



**BAT SURVEY AT -
51 KNOWSLEY ROAD
WILPSHIRE**

DATE AND TIME OF VISIT
5th April 2018 3.00pm

WEATHER CONDITIONS

Sunny 5-10 mph SW breeze. 8 C

REFERENCE NO. 5464



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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 existing detached garage prior to construction of new garage.

Impact of development in relation to potential bat habitat:-

Potential removal of bat habitat.

TYPE OF BUILDING



The building is a detached garage located in the garden of a detached house. The garage probably dates from the 1950's. The garage is in regular use.

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

No constraints.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

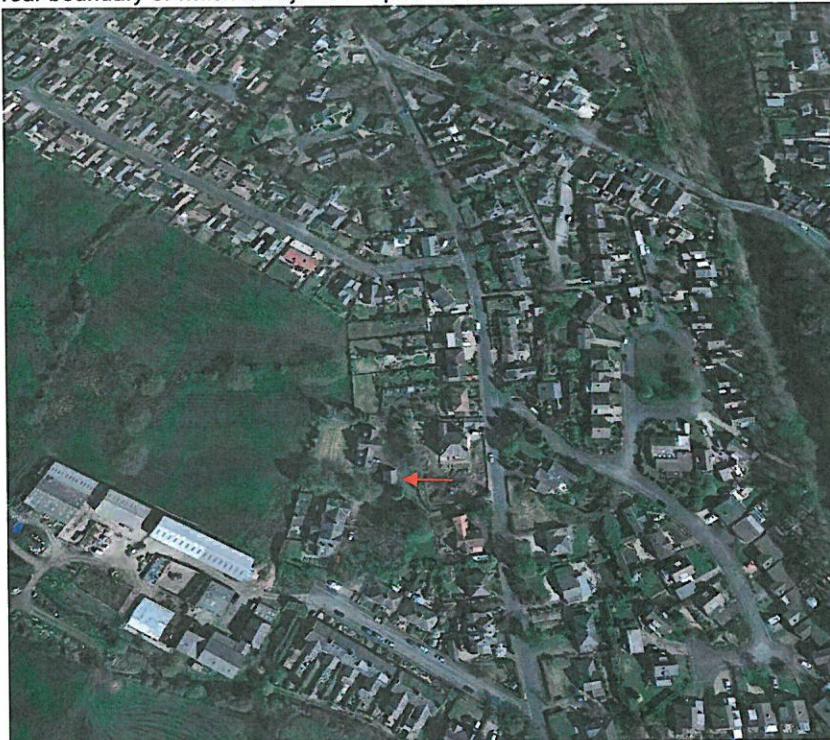
The survey will ; Identify past ,current or potential use of the site by protected species.

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: 685322 Elevation 141m

The House and garage is located off Knowsley road within the well established residential area of Wilpshire comprising of traditional properties and more recent developments. The house is situated in a large garden the rear boundary of which is adjacent to pasture land.

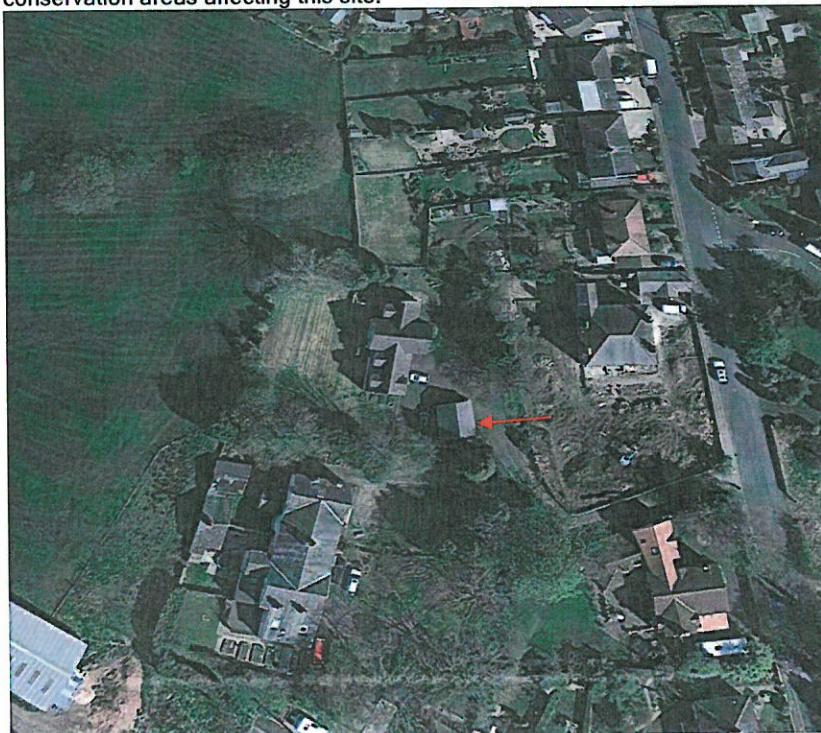


FORAGING POTENTIAL IN THE LOCATION

The surrounding gardens contain mature planting and broad leaf trees and whilst there are no obvious forage / commute corridors the site is reasonably well connected to the railway cutting which provides high value forage and roost potential.

There is a small water course (Showley brook) 110m to the south but the immediate locality does not have any areas of open water or significant water courses.

The railway line is densely lined with trees and is located approx 200m to the east of the site, however there are no other significant areas of woodland or plantations within 1km of the site. There are no designated nature conservation areas affecting this site.



WALL CONSTRUCTION

The walls are brick construction with a rough cast (sharp aggregate) render finish externally with a white paint finish



BAT ACCESS POINTS IN WALLS

The walls are in very good condition and provide no access points, cracks or crevices.

ROOF CONSTRUCTION

The roof is a pitched construction with an overhang at the eaves and barge boards to the gables. The roof finish is slate, the fascias and soffits are timber.



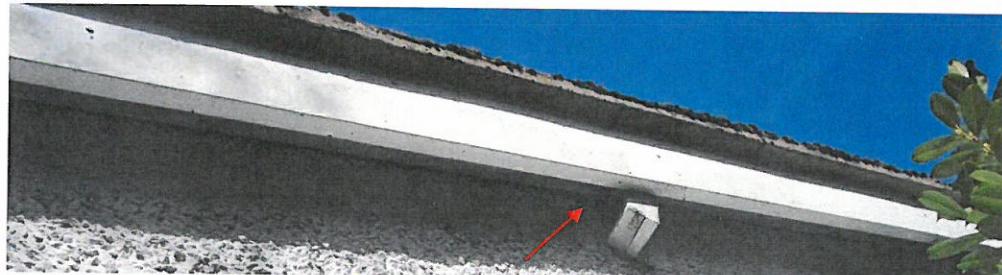
BAT ACCESS POINTS IN ROOF

The slates and ridge tiles are in perfect condition very tight fitting with no possible access points or crevices.

The eaves at the rear of the garage has a slight gap at the abutment of the soffit board with the wall, however the sharpness of the aggregate in the render would deter any bats from entering and the dirt line adjacent to the gap confirms that nothing has entered.

There is a small gap adjacent to the purlin in the south gable which has the potential to be accessed by bats.

All gaps identified were inspected with an endoscope the result was negative no signs of past or current use were found.



ROOF SPACE

There was no enclosed roof space the timber truss roof structure was easily examined. The felt was in good condition as were the timbers the roof structure did not provide any potential roost habitat.

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

The exterior of the garage, lead flashings, fascia soffits ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found

	Yes	No
<u>BAT SIGNS, INTERNAL</u>		X
SIGHTED DROPPINGS		X
DETECTOR RESULTS		X
STAINING/GREASE MARKS		X
SUSPECT SUMMER ROOST		X
SUSPECT WINTER HIBERNACULA		X
INSECT OR MOTH FEEDING EVIDENCE		X

The floor and walls of the garage were examined for any of the above listed evidence all surfaces were clean the interior did not provide high value roost potential.

C ONCLUSION

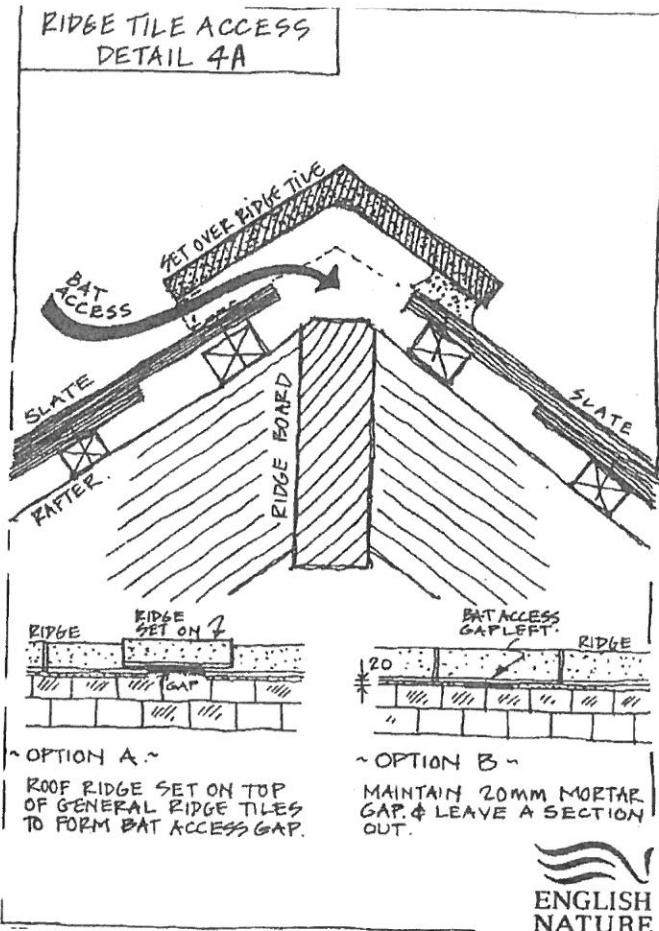
Based on evidence found during previous emergence surveys carried out in this location there is a medium level of bat activity during the summer months, however based on the findings of this scoping survey there is no evidence that bats are present in this building or that they have used it in the past.

Currently the demolition of this building will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the slate removal. It is however recommended that the gap adjacent to the purlin be blocked up before the end of April to prevent the possibility of bats entering prior to the demolition of the garage.

It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme however it is suggested that in order to enhance the roosting potential in the area ridge access is provided. See below.

ENHANCEMENT MEASURES (Bats - 2)

METHOD 2:	
PROVIDE 2 NO RIDGE ACCESS TILES ALONG THE ROOF RIDGE.	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.
SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.	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 sarking membrane thus enabling bats to enter any retained roof voids.
Ridge access tile Detail 4A (below)	



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.

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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