SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

Willowbeck
62 Mitton road
Whalley

DATE AND TIME OF VISIT
24th April 2018 11.00am

WEATHER CONDITIONS

Sunny spells, 16-25 mph westerly breeze. 9 C

REFERENCE NO. 5450

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

RICS
The mark of
property professionalism worldwide

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 garage prior to construction of a replacement garage.
Impact of development in relation to potential bat habitat:-
Potential to remove bat habitat.

TYPE OF BUILDING

A detached prefabricated garage in the rear garden of the house. Currently used for storage.


Side elevation


Front 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

No constraints all areas accessible.

AIMS OF THE SURVEY

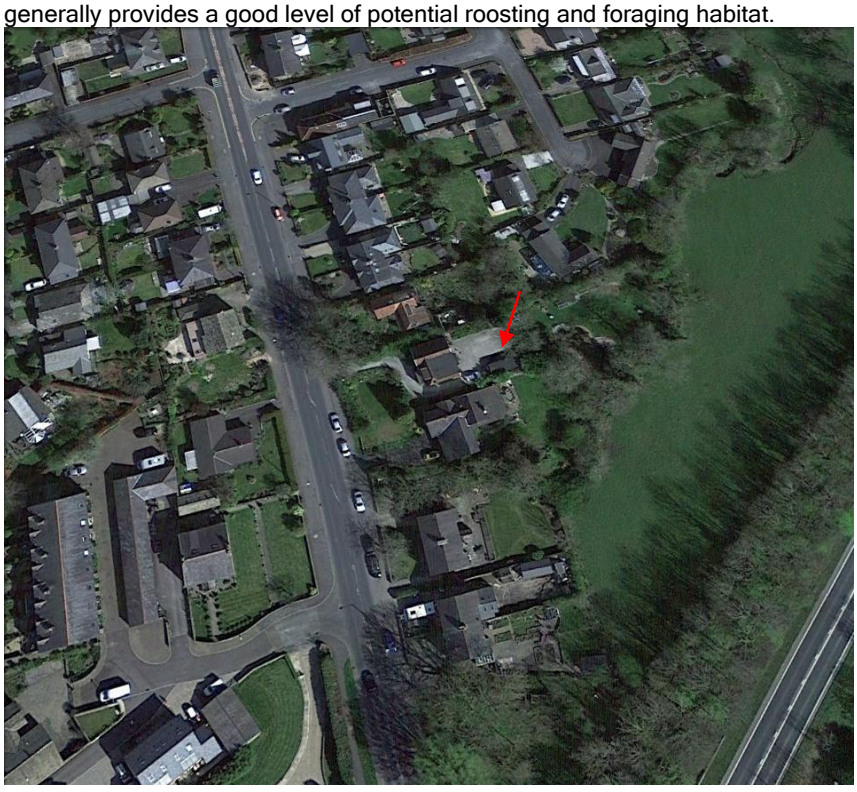
To ensure the proposed development will not affect any protected species
The survey will ; Identify past ,current or potential use of the site by protected species.
Assess any impact of the proposed development on these species
Outline a mitigation scheme for any species affected by the development (if required)

LOCATION SD: 726367 52 m elevation

The house and garage is located in the settlement area of Whalley, on the East side of Mitton road separated from the main core of the town by the A59 which is approx 100 m to the S.W of the property. The site is accessed directly from the road. The house is not in or adjacent to a designated nature conservation site.

FORAGING POTENTIAL IN THE LOCATION

The house and garage is surrounded by other properties of a similar type all having gardens containing mature planting. The perimeter of the developed area has a mature tree border and brook which separates the houses from the surrounding pastureland which extends to the east towards the A59. The A59 is lined with mature broad leaf trees. The garage is against the side boundary in the large rear garden which extends to the brook which forms the rear/ side boundary. There are no significant wooded areas or areas of standing water in the immediate locality, the nearest water course is the brook which the closest point is 20m from the garage. The locality generally provides a good level of potential roosting and foraging habitat.



WALL CONSTRUCTION

The walls have a white painted rough render finish over pre cast concrete slabs. The front elevation either side of the door has a timbers boarded detail.


Internal concrete walls


External render finish


side of garage door.

BAT ACCESS POINTS IN WALLS

The walls provide no access points, cracks or crevices, the small section of boarding however the building is freely accessible via the front garage door which is wedged open.

ROOF CONSTRUCTION

The roof is flat covered with fibre cement corrugated sheets with a black membrane fixed over and lapped down a timber fascia against the wall at the eaves.


Eaves


underside of roof sheets

BAT ACCESS POINTS IN ROOF

The membrane on the flat roof does not provide any access points, the fibre cement sheets under are in reasonable condition with tight fitting overlaps. There are some slight gaps where the membrane is fixed over the fascias at the eaves, however close examination revealed that the gaps are not accessible due to the large sharp aggregate that forms the render finish.

ROOF SPACE

There is no enclosed roof void the roof sheets are supported on steel trusses, all the structure was easily examined

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

The external and internal features of the property were the focus of this survey. The fascia, render walls, and roof were visually examined for droppings, staining or feeding remains. The walls had no signs of staining or grease marks.

		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

The interior of the garage was draughty and water ingress occurred often, there were no suitable cracks or crevices which may provide any roost habitat for bats. All surfaces were examined for dropping/ feeding evidence. The result was negative, the interior of this building provides sub optimal roost and forage potential.

CONCLUSION

This building does not provide any potential for roost or forage habitat.
The demolition of this garage will not result in the loss of a bat roost nor any high value potential foraging habitat. It is highly unlikely that any bats will be uncovered or disturbed during the demolition and It will not impact on 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.

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