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**BAT SURVEY AT -
SITE OFF HAMMOND DRIVE
READ**

**DATE AND TIME OF VISIT
6 th Nov 2017 3.30pm**

WEATHER CONDITIONS

High cloud, light breeze. 7 C

REFERENCE. Mr Bower



**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. 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 2 no. redundant outbuildings adjacent to each other to form a dwelling.

Impact of development in relation to potential bat habitat:-

Disruption to potential bat habitat.

TYPE OF BUILDING

Due to the proximity to a walled field (probably a garden originally) it is likely the buildings were garden stores / potting sheds. The two buildings are single storey and are positioned at right angles to each other.



Building 1 front elevation



Building 2 front elevation



1 rear elevation



Gable of building 1 Rear of building 2

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

Survey carried out during inactive period.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

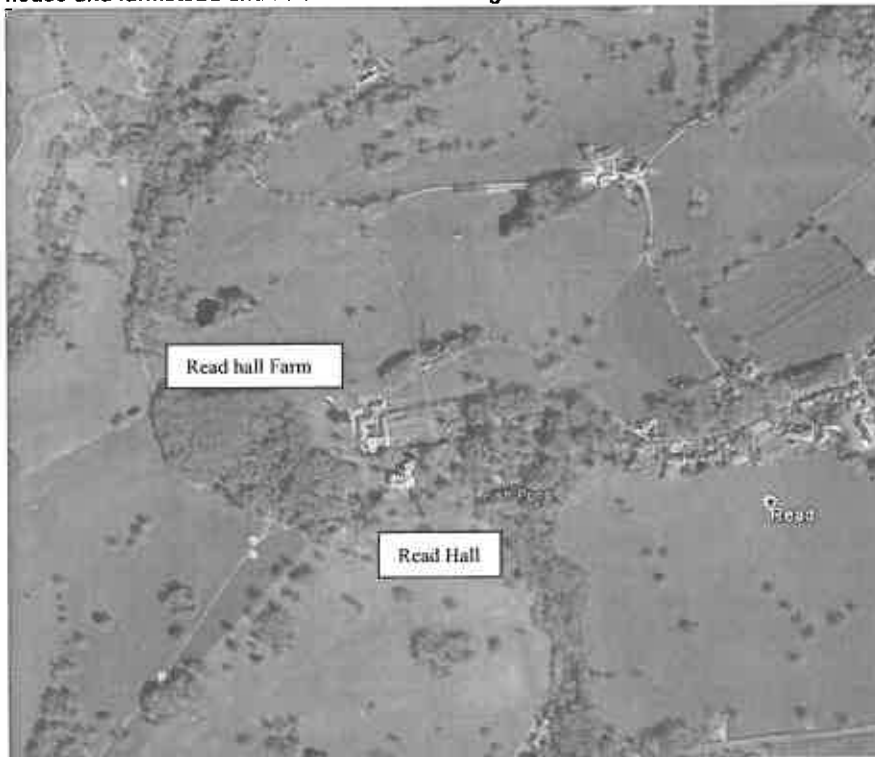
The survey will ; Identify past ,current or potential use of the site by protected species.

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: 757349

The buildings are located remote (westerly edge of the village settlement) from the main settlement area of Read and probably formed part of the original Read hall estate, although they are slightly detached from the main house and farmstead and its associated buildings.



FORAGING POTENTIAL IN THE LOCATION

The buildings are located in a clearing within a small copse, pastureland surrounds the site and further extensive wooded areas are within 200 m to the south and west which in turn are connected to more woods and plantations . Large ponds are located 200m to the south and 316m to the north west both well connected to the buildings. Other buildings (originally farm buildings and farmhouse) are located 90m to the west , all have being converted to dwellings over the years.

The immediate locality is considered to provide optimal foraging potential for bats.

No statutory designated conservation sites affecting this location nor are there records of any significant bat roosts in the immediate locality.



WALL CONSTRUCTION

Solid random stone walls with pointing.



BAT ACCESS POINTS IN WALLS

Access to the interior is through the window and door openings. The pointing in many sections of the wall is in poor condition and there are many gaps and crevices which have the potential to be used by bats.

ROOF CONSTRUCTION



Building 2 - The roof is pitched with pointed verge. The finish is blue slate. There are no gutters the eaves are pointed.

The walls internally are pointed and in reasonable condition there were no significant cracks or crevices. No evidence could be found in the buildings of bat droppings or accumulations of feeding prey. The roof structure did not provide any potential habitat for bats and no bats were found currently hibernating.

CONCLUSION

The building does not provide a suitable habitat for hibernation being cold, draughty and not providing any cracks or crevices and no evidence was found internally of any past use during the summer months as a roost or for foraging.

The conversion of these buildings will not represent a significant loss of foraging or roost potential to any local bat population however they are located in an optimal foraging location and whilst it was possible to examine the majority of the cracks and crevices externally for signs of use and discounting the likelihood of bats using the building for hibernation, it is not possible to completely discount the possibility that bats may use the building during the activity period.

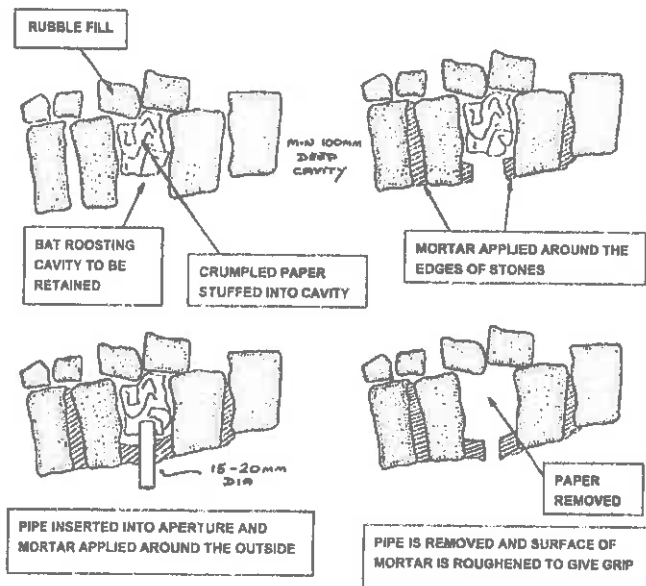
If work on the building was to commence between April - September it is recommended that an emergence survey be carried out prior to commencement and if necessary a mitigation scheme be incorporated or licence be applied for.

Notwithstanding the outcome it is recommended that the potential roosting habitat be enhanced in the conversion by incorporating the measures outlined below.

It is recommended that any works should be carried out with extreme caution and that the following measures be incorporated in the proposed scheme.

It is recommended that cavities in the south elevation be retained in the south elevation at high level.
See below

Retaining a cavity



Ridge access to be incorporated in the pitched roof

ENHANCEMENT MEASURES (Bats - 2)

METHOD 2:

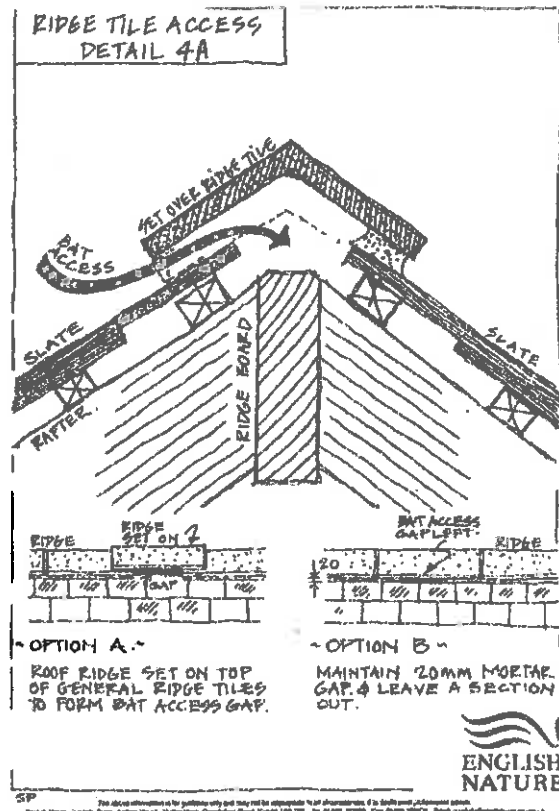
PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE.

SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.

Ridge access tile Detail 4A (below)

RECOMMENDED BY NATURAL ENGLAND: either rered ridge tiles providing 15-20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles.

Pipistrellus 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 sealing membrane thus enabling bats to enter any retained roof voids.



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.)

MEDIUM

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.

