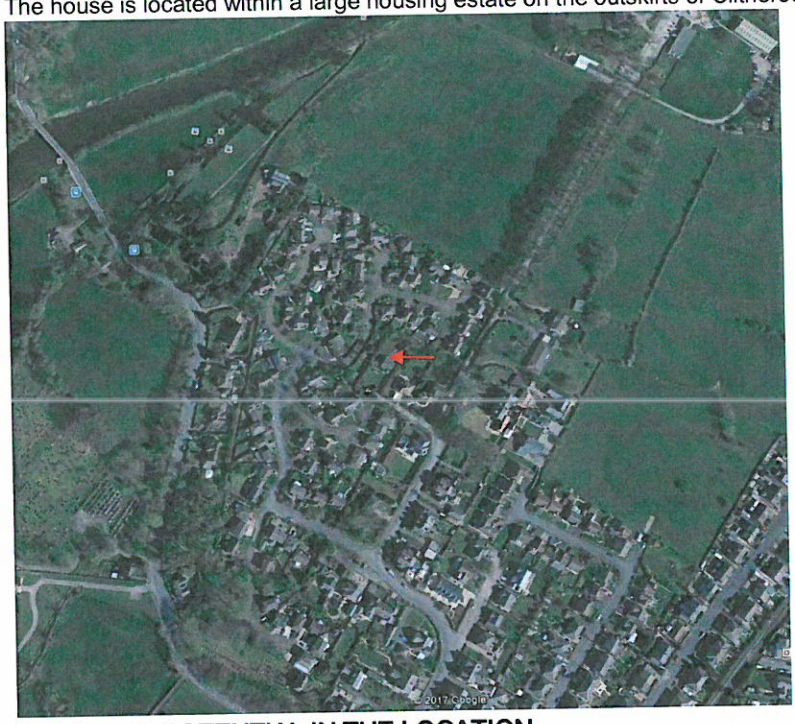
AIMS OF THE SURVEY

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: 741426

The house is located within a large housing estate on the outskirts of Clitheroe.



FORAGING POTENTIAL IN THE LOCATION

The majority of properties in the locality are of a similar age and type but there are also period properties lining Eastham Street and Ribblesdale avenue. The house is located in a large garden extending mainly to the front and rear all the boundaries are formed with mainly hedging and all are adjacent to neighbouring gardens containing domestic planting.

However there is a significant line of mature trees following the Moorlands school road which is located 115m to the N.E . This avenue of trees has the potential to form good forage/ commute routes for bats. In the greater locality open pastureland surrounds the estate leading towards the river Ribble to the N. W. which flows approx 340m from the property. The location can be considered to provide a medium level of foraging/ roost potential.

WALL CONSTRUCTION

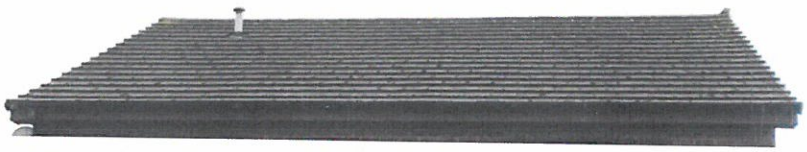
The walls are brick with a white painted render section on the front gable.

BAT ACCESS POINTS IN WALLS

The walls are all in perfect condition with no access points, cracks or crevices.

ROOF CONSTRUCTION

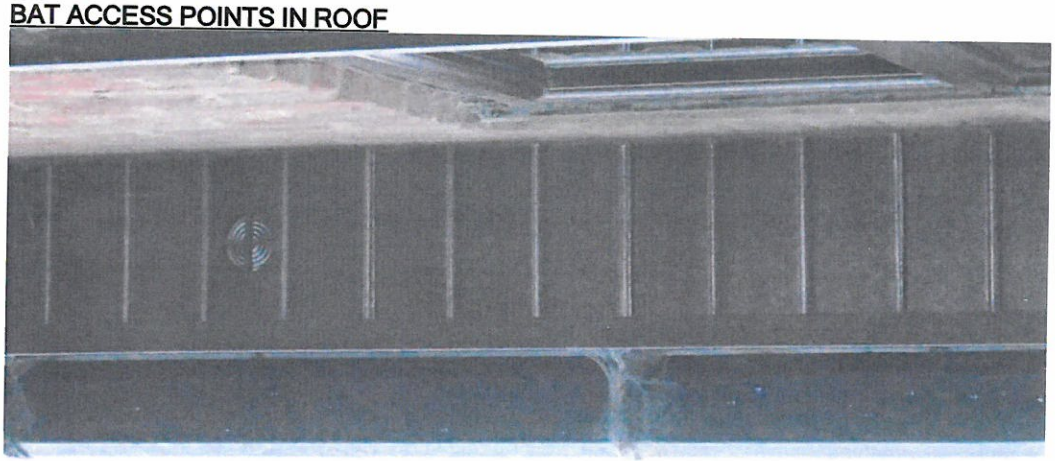
The roof is pitched with a gable to a projection on the front elevation and small gable over a window. There is an overhang at the eaves which has upvc boarding soffit and fascias. All verges have a upvc detail. The roof finish is tile.



Rear roof pitch

Front roof pitch

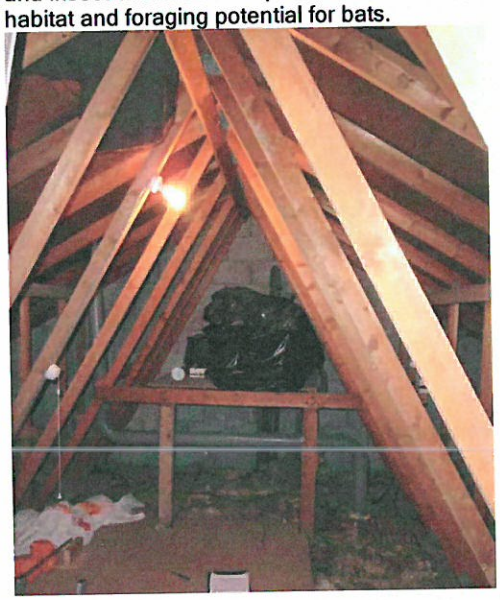
BAT ACCESS POINTS IN ROOF

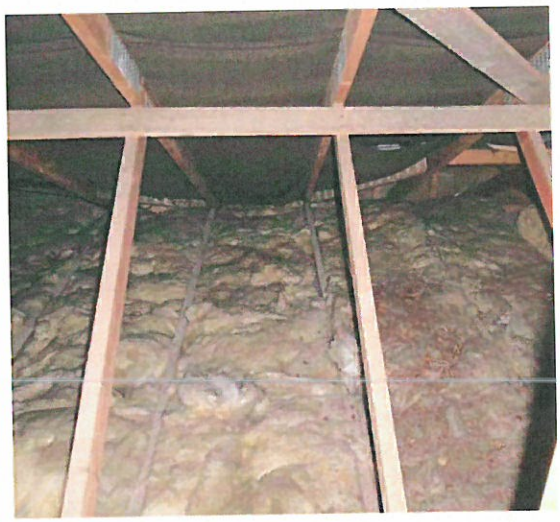


Eaves soffit which is very tight fitting, the vent holes have a grille there are no possible access points.
The tiles are in reasonable condition with no significant gaps or slipped tiles there is some moss coverage.
The roof appears to be inaccessible to bats.

ROOF SPACE

The roof void was accessible via a ceiling hatch, the centre section was boarded over the insulation quilt between joists. The roof is timber truss construction with felt over which was tented over the trusses and in poor condition. The space was draughty, the timbers did not provide any habitat for bats. All the surfaces were clear of dropping and insect evidence the space, access is not possible to the space and it is considered to provide sub optimal habitat and foraging potential for bats.





BAT SIGNS, EXTERNAL

	Yes	No
SEEN		X
DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

The scoping survey involved a detailed exterior inspection of window sills, and the walls for any dropping, urine stains, grease marks or any insect or feeding remains. There were no potential access points which required specific investigation.
The result was negative.

BAT SIGNS, INTERNAL

	Yes	No
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 was thoroughly examined for all the above listed signs. The quilt was inspected for dropping or feeding evidence, the space is not accessible to bats. No evidence was recorded

CONCLUSION

The lack of evidence and lack of potential access points or crevices at this property indicates that the conversion of the roof space will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the disruption in the roof. It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme

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

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
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