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SUNDERLAND PEACOCK ARCHITECTS

**BAT SURVEY AT -
8 SPRING GARDENS
WADDINGTON
CLITHEROE**

**DATE AND TIME OF VISIT
21st March 2018 3.30pm**

WEATHER CONDITIONS

Overcast ,17mph south west wind, 3 C

REFERENCE NO. 4518

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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

Demolition of a garage prior to the construction of a new two storey extension to the side of the property.

Impact of development in relation to potential bat habitat:-

Removal of potential bat habitat, the main house roof is not being affected.

TYPE OF BUILDING

The property is a period end terrace in a row of three houses, there is a lean too garage which is a later addition on the side. It is currently uninhabited



Front elevation



Side and part rear elevation.



Rear elevation of the garage.

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

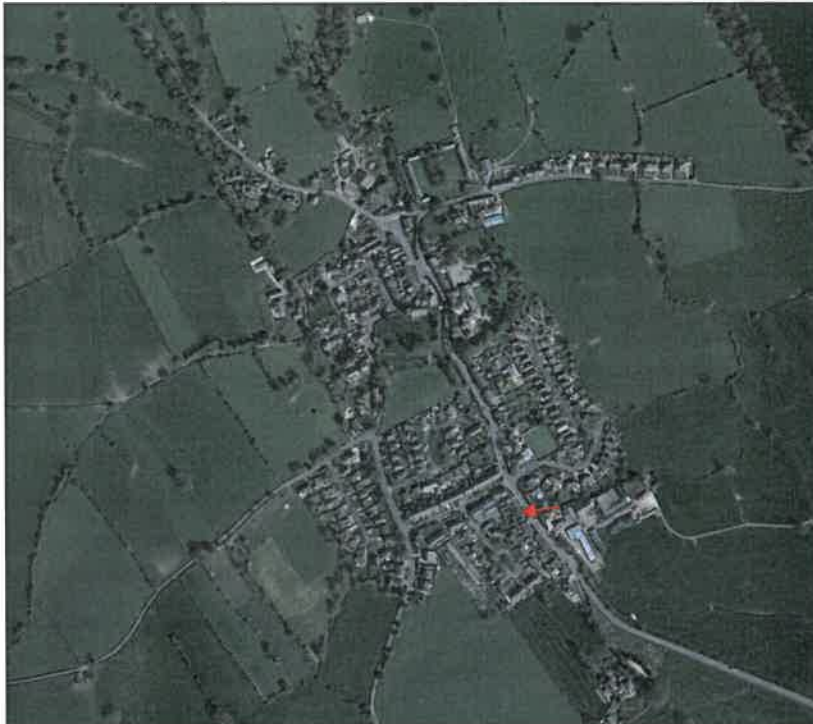
Survey carried out towards the end of the hibernation period however due to the current temperatures bats remain inactive.

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: 730435 73m elevation

The house is located on the main Clitheroe road through Waddington to the south end of the village within the main residential area.



FORAGING POTENTIAL IN THE LOCATION

The house is located adjacent to houses of the same period, but the village generally consists of properties and buildings dating back centuries to more contemporary housing estates.
The house has a small garden to the front and a yard area to the rear.
The house does not have any significant mature trees within a 50m radius, there is a hedge within 30m of the house lining the road to the south east however generally there is a lack of high value forage vegetation in the immediate locality although the roost potential is good.
There are no areas of standing water within 200m of the site but Waddington brook flows 14m to the east running along the side of the road a further stream flows 150m to the west.



WALL CONSTRUCTION

The main house and garage walls are natural stone with strap pointing.



BAT ACCESS POINTS IN WALLS

The walls are in perfect condition, no possible access points with the exception of a gap in the pointing above the garage door head. It is a shallow gap which was examined with the aid of an endoscope, no bats are currently present nor is there any evidence of previous use by bats.



ROOF CONSTRUCTION

The garage roof is a lean too with lead flashing at the abutment with the house wall. The side wall of the garage forms the boundary with the neighbouring property. The rain water gutter is fixed to a timber fascia flush fixed to the wall with render the verge is also pointed. The finish is blue slate.



BAT ACCESS POINTS IN ROOF

The slates are very tight fitting and the lead flashing and verges are in good condition. There are no gaps, cracks or crevices in the roof.

ROOF SPACE



Timber truss rafter roof with underlay all in perfect condition. No enclosed roof void

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

The exterior of the building specifically the garage was inspected for any dropping, staining or grease marks. No signs were found.

	Yes	No
<u>BAT SIGNS, INTERNAL</u>		
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 interior of the garage was clean and free from any of the above listed evidence.

CONCLUSION

This building does not provide any potential habitat for bats, it is not possible for bats to enter or find any crevices. The removal of this building and the construction of the extension will not will not impact or disturb any local bat population.

No further survey effort is required, nor is any mitigation necessary

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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