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**BAT SURVEY AT -
BURNSLACK FARM
CHIPPING
PRESTON**

**DATE AND TIME OF VISIT
23rd Feb 2018 10.00am**

WEATHER CONDITIONS

Partly cloudy, light breeze 5 C

REFERENCE NO. 5566

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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

Convert garage/ store to a parent annex.

Impact of development in relation to potential bat habitat:-

Disturbance to potential bat habitat.

TYPE OF BUILDING

The garage a detached building located in the garden of Burnslack farm. The garage is a more contemporary building than the adjacent farmhouse which possibly dates from the 18th C.



South west 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

All areas accessible, scoping only survey carried out.

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: 617461 elevation 258 m

The garage is ancillary to Burnslack farm a semi detached property adjacent to Burnslack house .The garage is in the garden together with another shed type building.

The two properties in this location are approx 1 km from any other building and 3km north of Chipping village.



FORAGING POTENTIAL IN THE LOCATION

The location is extremely remote and elevated but some shelter to the buildings is provided by the mature broad leaf trees which surround the site and domestic planting in the gardens. Within the curtilage of the houses the foraging and roost potential is good but the moorland type habitat in the greater area does not provide any high value habitat.



WALL CONSTRUCTION

The walls up to the eaves level are pointed solid random stone. The gable is a timber frame faced with corrugated steel or clear plastic sheet.



BAT ACCESS POINTS IN WALLS

The walls are in good condition and well pointed there are no access points or cracks / crevices which would provide habitat for bats. The front opening provides free access to the interior at all times.

ROOF CONSTRUCTION

The roof is pitched with a steel corrugated steel sheet finish with timber fascias fixed to the wall. Timber barge boards to the gables.



BAT ACCESS POINTS IN ROOF

The roof sheets are tight fitting. The ridge trim has gaps at the abutment with the corrugations. The fascias did not provide gaps suitable for bat use.

ROOF SPACE

There is a floor at the eaves level but there is a large opening for access from the ground floor allowing free access for bats and birds. The roof structure which was timber rafters and purlins with the steel sheet fixed over was easily examined closely. The timbers were in reasonable condition with no signs of rot, cracks or crevices. The space was cold and draughty and did not provide any potential for bat roosting whilst it is possible that bats may enter to forage there were no signs of droppings.



Roof space

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

The external features of the building and the roof space were the main focus of this scoping survey. The walls roof covering adjacent to the ridge, and any sills were visually examined for droppings, staining, grease marks or feeding remains. The walls were clean and no evidence was 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 did not reveal any bat presence either currently or historically.

CONCLUSION

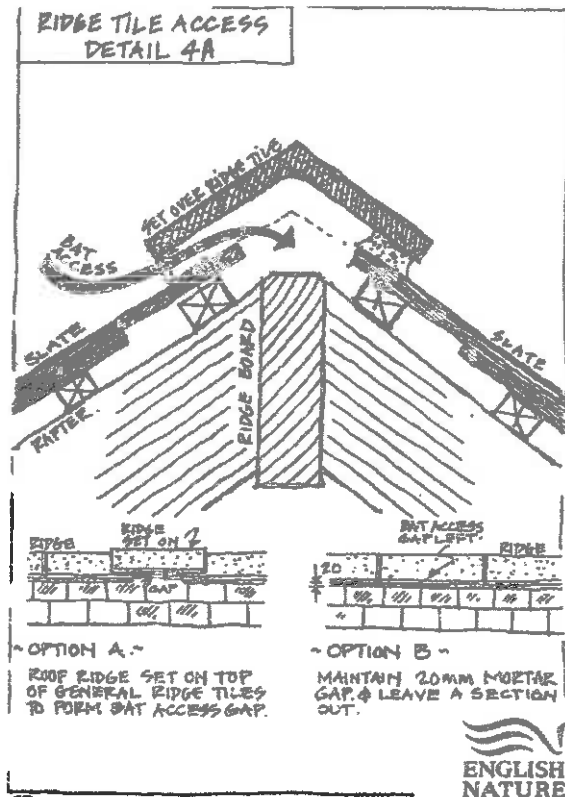
The building does not provide any suitable habitat for roosting bats and there is no indication of any historic or current presence.

The alterations and new roof on this building will not remove any high value forage or roost potential for bats. No bat population will be harmed, disturbed or suffer any long term impact as a result of this proposal. No further survey effort is necessary and mitigation is not required.

However the conversion is an opportunity to enhance the roost potential and it is suggested that the following detail is incorporated.

ENHANCEMENT MEASURES (Bats - 2)

<p>METHOD 2:</p> <p>PROVIDE 2 No RIDGE ACCESS TILES ALONG THE ROOF RIDGE.</p> <p>SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.</p> <p>Ridge access tile Detail 4A (below)</p>	<p>RECOMMENDED BY NATURAL ENGLAND: either raised ridge tiles providing 15–20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles.</p> <p>Pipistrelles 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 earring membrane thus enabling bats to enter any returned roof voids.</p>
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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

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

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

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
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8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
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