

BAT SURVEY AT -

WARDS FOLD FARM
ABBOTTS BROW
MELLOR

DATE AND TIME OF VISIT
9th June 2017 10.00 pm

WEATHER CONDITIONS

High cloud with sunny intervals, 15-22mph light wind 13 C

REFERENCE NO. 5325



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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.

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.

There were no limitations on this survey the loft was accessible via a hatch, the eaves and roof structure were easily examined. The building structure considered safe.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Demolition of an existing annex to a farmhouse prior to constructing a new extension forming a new dwelling ancillary to the existing farmhouse.

Impact of development in relation to potential bat habitat:-

Removal of potential roost habitat. The new roof will not affect the main existing roof.

TYPE OF BUILDING

The property is a detached farmhouse and barn which has been converted to form one dwelling with a granny annex, the original conversion took place approx 40 years ago. The annex at the northern end of the building is single storey and was constructed about 15 years ago.



Farmhouse and barn



granny flat annex 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.

CONSTRAINTS No constraints. The survey was carried out during the activity period.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

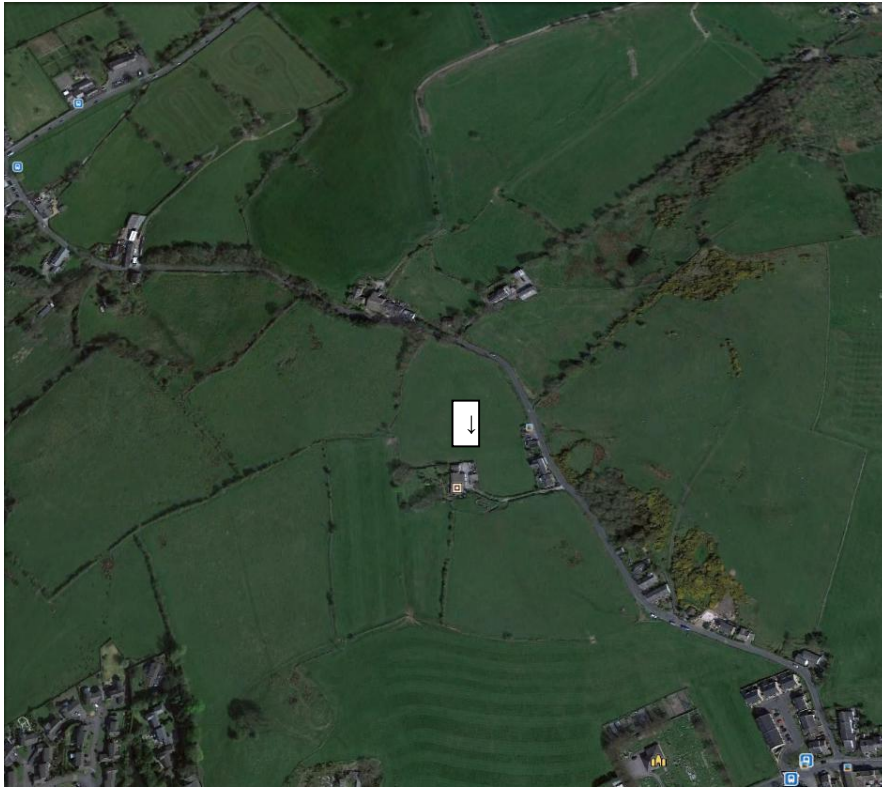
The survey will ; Identify past ,current or potential use of the site by protected species.

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: 653 314 elevation 170m

The farm is located to the north and remote from the main settlement area of Mellor, it is approx 90m from Abbot brow road and is accessed via a private track.



FORAGING POTENTIAL IN THE LOCATION

The farm house is located in a garden which to the rear (west) is laid to lawn containing some broad leaf trees to the south and west boundary and some domestic shrubbery. The front (east) elevation has a yard area with a detached garage. The site is located in an elevated exposed position with large acreage pasture land surrounding the property bound by sparse hedging and some minor trees. The area generally provides sub optimal foraging potential. There are no statutory designated conservation sites within 2km of the site, or any records of significant bat roosts in the immediate area.



WALL CONSTRUCTION

The annex to be demolished is constructed in cavity blockwork with a smooth white painted render finish the gable wall of the adjacent house wall also has a render finish.



BAT ACCESS POINTS IN WALLS

The walls provide no access points, cracks or crevices which have the potential to be used by bats.

ROOF CONSTRUCTION

The roof is pitched with valleys at the abutment of roofs. The finish is tile and the fascias are fixed to the rafter ends with a small gap behind.



Potential access points ↑

BAT ACCESS POINTS IN ROOF

All the tiles are tight fitting with areas having moss growth at the joints. The ridge tiles and the lead flashing are in reasonable order and do not provide any access points for bats.

The fascias however do provide a void behind, the void was possible to inspect closely, over the door there are some gaps at the abutment of the wall with the roof providing a crevice which has the potential as a roost opportunity.

ROOF SPACE



The roof void is accessed via a hatch, the felt and rafters are in good condition with no rot, cracks or crevices. The space is clean and dry with no dropping or insect remain evidence on the quilt insulation between the joists.

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

The focus of the survey was on the annex being affected by the application. The exterior was examined closely for dropping, staining or grease marks at potential access points. The fascia void was mainly covered by old cobwebs and there were no signs of grease marks or staining indicating entry by bats, however close examination of the section above the door did reveal a single dropping and urine stain on the wall below. The void behind the fascia was further examined for any indication of entry to the gap between roof covering and the wall. No grease marks or any further dropping evidence(the dropping found was old) was found indicating frequent or current use. Based on the evidence found it appears that a single bat has used the building in the past but currently there are no signs to indicate presence.



<u>BAT SIGNS, INTERNAL</u>	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 roof space did not have any evidence of current or past bat presence.

CONCLUSION

The work to the annex will not impact on the main house, the building is not located in an optimal roost/ foraging potential area. The evidence of bat presence was minimal and probably involved a solitary bat, hence the demolition of the annex should not impact on any bats. The project does not remove any high value roost or foraging potential. However as evidence was found to indicate a bat has used the building in the past it is essential to prevent the possibility of any bats entering the building prior to the demolition.

MITIGATION REQUIRED

Any gaps at the eaves level need to be blocked as soon as possible particularly above the door opening. It is also recommended that bat habitat be included in the scheme see next page.

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

The Kent bat box

Simple to construct, self-cleaning and low maintenance.

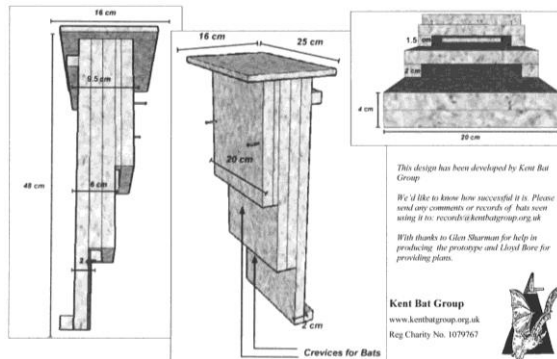
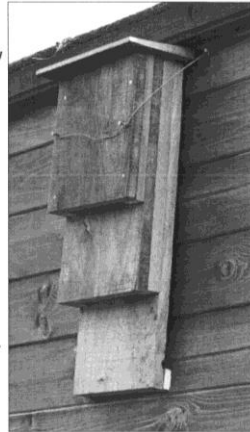
The only critical measurement is the width of the crevices—these should be no larger than suggested. Other measurements are approximate.

Materials and construction

Box to be made from untreated rough-sawn timbers. Timber should be c.20mm thick. The box should be rainproof and draught-free. Crevices can be between 15 and 25 mm wide. Fixing may be by use of brackets, durable bands or wires.

Location

Boxes are best fixed as high as possible in a sheltered wind-free position, exposed to the sun for part of the day. They can be fitted to walls, other flat surfaces or trees. A clear flight line to the entrance is important.



Kent bat box to be located at high level in south elevation

ENHANCEMENT MEASURES (Bats - 2)

METHOD 2:

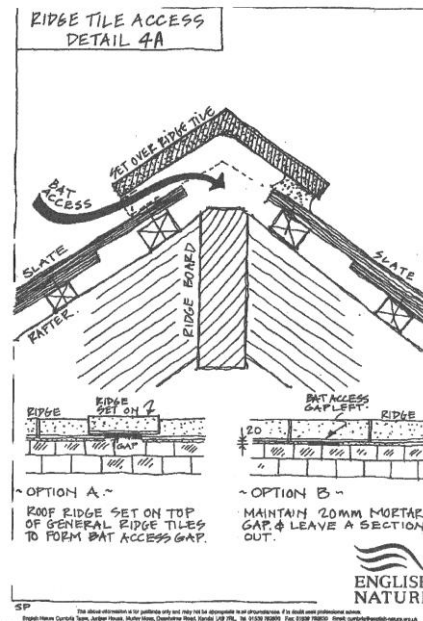
PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE.

SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.

Ridge access tile Detail 4A (below)

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.

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 tile access formed in position indicated below



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

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.