

DOC REF 13131

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BAT SURVEY

AT

Yard and Garage/ workshop buildings to the rear of  
St PAULS TERRACE and ST PAULS STREET  
LOW MOOR  
CLITHEROE

DATE AND TIME OF VISIT

21<sup>st</sup> may 2015 3.30pm and 9.30pm

WEATHER CONDITIONS

Clear sky, light breeze, 10 C

REFERENCE. Mr Hargreaves

Survey carried out by:

Lynne Rushworth  
6 PENDLE VIEW  
BARLEY  
Nr BURNLEY  
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 SEVEN 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.






## 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.

There were no limitations on this survey the loft was accessible via a hatch, the eaves and roof structure were easily examined. The building structure considered safe

## EQUIPMENT USED ON SURVEY

	'MAGENTA 5' BAT DETECTOR
	BINOCULARS
	HIGH POWERED TORCH
	LADDERS FOR HIGH LEVEL INSPECTION
	CAMERA

## PROPOSED DEVELOPMENT

Demolition of workshop buildings prior to construction of new dwellings on the site.

### TYPE OF BUILDING

The buildings on the site consist of a workshop with a further more recent block built workshop attached and an open canopy roof to the north west end. The site is entirely covered with a tarmac finish. The workshops are currently used for car restoration on a non commercial basis.



North east elevation (part)



North east elevation



South east elevation



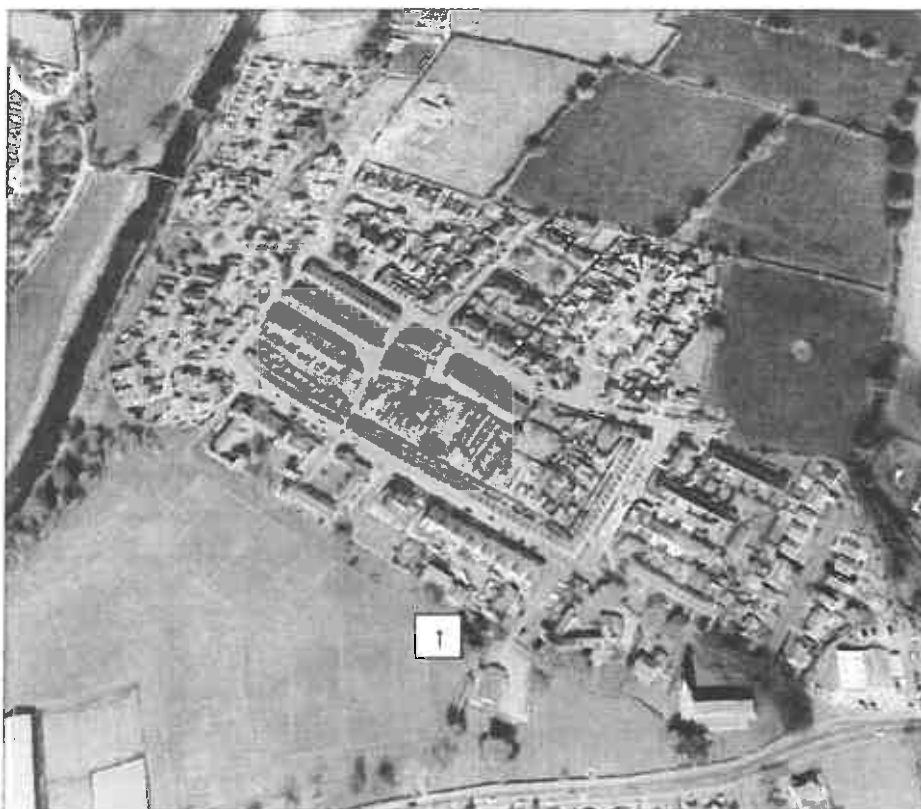
south west elevation ( facing playing fields)

**METHOD :-** The survey methodology follows the guidelines published in the Bat Conservation Trust (BCT- Bat surveys, good practice guidelines 2<sup>nd</sup> 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.  
 Evening emergence survey carried out by one surveyor.

#### LOCATION

X	URBAN
	SMALL TOWN/URBAN VILLAGE
	RURAL/VILLAGE

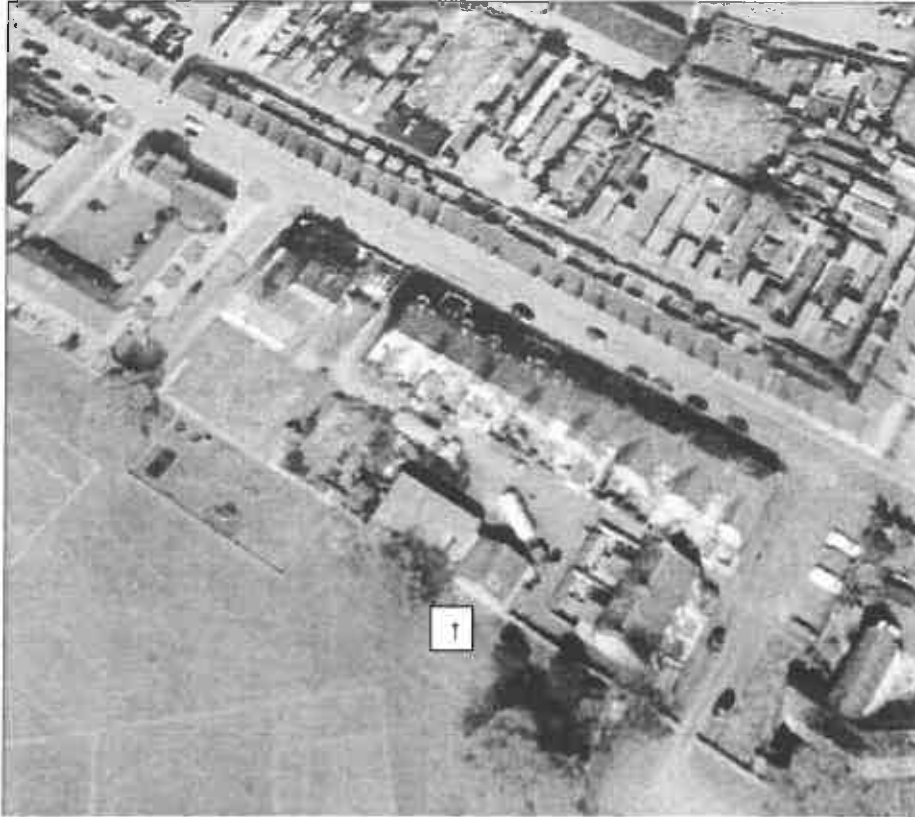
**COMMENTS:** The site is located on the edge of the settlement area of Low moor in Clitheroe, to the rear of St Pauls terrace and St Pauls street. The site is accessed via St Pauls terrace. The north east and south east boundaries are the rear yard walls of the terraced houses on St Pauls street and St Pauls terrace. The rear s w boundary is adjacent to the playing fields and the n w is boarded by an allotment.



#### BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
	HEDGEROW
X	OPEN WATER

**COMMENTS:** The Roefield playing fields extend towards Edisford road to the rear of the site and the river Ribble runs to the west approx 250 M from the site. The river is lined with mature broad leaf trees, there are coniferous and broad leaf trees immediately to the rear of the site. There is low level shrubbery adjacent to the rear wall on the boundary with the playing fields. The area generally provides a good level of foraging potential.

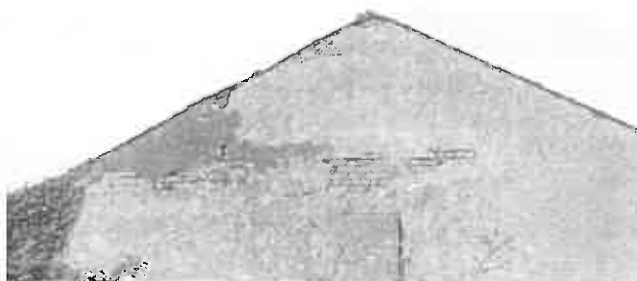


## WALL CONSTRUCTION

**COMMENTS:** The original workshop has brick walls with a render finish. The more recent workshop which is attached has block walls with render to the front and the rear wall is brick.



Newer workshop walls



Original workshop wall



Rear wall

## BAT ACCESS POINTS IN WALLS

Yes No

X	
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**COMMENTS:** The render on the original workshop is in poor condition with cracks and voids behind. The doors the north east elevation have gaps at high level allowing access to the interior.



## ROOF CONSTRUCTION

**COMMENTS:** The main workshop has a pitched slate roof. The more recent workshop has a monopitch corrugated sheet roof.

## BAT ACCESS POINTS IN ROOF

**COMMENTS:** It was not possible to examine the roof condition externally, however as there was no enclosed roof void it was examined from inside. No obvious access points were visible.

	Yes	No
ROOF SPACE	X	
TRUSSED PURLINS	X	
FELT		X

**COMMENTS:** The roofs were open to the underside, the original workshop have a conventional roof construction with Trusses, purlins and rafters all in timber. The timbers were in reasonable condition with no cracks or crevices. The slates were pointed at the junction with the timbers. The newer workshop has steel beams and purlins.



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

**COMMENTS:** The external features and the interior of the buildings were the focus of the scoping and emergence survey. The lead flashings, walls, slates, tarmac ground cover and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found. The evening emergence survey commenced at 9.30pm and continued until half an hour after sunset. The weather conditions were considered good for foraging. At 10.00pm bat activity was recorded. A pair of bats commuting along the side street between St Pauls Terrace and the playing field boundary, towards the buildings and passing over to continue along the tree corridor towards the river. Later the bats returned to briefly enter the covered area before returning down the side street. The trees surrounding the playing fields and the covered area provided good foraging potential. No emergence was recorded from the buildings, the actual emergence point was not recorded as it was not in the immediate locality. The area generally provides good level of potential roosting.

		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

COMMENTS: None of the above listed evidence was observed in the building however as the buildings are still used on a regular basis, sweeping of the floors would remove any dropping or feeding signs.

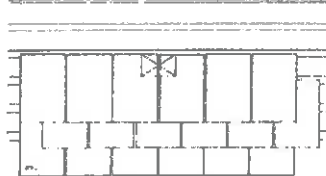
### CONCLUSION

These buildings are draughty and are often used by personnel operating machinery, they are considered to provide low value potential for roosting. There is however potential for foraging within the buildings, although the activity of the small local bat population recorded during the survey entered the open covered area only.

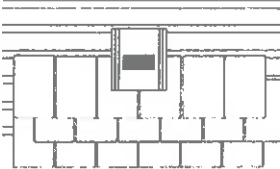
The lack of evidence indicates that the demolition of these building will not have a detrimental effect on the local bat population nor is it likely that any bats will be uncovered or disturbed during the demolition of the building. Although the open barn area was entered by the bats to forage the loss of this sheet roof will not impact on the high level of foraging potential in the area. The proposals should not interfere with any flight path.

There is no requirement for a mitigation scheme although due to the high level of foraging habitat in the area and in order to boost the local bat population, I would recommend that min 2no bat slates be incorporated in the south west pitches of the new roofs of the properties. (see below)

STEP 1 - DETERMINE POSITION OF BAT ACCESS BETWEEN RAFTERS

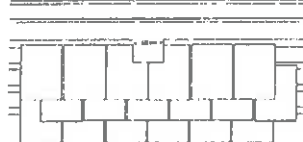


STEP 3 - POSITION UNIT AND SECURE BY NAILING THROUGH THE FLANGE

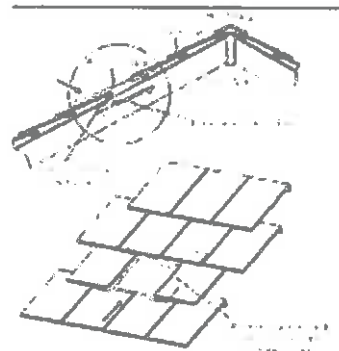
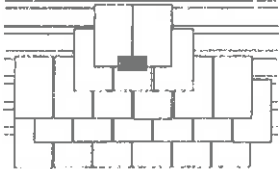


STEP 2

CUT AND REMOVE BATIDN 225mm WIDE REMOVE 8 TEN SLATES AS SHOWN REINFORCE SLATES



STEP 4 - TRIM SLATES AROUND THE COIL ACCESS POINT



However 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