SUNDERLAND PEACOCK ARCHITECTS

# BAT SURVEY AT -
9 CHURCH CLOSE
WADDINGTON

DATE AND TIME OF VISIT
3 rd Dec 2018 9.00 am

WEATHER CONDITIONS

Light rain, light N.W wind, 6 C

REFERENCE NO. 5745

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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

Removal of existing conservatory and utility prior to extending the rear of the property and the flat roof garage to form a kitchen / sitting room and utility. The existing timber boarding is to be removed.
Impact of development in relation to potential bat habitat:- removal of buildings and disruption to the verges of the main roof and the garage flat roof where the extensions will abut.

## TYPE OF BUILDING

The property is a detached bungalow, probably dating from the 1960's/70's. It has had the later addition of the rear conservatory and the side utility.

Front elevation Rear 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.
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 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: 728436 77m elevation

The house is located on a well established small housing estate within the settlement area of Waddington village. It is between Clitheroe road (100m east ) and Twitter Lane (50 m to the west) .

## FORAGING POTENTIAL IN THE LOCATION

The house is located adjacent to houses of the same age, the village generally consists of properties and buildings dating back centuries to more contemporary housing estates.

The garden's rear boundary is adjacent to neighbouring gardens but is within 20m to the north and 85m to the west of pasture land. The house does not have any significant mature trees within a 42m radius however numerous tree and hedge lines surround and radiate from the village forming good potential foraging / commute corridors.

There are no areas of standing water within 300m of the site but Waddington brook runs 100m to the east and a further stream flows 40m to the west. The village generally provides a good level of forage and roost habitat.

## WALL CONSTRUCTION

The base walls of the conservatory and utility are brick, the rear elevation has a pebble dash render finish. The front elevation is stone with timber boarded cladding to the gable. The side elevation of the garage is white painted smooth render finish.

## BAT ACCESS POINTS IN WALLS

The walls have no cracks crevices or access points, all in excellent condition. The timber boarding is in good condition, flush with the wall, no gaps at the abutment of the boards with the soffits and no cracks or crevices.

## ROOF CONSTRUCTION

The main roof is a tiled pitch with upvc fascias, soffits and barge boards with upvc trim.
The conservatory and utility have a clear polycarbonate upvc framed roof.The conservatory is pitched and the Utility is a lean -to.
The garage has glass fibre resin flat roof with upvc fascias.

House and garage roof.

Conservatory

Porch roof

## BAT ACCESS POINTS IN ROOF

The tiles are in good condition and very tight fitting, the eaves soffits are very tight fitting at abutment with the wall as are the gable barge boards. No potential for access into this roof.

Main roof soffit

Eaves soffits

The garage roof, soffits and roof finish is all in perfect condition.

Garage fascia and conservatory eaves.

All lead flashings are in good condition and tight fitting.
The conservatory and utility roof are well sealed and do not provide any crevices suitable for bats or access points.
There are no possible access points into this roof structure.

## ROOF SPACE

The main roof void was examined via a ceiling hatch. All the roof timbers were in perfect condition as was the felt. The insulation quilt between the joists and the boarding over the joists was clean with no dropping or insect remain debris. The space did not provide high value roost potential.

Main roof void

Conservatory roof Utility roof

The conservatory or utility roofs do not provide any potential for bat roosting.

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

The external features of the house were the main focus of this scoping survey. The lead flashings, facia soffits ridge slates, walls ( boarding) and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found. There is no access into this building for bats.

| | | 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 |

There were no signs of current or historic bat presence at this property. None of the above listed evidence was recorded.

## CONCLUSION

The lack of evidence and lack of potential access points or crevices at this property indicates that the extension or removal of conservatory and utility will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the tile removal.

The scale of the extension will not affect any existing forage or commute routes of any local bat population.

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