

**BAT SURVEY AT -
CHANNY TOFT
GRINDLETON VIEW
CHATBURN**

DATE AND TIME OF VISIT
8th Jan 2018 9.00am

WEATHER CONDITIONS
Sunny , light breeze , 0 C

REFERENCE NO. 5520

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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

Two storey extension to the side (north east) and rear, extension of the existing dormer and incorporation of velux roof windows.

Impact of development in relation to potential bat habitat:-

Disruption to the main roof, extension to the dormer and abutment of roof with side and rear extension.

TYPE OF BUILDING

Detached dormer bungalow with a single storey flat roof garage to the rear. The house possibly dates from the 1960's.



North west elevation



South east elevation



North east 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

Survey carried out during the winter hibernation 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: 770442 105m elevation

The house is located on the north east outskirts of the village, between the railway line and Sawley road (the main thoroughfare from the A59 into the village). The front garden boundary is directly adjacent to the road and the rear boundary is separated from the railway embankment by the access road off Ribblesdale view.



FORAGING POTENTIAL IN THE LOCATION

The property is the middle house in a line of three similar age and type of properties opposite the church. The railway line which runs North to south immediately behind the properties is 21m from the house. The rail track is quite densely lined to both sides with vegetation and trees which forms a good potential foraging / commute route, the bridge is 37m to the south with Downham road bridge a further 90m to the south, this habitat is considered high value for bats.

The church located opposite is 40m from the house, there are mature broad leaf trees to the front adjacent to the road the rear grave yard is devoid of trees but is adjacent to pastureland bound by hedgerow and small trees. The greater locality has a good level of habitat potential.

There are no areas of open water within 0.6 km , the nearest water course is Heys brook at 225m to the south .



WALL CONSTRUCTION



The house walls are mainly brick with smooth render finish. The rear wall is natural stone as is the front bay window and porch area.

BAT ACCESS POINTS IN WALLS

There are no access points in the walls all are in perfect condition.

ROOF CONSTRUCTION

The main roof is pitched with a dormer window with boarded sides in the south east elevation, there is an overhang to the eaves and gables with a upvc boarded soffit to fascias and barge boards, the finish is tile. The garage and link has a felt flat roof with upvc fascias flush to the wall.



BAT ACCESS POINTS IN ROOF

The tile roof is in excellent condition all tiles are tight fitting, the boarded dormer has no gapping in the boards and the flashing is tight fitting. The eaves and gable soffits are very tight fitting with no gaps.

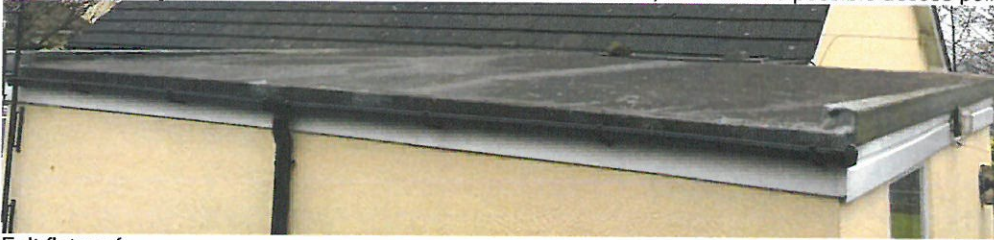


Eaves soffit



gable soffit

The felted garage roof is in excellent condition as are the fascia's, there are no possible access points.



Felt flat roof

ROOF SPACE

The roof voids are at the eaves accessed from the bedroom and a small void under the ridge accessed by a ceiling hatch.



Eaves voids.



Void under ridge

The roofs structure was timber purlins and rafters with insulation quilt and sarking felt over the rafters. All timbers are in good condition with no cracks or crevices. The roof voids were clean, the floor surfaces were free of any dropping or feeding evidence. The roof voids provide a sub optimal level of roost and forage habitat.

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

The external features of the property and the roof space were the main focus of this scoping survey. The lead flashings, fascia soffits ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

		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 internal inspection of this currently inhabited house was focussed on the roof space, none of the above evidence was found.

CONCLUSION

Although the house is located in an area providing a good level of foraging the lack of evidence and lack of potential access points or crevices at this property (the house does not provide any bat habitat) 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 tile removal. If bats do forage /commute along any of the potential routes identified the scale and position of the extension does not interrupt or affect these in any way. 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.

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