3201808 97P

BAT SURVEY AT -

THE MANOR HOUSE
BRIDGE ROAD,
CHATBURN, BB7 4AW

DATE AND TIME OF VISIT
10th Oct 2018 3.30pm

WEATHER CONDITIONS

High cloud , light breeze 14 C

REFERENCE. Mr Harrison

LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
BB129LA

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.

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

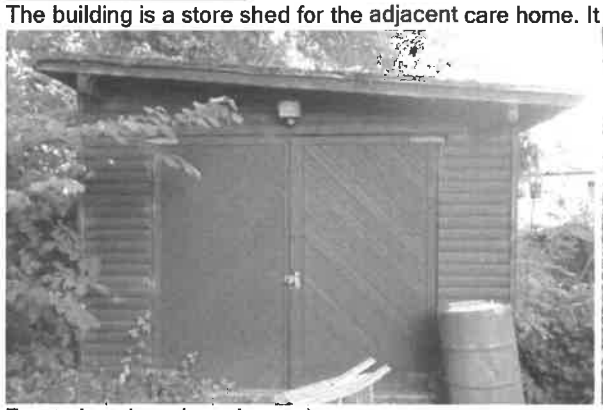
- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Increase the height of the existing walls and replace the roof with a new pitched construction.
Impact of development in relation to potential bat habitat:-
Disruption of the existing roof.

TYPE OF BUILDING

The building is a store shed for the adjacent care home. It was constructed approx 15 years ago.



Front elevation (south east)

(north east) side 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 during the beginning of the inactive period. Scoping only carried out.

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)

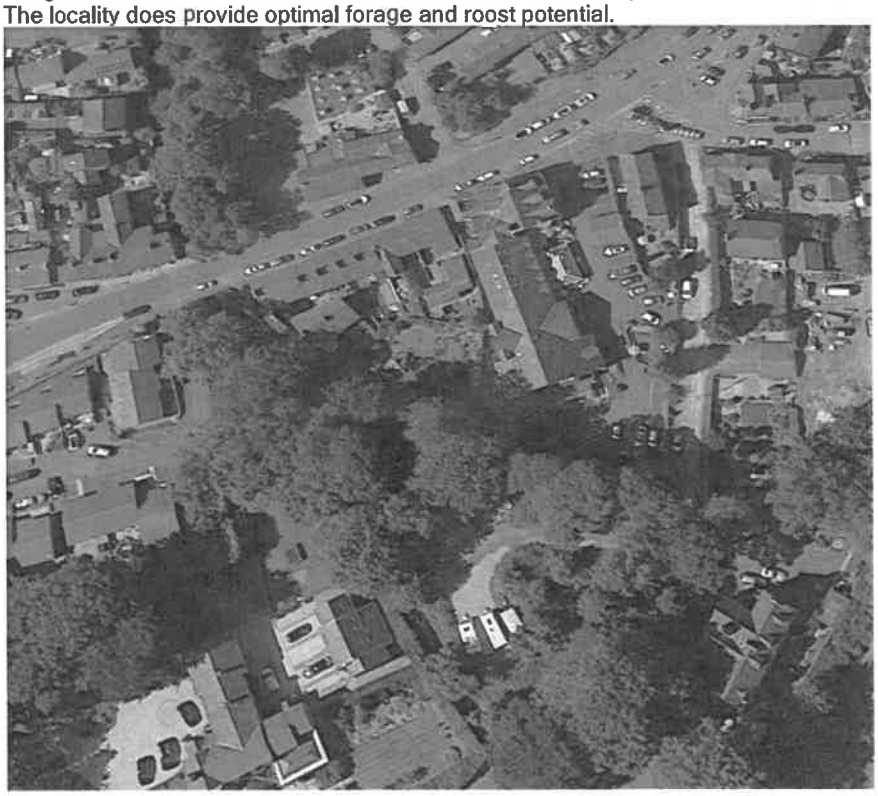
LOCATION SD: **768440** 99m elevation

The shed is located in the garden of Manor House Care home in the centre of Chatburn village.

FORAGING POTENTIAL IN THE LOCATION

The shed is located in the garden of the Manor house surrounded by mature broad leaf trees and is directly on the south bank of Heys brook which runs through the garden. The trees extend towards the railway line in a south easterly direction and connect to hedge /tree field boundaries to the south. The main road through the village is 50m to the north however the shed is in an extremely secluded position.

The locality does provide optimal forage and roost potential.



WALL CONSTRUCTION

The shed is very well constructed with close butted timber horizontal boarding lined with OSB. The front doors are very tight fitting and do not provide any suitable gaps for access.

BAT ACCESS POINTS IN WALLS

The walls are in excellent condition with no rot or any gaps. There are no access points in the walls nor are there any crevices suitable for bat use.

ROOF CONSTRUCTION

The roof has a mono pitch with a large overhang at the eaves. The roof is covered with mineral felt however due to the proximity of the trees it is entirely covered with moss and weed growth.

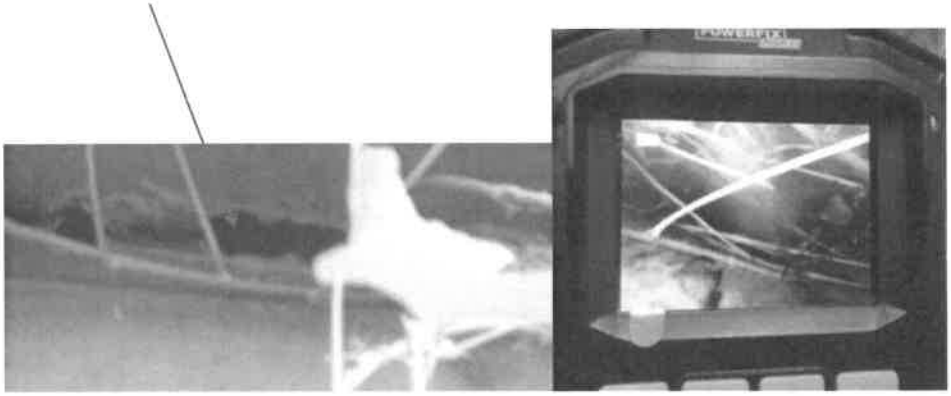
The roof steps down towards the rear of the shed.

The felt roof has the appearance of a green roof.

The overhang has a single board soffit, the felt is lapped over the edges.

BAT ACCESS POINTS IN ROOF

The roof surface does not provide any access points it has the appearance of a green roof.
The abutment of soffit with the wall is very tight fitting with the exception of a small section at the front of the north east elevation.



There is also a small gap in the felt on the south west elevation where the roof steps down

Both voids were examined with an endoscope, the negative results are illustrated above.
The felt at all other verges is fixed down tightly with no access points or crevices.

ROOF SPACE

There is no enclosed roof space, all the timber structure is visible. The joists and osb / ply is all in good condition with no rot or crevices suitable as bat roosts.

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

The exterior of the shed was visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.
The two identified potential access points were very carefully examined for any scratch or grease marks or any dropping evidence, the voids were inspected with the aid of the endoscope.
No evidence of current or historic bat usage was found.

		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

All internal surfaces were examined for any of the above listed evidence. The floor and all surfaces of items in storage were clean with no dropping or insect remain debris. Bats have not been present in this building.

CONCLUSION

The removal of the existing roof prior to raising the eaves and constructing a new roof will not disturb any roosting bats nor will it remove any high value potential as either a summer, maternity or a hibernation roost.
The scale of the alteration will not affect any potential forage or commute routes in the area.
NO MITIGATION OR FURTHER SURVEY EFFORT IS REQUIRED
However as the building is located in an optimal location it is suggested that the roost potential be enhanced with the addition of a couple of external wall mounted Kent bat boxes. See below.

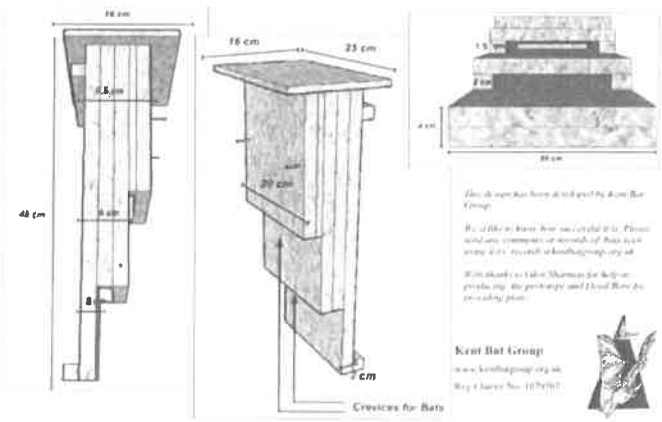
The Kent bat box

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



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.