

**BAT SURVEY AT -
STANLEY HOUSE
LOWERGATE
CLITHEROE**

DATE AND TIME OF VISIT
21st Nov 2017 11.45am

WEATHER CONDITIONS

Overcast , light S.W wind. 12 C

REFERENCE NO. 5384



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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

The existing building is to be divided into two no. dwellings.

Impact of development in relation to potential bat habitat:-

Re roof one pitch of the existing building.

TYPE OF BUILDING

The property is a detached 4 storey house dating from 18thC, it has functioned as separate office units for over 20 years



North west elevation



North east elevation



South 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 inactive winter period, so scoping only survey carried out.

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: 744417

The building is located near the town centre of Clitheroe adjacent to Lowergate .Surrounded by terraced period property' s or more contemporary dwellings immediately to the rear of the site.



FORAGING POTENTIAL IN THE LOCATION

There is no significant foraging potential within 10m, however Clitheroe castle grounds are approx 195m from the site and they contain relatively high value foraging potential among the broad leaf trees and shrubbery. Mearley brook is the nearest water course at 160m to the S.E. and the Church playing fields are within 50 m, the perimeter being lined with mature trees . The area generally provides an average level of roost and forage potential.



WALL CONSTRUCTION

The rear S. E elevation is random stone all other elevations are render.



BAT ACCESS POINTS IN WALLS

The walls do not provide any significant cracks or crevices suitable for bats nor do they provide any access points to the interior. There is an opening in the N.E elevation which as can be seen is utilised by pigeons.



ROOF CONSTRUCTION

The roof is a double pitch with a valley at the abutment the finish is blue slate to the S.W pitch and sections of concrete roof tile with Velux roof windows and lead flashings to chimneys in the N.E pitch. There are barge boards to the front N.W elevation and stone verges to the rear elevations.



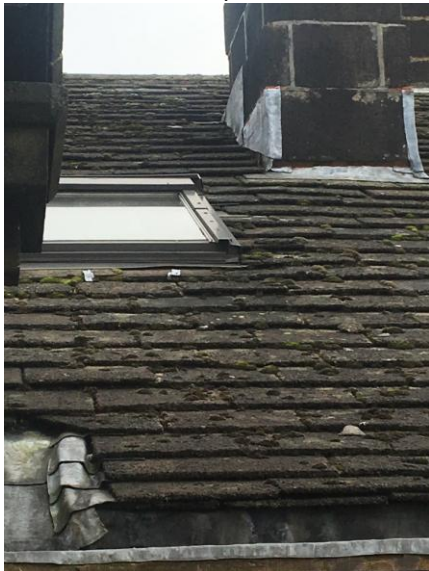
Roof photo



Abutment of the two pitched roofs



S.W pitch of N.E pitched roof. To be re roofed.



S.W pitch of N.E pitched of roof to be re roofed.

BAT ACCESS POINTS IN ROOF

It was not possible to closely examine the full extent of the roof but the sections of slates which were visible appeared reasonably tight fitting and no potential access points could be seen.

ROOF SPACE

The roof voids are covered in debris and are draughty spaces. The timbers, rafters, purlins and hangers and binders don't appear to have any significant signs of decay the s.w pitch does not have any felt the slates are pointed on to the rafters.

The roof voids provide a sub standard level of forage and roost potential.



Roof void over N.E roof pitch



Roof void over the S.W roof pitch

BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes No

	X
	X
	X

A close examination of the exterior of the building was carried out to determine if signs of droppings, urine stains and grease or scratch marks were in evidence. No signs were found.

BAT SIGNS, INTERNAL

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 the building is not accessible to bats. And the roof voids did not have any dropping or feeding evidence, the spaces provided a sub standard roost and forage potential.

CONCLUSION

At this time of year it is very difficult to completely discount the presence of bats in a building although based on the evidence found the section of roof to be re roofed does not appear to provide any high value roost habitat and there were no signs of current hibernation or past use.

Hibernation by bats is difficult to ascertain at this time of year but any work during the winter months should be carried out assuming that bats may be present in any part of the building, and work particularly to the roof should proceed with appropriate caution .

However in order to ensure that no bats are harmed or disturbed during the work the following measures should be undertaken.

- It is recommended that work be undertaken during the autumn and winter months (1st October - 30th April) when bats are least likely to be present.
- Note it is a legal requirement to stop work immediately in an area if bats are found during the work and further advice should be sought from The Bat Conservation Trust or Natural England to locate a Licensed bat worker.
- If bats are exposed or vulnerable to harm during the building works, use gloves or a small container to carefully place the bat in a quiet dark place until a bat worker can be contacted.
- New timbers used in the build should be only be treated with CCA (copper, chrome, arsenic) which has been found not harmful to bats.

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.