

**BAT SURVEY AT -
5 SOMERSET AVENUE
WILPSHIRE**

DATE AND TIME OF VISIT
12th April 2018 7.00pm

WEATHER CONDITIONS

Overcast , east ,north ,east 20-30mph breeze. 7 C

REFERENCE. Mr & Mrs Davies



LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
BB129LA



RICS

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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

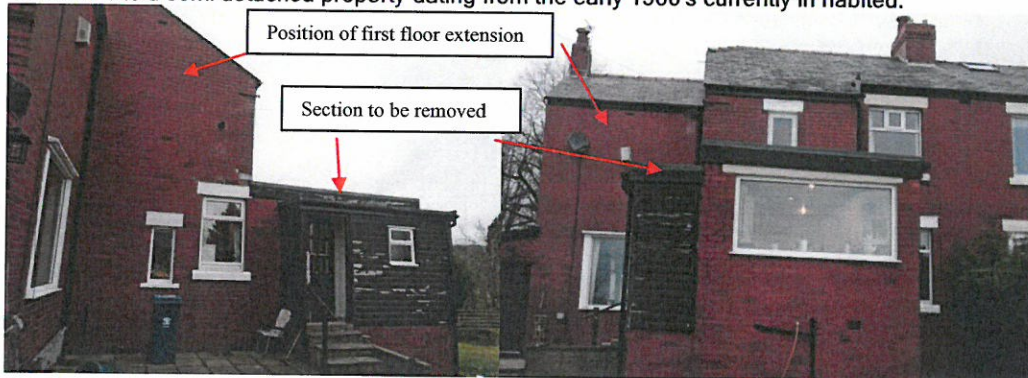
Demolition of the existing kitchen out rigger prior to the construction of a new single storey extension with a first floor extension with a slated pitched roof in the position indicated below.

Impact of development in relation to potential bat habitat:-

The removal of a flat roof but no significant disruption to the existing slated roofs.

TYPE OF BUILDING

The house is a semi detached property dating from the early 1900's currently in habited.



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.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

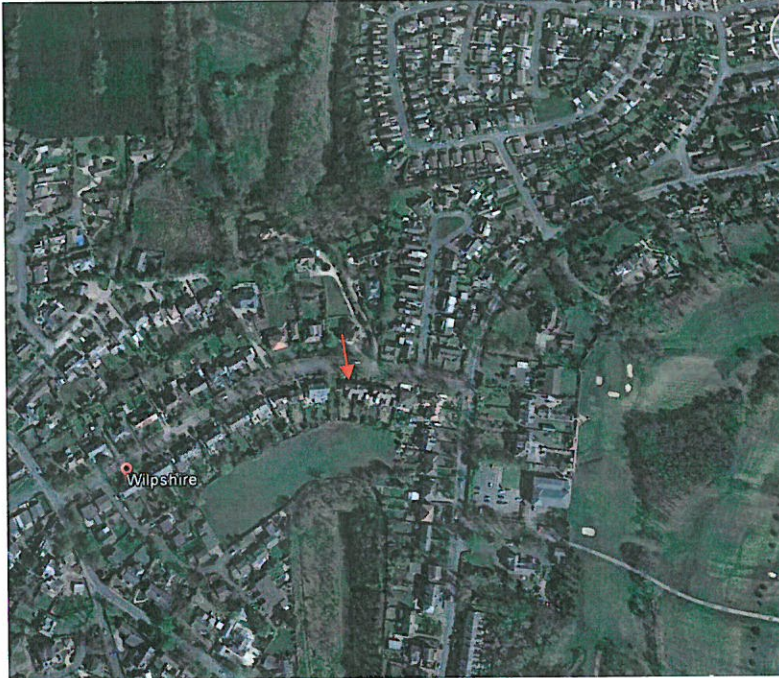
The survey will ; Identify past ,current or potential use of the site by protected species.

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:687327 160m elevation

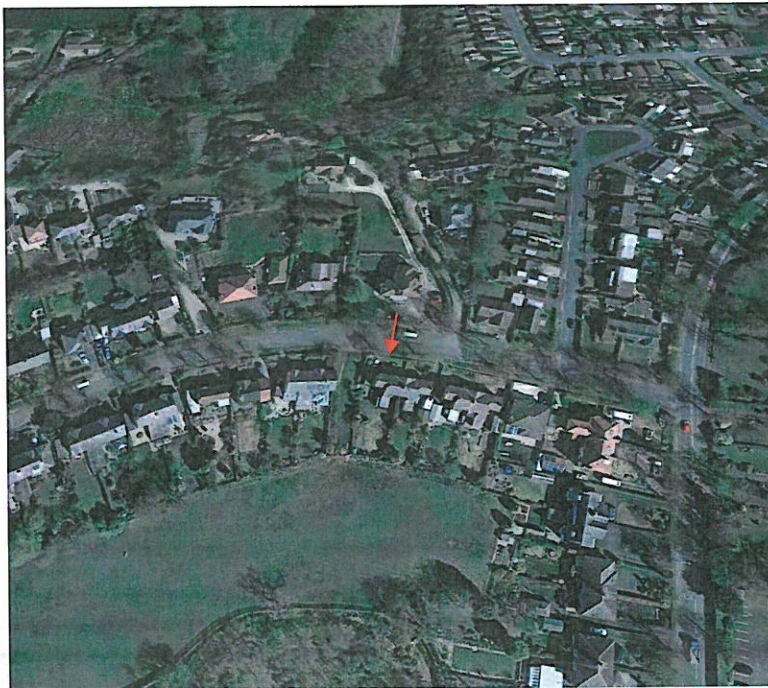
The house is located on the well established residential road Somerset avenue within the Wilpshire settlement area. A satellite suburb of Blackburn which lies to the south.



FORAGING POTENTIAL IN THE LOCATION

The house is adjacent to other properties on the avenue all dating from the early 1900's, they have gardens to the front and rear containing mature trees and shrub planting. To the north west and north east are housing estates of a later date. Adjacent to the south boundary of the garden is a small field which is surrounded by dwellings. Further significant groups of trees line the railway line, the tunnel entrance being located only 100m to the south of the house.

The trees continue to connect to numerous potential commute/forage corridors. The area particularly the tunnel and associated tree planting is considered to provide high value roost and foraging potential.



WALL CONSTRUCTION

The walls are brick with a small section of the outrigger being clad with timber boarding.



BAT ACCESS POINTS IN WALLS

The bricks and pointing are in good condition with no cracks, crevices or access points into the house. The timber boarding has no laps and is flush with the wall it does not provide any habitat usable by bats.

ROOF CONSTRUCTION

The outrigger has a flat roof with a bitumus felt finish the fascia boards are flush with the wall.



BAT ACCESS POINTS IN ROOF

The flat roof is in excellent condition and the fascias are tight fitting against the wall with no gaps behind. The roof structure has no cracks or crevices and does not provide any habitat for bats.

ROOF SPACE

There is no roof void.

BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes No

	X
	X
	X

The external features to rear of the property were the main focus of this scoping survey. The lead flashings, felt, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was 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 internal inspection of the building did not reveal any presence of bats or any evidence of previous use.

CONCLUSION

Whilst this house is located in a prime location amongst optimal foraging potential the house does not provide any bat roost potential, the roof and walls are well sealed and no evidence of current or previous entry was found. The area generally provides good roost potential, the tunnel being a particularly good habitat. The removal of the outrigger will not have a detrimental impact on any local bat population and it is highly unlikely that any bats will be disturbed or exposed during the work. No further survey effort or mitigation is considered 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.

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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