

**BAT SURVEY AT -
ABBAY BARN
NETHERTOWN CLOSE
WHALLEY**

**DATE AND TIME OF VISIT
1st Nov 2018 4.00pm**

WEATHER CONDITIONS

Overcast , light westerly wind. 10 C

REFERENCE. Mr & Mrs Brazendale



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

Rear extension and widening an existing link on a detached single storey barn conversion.

Impact of development in relation to potential bat habitat:-

Disruption to the verge of one section of roof and disruption to the link and main roof where new roof's abut .



Location of extension

TYPE OF BUILDING

The building is a currently uninhabited single storey detached barn conversion.



South west elevation



north west elevation

Gable to be extended

Link

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

Scoping survey carried out at the end of 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: 725366 52 m elevation

The house is located in the settlement area of Whalley, on the west side of Mitton road separated from the main core of the town by the A59 which is approx 100 m to the S.W of the property. The site is accessed from the road. The house is not in or adjacent to a designated nature conservation site.



FORAGING POTENTIAL IN THE LOCATION

The house is adjacent to other properties of a similar type all having gardens with minimal planting. The rear boundary of the garden is adjacent to large acreage pastureland which extends to the west and south along the A59. The A59 is lined with mature broad leaf trees 113m to the south east. There are no significant wooded areas or areas of standing water in the immediate locality, the nearest water course is the brook to the north east, the closest point being 98m from the house. The locality generally provides a sub optimal level of potential foraging habitat.



WALL CONSTRUCTION



The walls are random stone with block backing and flush pointing.

BAT ACCESS POINTS IN WALLS

The walls and pointing are in excellent condition with no access points to the interior or cracks and crevices with the potential for use by bats.

ROOF CONSTRUCTION



The roofs are pitched with a grey slate finish and timber fascia boards. Lead valley gutters to the link roof abutment.

BAT ACCESS POINTS IN ROOF

The gray slate is in good condition with no slipped or missing slates, the slates are relatively tight fitting and does not provide any gaps suitable for bat usage. The ridge slate pointing is in excellent condition as are the lead valley gutters. The timber fascias project slightly from the wall forming a small gap behind but it was possible to examine closely, it did not provide access to the roof space and with the use of an endoscope it can be confirmed that bats do not use the void as roost habitat.



ROOF SPACE

The main roof and the garage roof were both accessible and the link was visible from the main roof void. The structure in the garage was timber trusses with felt all in perfect condition, all the surfaces were clean and devoid of any insect remain or dropping evidence. The spaces were not accessible and did not provide high value roost potential.

Garage roof



The main roof was timber trussed with rafters, purlins and felt. Insulation quilt is laid between the ceiling joists. The timbers were in reasonable condition and did not provide any crevices or cracks which would provide any roost potential for bats. The surface of the quilt was clean with no evidence of droppings or insect remains.



Main roof void looking towards the link.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes

No

	X
	X
	X

The external features to rear of the property and the link section were the main focus of this scoping survey. The lead flashings/ gutters, fascias, 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

The property was inspected for any of the above evidence although some stripping out of the interior has commenced. The result was negative.

CONCLUSION

The house is located in a sub optimal area for foraging. The open, exposed aspect of the rear of the property and the height of the eaves does not provide suitable roost potential.

The walls and roof have no access points although there are some gaps behind the fascias, these however have been discounted.

No evidence could be found that bats are currently or have historically used the building, it is very unlikely that any bat will be uncovered or disturbed during the work and the scale of the development will not have an impact on any local bat population and it does not constitute a loss of any potential roost habitat.

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
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8 Battersea Park Road
London SW8 4BG
0845 1300 228

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