

**BAT SURVEY AT -
2 THE COTTAGES
MITTON ROAD
WHALLEY**

**DATE AND TIME OF VISIT
1st Nov 2018 3.30pm**

WEATHER CONDITIONS

Overcast , light westerly wind. 10 C

REFERENCE. 1118-1

**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.

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

Extension to existing garage to form parent annex to the rear and additional garage space to the side.

Impact of development in relation to potential bat habitat:-

Disruption to the eaves on the west elevation where a flat roof extension will abut. The rear extension will not affect the roof with the exception of a small section of the rear verge which abuts the new wall.

TYPE OF BUILDING

Detached garage with a first floor used for storage and the ground floor used as garaging Located in the garden of a semi-detached cottage. The garage appears to be a relatively new construction.



South elevation



North 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

Survey carried out at the beginning of the hibernation 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: 726375 60 m elevation

The site is located on the edge of Nethertown a satellite area approx 1.4km to the north west of Whalley town centre .The garage is in the garden of a semi detached cottage with its west elevation immediately adjacent to the boundary fence next to Mitton road.



FORAGING POTENTIAL IN THE LOCATION

The garage is next to Mitton road adjacent to the garden boundary hedge .To the north is a large area of mature trees which extends to the west and east in a linear form. There is a further significant area of mature trees 600m to the south west within the grounds of the old Calderstones Hospital. The foraging potential in the area is optimal however the nearest water in the form of a brook is 433m to the north west, a small pond is also located 560m to the east.



WALL CONSTRUCTION

The walls are block with a smooth render finish.



BAT ACCESS POINTS IN WALLS

The walls are in good condition with no possible access points or cracks and crevices which have the potential to be used by bats.

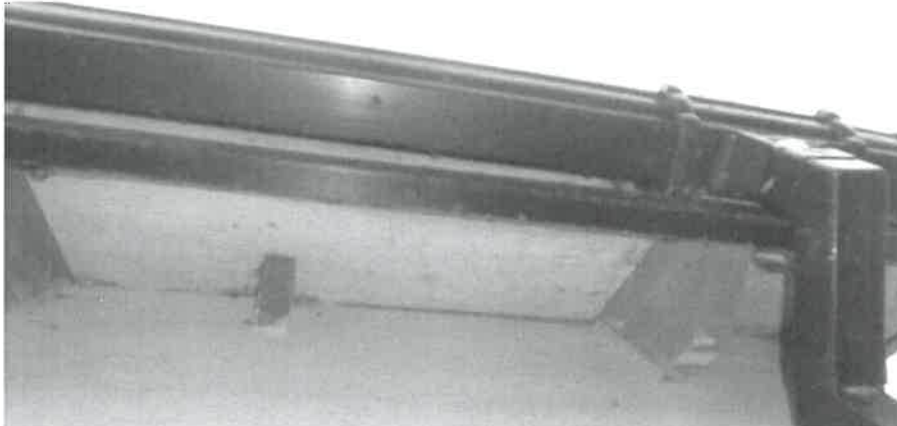
ROOF CONSTRUCTION



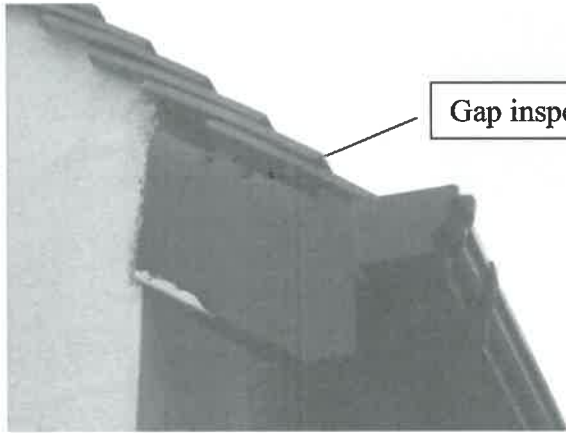
The roof is pitched with 4no roof windows in the east pitch, there is a slight overhang at the eaves with exposed rafter ends and boarded soffits between. Rain water gutters are fixed to timber fascias. The finish is Rosemary tile.

BAT ACCESS POINTS IN ROOF

The soffits are very tight fitting as are the tiles which are all in very good condition .The verges are pointed with no cracks or crevices.



There was however a small gap at the abutment of the tiles with the boarding at the gable ends .Close inspection of the opening did not reveal any grease or scratch marks which could indicate entry by bats . An endoscope was used to inspect the void . the result was negative.



Gap inspected with an endoscope

ROOF SPACE



The roof space easily examined from the first floor, the structure is exposed with no roof void. The timber trusses are in excellent condition as is the felt. all the structure was closely inspected no cracks, crevices or gaps were present which could provide bat habitat. The floor was clean and devoid of any dropping or feeding evidence. The space provides a sub optimal roost potential. No bats were present nor were any signs of past use.

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

The external features to rear and side of the property were the main focus of this scoping survey. The fascia soffits ridge slates, walls and particularly the gap between the slates and fascia on the front gable were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

	Yes	No
BAT SIGNS, INTERNAL		X
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 building was examined for any of the above listed evidence the result was negative.

CONCLUSION

The construction of the two extensions will have minimal impact on the existing building .although bats are present in the location ,(sighted foraging in the trees during the activity period) this building does not provide any high value roost potential and is not currently or historically used as a summer , maternity or hibernation roost.

It is however recommended that before April the gap identified be blocked so as to prevent any future access prior to the commencement of work on the extension. The scale of the extension will not impact adversely on any local bat population. It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme however due to the presence of bats in the area it is an opportunity to enhance the roost habitat so it is recommended that the provision illustrated below is incorporated in the new extension walls.



1no to be incorporated in the south facing gable in the annex at high level.

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

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.