

**BAT SURVEY AT -
LOWER BARN FARM
WHALLEY ROAD
SABDEN**

DATE AND TIME OF VISIT
5TH Dec 2017 9.00am

WEATHER CONDITIONS

Overcast, light westerly breeze, 7 C

REFERENCE NO. 5446

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**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

Removal of existing conservatory (containing swimming pool) and adjacent glazed lean to section. Existing felt flat roof covering on adjacent building to be replaced with standing seam zinc finish.

Impact of development in relation to potential bat habitat:-

Removal of an existing building and replacing felt roof covering with Zinc.

TYPE OF BUILDING

The property is a large detached house currently inhabited. The building has been extensively extended and refurbished over the years including the addition of a large conservatory with lean to and single storey outrigger to the rear.



Front elevation of main house



Conservatory containing swimming pool



Lean to section of conservatory which connects pool conservatory with the single storey outrigger.

Lean to section of conservatory which



Rear elevation showing conservatory, lean to link conservatory and single storey flat roofed outrigger.



Side elevation of flat roofed outrigger.

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

Scoping survey carried out due being 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)

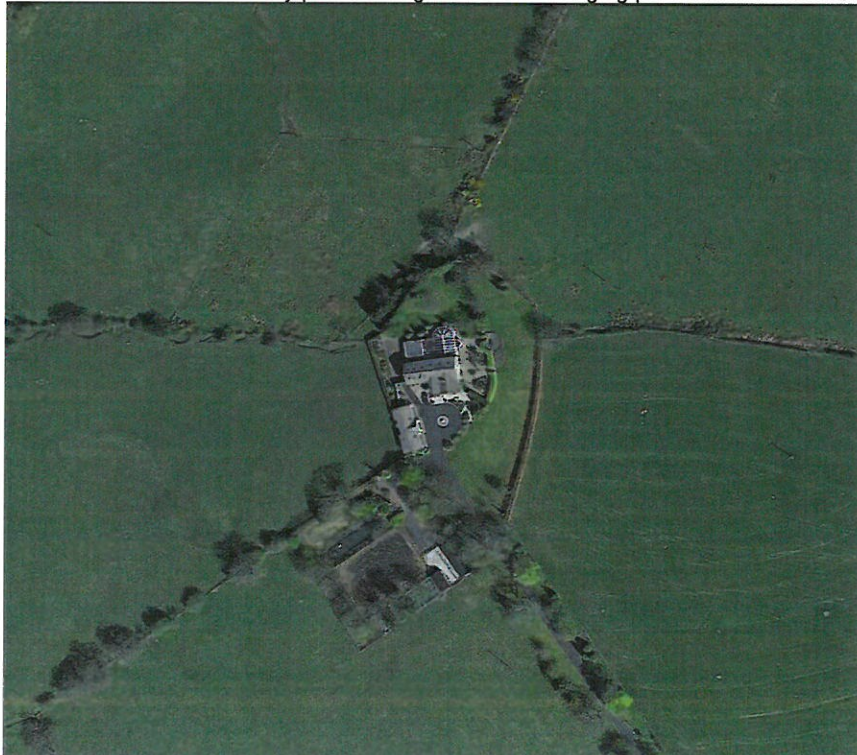
LOCATION SD: 760366 140 m elevation

The house is in an isolated position approx 2km to the south west of Sabden village accessed via a 190m long drive off Whalley road.



FORAGING POTENTIAL IN THE LOCATION

The house is surrounded by a large garden mainly laid to lawn with some domestic shrubbery planting and coniferous trees along the northern boundary. A hedge forms the eastern border and the drive is lined with broad leaved trees. Field boundaries radiate from the property mostly lined with broad leaf trees forming good foraging/commute routes. The locality provides a good level of foraging potential and roost habitat.



WALL CONSTRUCTION

The conservatory is UPVC and glass with lead flashings at abutment with random stone house wall.

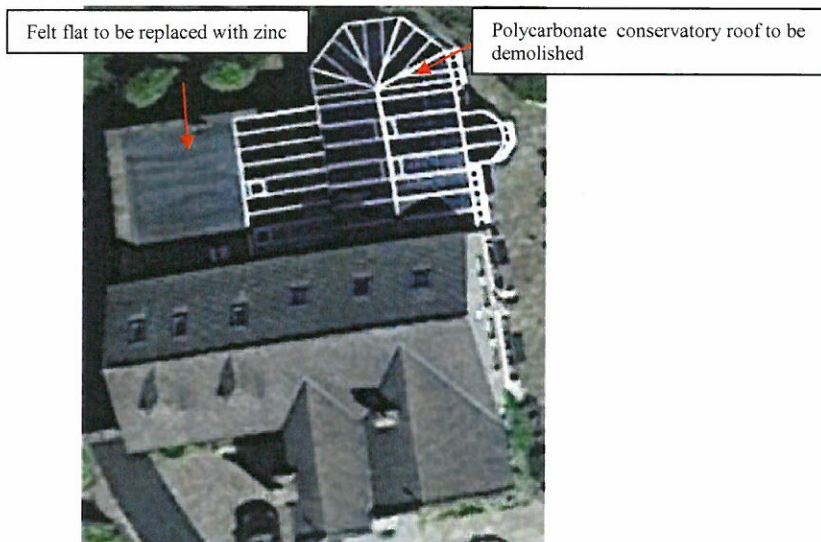


BAT ACCESS POINTS IN WALLS

No access points, not a suitable habitat for bats. The adjacent stone walls are well pointed with no crevices or access points.

ROOF CONSTRUCTION

The conservatory (pool room) roof is clear polycarbonate. The flat roof is felt with lead flashing to a parapet wall.



BAT ACCESS POINTS IN ROOF

The felt flat roof and abutment of polycarbonate lean to. Conservatory (pool room) roof



The felt is in perfect condition with no gaps at joints, the lead flashings at abutments is also in good condition with no gaps. The polycarbonate roof is tight fitting and does not provide a suitable habitat for bats.

ROOF SPACE

There is no enclosed roof void in the pool area, lean to or flat roof section.



Pool room



lean to roof

The upvc structure is exposed to the underside It is not a suitable habitat for bats.

<u>BAT SIGNS, EXTERNAL</u>	SEEN DROPPINGS MAGENTA BAT5 DETECTOR RESULT	Yes	No
			X
			X
			X

The external features of the conservatory (pool room) and the flat roof were the main focus of this scoping survey. The lead flashings, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

<u>BAT SIGNS, INTERNAL</u>	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 interior of this building is not accessible to bats and does not provide any potential roost or foraging habitat.

CONCLUSION

Although the location provides potential roost and forage habitat, the sections of building being affected by the development do not. The lack of evidence and of potential access points or crevices in the affected sections of this property and any adjacent walls indicates that the extension will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the removal. 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
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