BAT SURVEY AT -

TALBOT BRIDGE COTTAGE
BASHALL EAVES
CLITHEROE

DATE AND TIME OF VISIT
3rd Dec 2018 3.30pm
11th Dec 2018 3.00pm

WEATHER CONDITIONS

Overcast, breezy . 10 C
High cloud ,light breeze. 6 C

REFERENCE. Mr and Mrs Jackson

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 ELEVEN 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

Single storey rear kitchen extension. Removal of existing detached shed and side extension prior to construction of new shed, and new two storey side extension.
Impact of development in relation to potential bat habitat:-
Potential removal of habitat (shed removal and removal of roof on extension). Main roof will be unaffected by the proposals.

TYPE OF BUILDING

The property is a detached cottage currently inhabited. The original cottage will date from the 1800's however it has been extensively refurbished and a single storey side extension has been added.

Front elevation

Rear elevation

West elevation shed

The shed is a detached ad hoc construction which is currently used as a workshop and store it is located to the east side of the cottage.

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.
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
Scoping only survey carried out during 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)

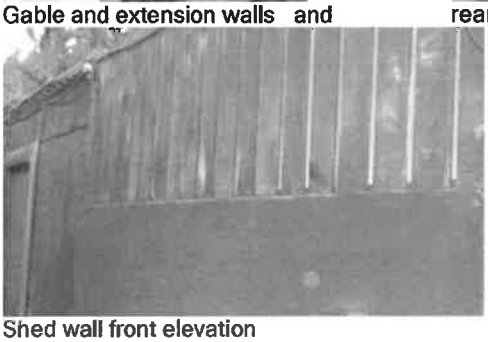
LOCATION SD: 700442 elevation 151m
The house and shed are located in a remote location within 45 m of one other property. The site is 1km N.E of Bashall village and 4.5km to the N.W of Clitheroe (as the crow flies)

FORAGING POTENTIAL IN THE LOCATION
The house and shed are located next to Bashall brook which runs North to south to the east of the site. The brook forms the east boundary of the garden. Extensive and dense plantations of trees surround the site on all sides. The location provides optimal habitat and forage potential.

WALL CONSTRUCTION
House walls are natural coursed random stone with flush pointing, assuming the original house is solid and the extension is a cavity construction.
The rear elevation has a smooth render finish.
The timber shed appears to have originally been constructed in Yorkshire boarding and has been extended over the years. A recent addition appears to be the internal lining with ply.

Gable and extension walls and

rear wall being affected by the extension



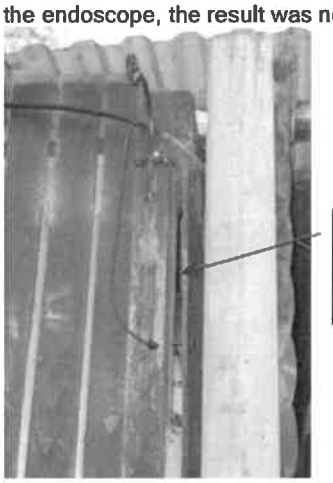
Shed wall front elevation

Internal lining

BAT ACCESS POINTS IN WALLS

The stone work and render on the house is in excellent condition with no cracks crevices or access points.

Not all sections of the Yorkshire boarding on the shed have been lined and the structure has numerous gaps, the interior would be accessible to bats. A couple of crevices with potential were identified and were examined with the endoscope, the result was negative .



Gap in S.E gable inspected with endoscope. Negative result.

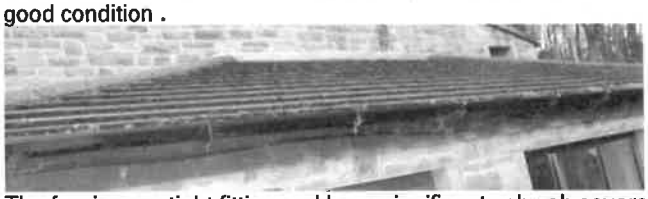
ROOF CONSTRUCTION

The extension roof is hipped with a tile finish and lead flashed into the house gable wall. The timber fascia is flush to the wall.

The shed roof is mono pitched and is not the original structure . It is corrugated steel sheet with a slight overhang to the front and rear.

BAT ACCESS POINTS IN ROOF

The tiles on the extension are tight fitting with a significant moss coverage. The pointing to the hip tiles is in very good condition .



The fascias are tight fitting and have significant cobweb coverage. No access points or any crevices were recorded .

The shed roof was inspected from the interior and whilst the sheets were in excellent condition and did not provide access points, at the abutment with the walls the corrugation formed gaps through which bats could potentially enter.

ROOF SPACE

The extension roof was accessible via a ceiling hatch, the space is used for storage it was clean and dry. All the surfaces were examined for any dropping or feeding evidence, the result was negative. The timbers and felt were in perfect condition with no cracks or crevices. , the space did not provide a high value roost potential.

The shed roof is steel sheet fixed to timber pulins which appear to be relatively new and in good condition. There are no possible

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

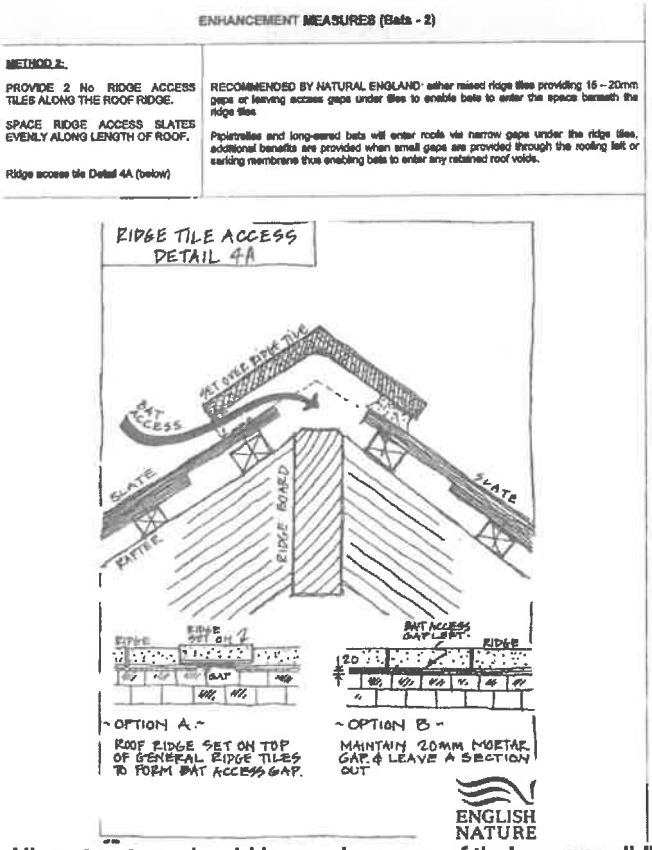
The external features of the shed, side extension and rear wall were the main focus of this scoping survey. The lead flashings, fascias, hip slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. The walls and roof of the house did not provide any possible access points or crevices. No evidence 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

The roof void of the extension and the interior of the shed was examined for any of the above listed evidence, the result was negative.
The interior of the shed is damp and draughty, all walls and floors were examined closely. They were clean and free from any evidence listed above. The space does not provide any potential for hibernation however although there was no evidence of past or current use , it cannot be discounted from possible future use by transient opportune bats during the activity period.

CONCLUSION

The construction of the single storey rear extension will not impact in any way on any local bat population .
The removal of the single storey side extension will not result in the loss or disturbance of any bat roost habitat
The construction of the extension will not affect any existing or potential roost habitat nor will it cause disturbance or any negative long term impact as a result of this proposal.
The shed does not provide high value habitat for bats and there is no indication of any historic or current presence, however as mentioned before future use cannot be completely discounted and for this reason it is recommended that the shed be removed during the winter inactivity period Oct - April before bats become active and start summer / maternity roosts.
No further survey effort is necessary and mitigation is not required.
However the alterations provide an opportunity to enhance the roost potential and it is suggested that the following detail is incorporated in the extension and new workshop roof.



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.