

**BAT SURVEY AT -  
36 CHESTERBROOK  
RIBCHESTER**

DATE AND TIME OF VISIT  
27<sup>th</sup> June 2018 4.00pm

WEATHER CONDITIONS

Sunny, light easterly breeze 24 C

REFERENCE. Mr Dunne



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**

Conversion of roof space and demolition of rear flat roof extension prior to construction of two storey extension.

Impact of development in relation to potential bat habitat:-

Disturbance to roof

## **TYPE OF BUILDING**

The property is a semi detached house possibly dating from 1950's. It is currently empty and undergoing internal renovations.



Front elevation



Rear elevation

**METHODOLOGY** The survey methodology follows the guidelines published in the Bat Conservation Trust ( BCT- Bat surveys, good practice guidelines 2<sup>nd</sup> 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: 650357 38 m elevation

The bungalow is located on a housing estate surrounded by properties of a similar type and age. The estate is slightly remote from the main settlement area of Ribchester accessed via Stoneygate lane. Pastureland surrounds the estate.



**FORAGING POTENTIAL IN THE LOCATION**

There is mainly domestic planting with occasional broad leaf trees in the immediate gardens. The rear boundary of the garden adjacent to the field is fenced, a hedge/trees 100m to the west form the boundary to the field. There are no significant wooded areas in the immediate locality and no water courses or areas of standing water within 200m of the site.

This site provides low / medium value foraging potential for bats.





## **WALL CONSTRUCTION**



The walls are white painted render, with a brick plinth.

## **BAT ACCESS POINTS IN WALLS**

The walls are in perfect condition with no access points.

## **ROOF CONSTRUCTION**

The roof is a hipped construction with a tile finish, the eaves overhang has upvc fascias and soffits. The flat roof is felt with flush timber fascias.



Flat roof finish

## **BAT ACCESS POINTS IN ROOF**

The roof appeared in reasonable condition, no broken, slipped or missing tiles. There is extensive moss coverage on the roof there did not appear to be any gaps between. The lead flashing to the chimney appeared to be in good condition and tight fitting. The upvc eaves soffits are very tight fitting. This roof did not provide any access points.



Upvc soffits

The flat roof covering was in good condition as viewed from above, the fascias are flush fitting and did not provide any suitable gaps to provide bat access.



Flat roof fascias

## **ROOF SPACE**

As renovation has commenced at this property the ceilings have been removed hence there is no enclosed roof void. All the structure is visible from the first floor, the timbers were in good condition as was the underlay.



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

The external features and the roofs of the property were the focus of this scoping survey. The lead flashings, eaves soffits, hip slates, render walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found

	Yes	No
<b><u>BAT SIGNS, INTERNAL</u></b>		
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

No bats were present or have previously used this building.

### **CONCLUSION**

This building is considered to provide low value potential for roosting. The lack of evidence and any potential access points indicates that the work on this building will not have a detrimental effect on any local bat population nor is it likely that any bats will be uncovered or disturbed during the work. It will not impact on any foraging opportunities nor should it interfere with any flight path.

It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme

**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