

**BAT SURVEY AT -
20 CLITHEROE ROAD
WHALLEY**

DATE AND TIME OF VISIT
16th May 2018 5.45 pm

WEATHER CONDITIONS

Sunny , light North east breeze. 13 C

REFERENCE. Mr and Mrs Dent



LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
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 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

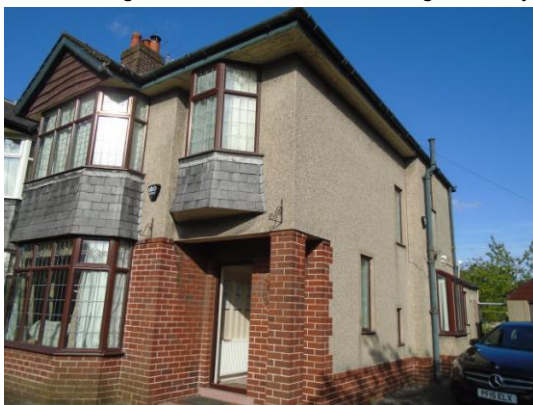
Demolish the existing single storey outrigger to the rear of the house and demolish the detached garage, prior to constructing a new two storey side extension and single storey rear extension.

Impact of development in relation to potential bat habitat:-

Disruption to a section of the existing roof to the side elevation where the new roof abuts the existing, and removal of potential bat habitat.

TYPE OF BUILDING

The building is a semi detached dwelling currently inhabited, probably dating from the 1930's



Front and side elevation



Rear elevation showing outrigger to be demolished



Detached garage

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: 734 366

The house is located on the main road into Whalley from Clitheroe (Clitheroe road). It is within the urban settlement area.



FORAGING POTENTIAL IN THE LOCATION

The house is located in a garden to the side and rear and front. It is mainly laid to grass with a tarmac drive and parking area, with some domestic shrub planting. The rear boundary is adjacent to pasture land which is enclosed by period and new build properties. There are no broad leaf wooded areas, water courses or areas of open water within 300m of the house. The location would be considered urban. The location generally provides sub optimal foraging potential with no commuting corridors.

There are no designated nature conservation areas affecting this site.



WALL CONSTRUCTION

The walls are mainly rough cast render over brick both to the garage and house, the front bay has slate hung sections and the gable is timber boarded. The gable of the garage is clad with upvc boarding.



Outrigger and part garage wall



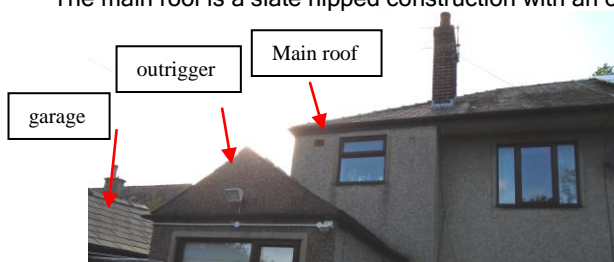
Front bay

BAT ACCESS POINTS IN WALLS

The render is in good condition no cracks or crevices for bat ingress. The hung slates are tight fitting as is both the timber and upvc boarding, there are no voids behind which could be used by bats.

ROOF CONSTRUCTION

The main roof is a slate hipped construction with an overhang at the eaves to the front and rear.



The garage roof is a slate pitch with no overhang and flush fascias at the eaves, the outrigger is pitched with flush fascias and a pointed verge.

BAT ACCESS POINTS IN ROOF

The slates on all of the roofs are in good condition and tight fitting as are the ridge tiles, lead flashings are in good condition with no gaps. The eaves to the garage and outrigger were closely inspected, the fascias are very tight with no gaps behind. The main roof to the side elevation has flush fascias and are also very tight fitting. No access points in the roof were found.



Garage roof



Main roof

ROOF SPACE

The main roof space was thoroughly examined for all the above listed signs. The slates are pointed onto the rafters and battens the quilt and boarding was inspected for dropping or feeding evidence both were clean and free from any dropping or feeding evidence. The space is not accessible to bats.



main roof

There is no enclosed roof void in the garage, slates pointed on timber battens and rafters as before. All the structure was easily examined. No signs of current or past use it does not provide any roost potential for bats.



garage roof

The outrigger had a ceiling with no access to the roof void, however it could be concluded from the external examination that bats cannot access the space.

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

The external features to side of the property, the outrigger and the garage were the main focus of this scoping survey. The lead flashings, facia's, 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>	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

All internal spaces were clean and free from any of the above listed evidence.

CONCLUSION

There is no evidence that bats are roosting or have ever been present at this house.

It is not considered necessary to carry out an emergence survey.

It is very unlikely that roosting bats will be disturbed or exposed during the building works on this property nor will the scale of this extension have any negative impact on a local bat population.

Mitigation or timing constraints are not required

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