SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

HAYFIELD
MAIN STREET
GRINDLETON

DATE AND TIME OF VISIT
3rd June 2018 9.00am

WEATHER CONDITIONS

Sunny, light easterly breeze. 19 C

REFERENCE NO. 5548

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RICS
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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.

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

Demolition of existing detached garage prior to the construction of a new garage/ annex. New two storey flat roof extension to the rear and new dormers to the front elevation.
Impact of development in relation to potential bat habitat:-
Removal of a building and disruption to the roof to the existing house roof.

TYPE OF BUILDING

The property is a detached house 1½ storey house with a detached double garage. Possibly dating from the 1960's

Front and rear elevation of the house

Detached garage side and rear

Front 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

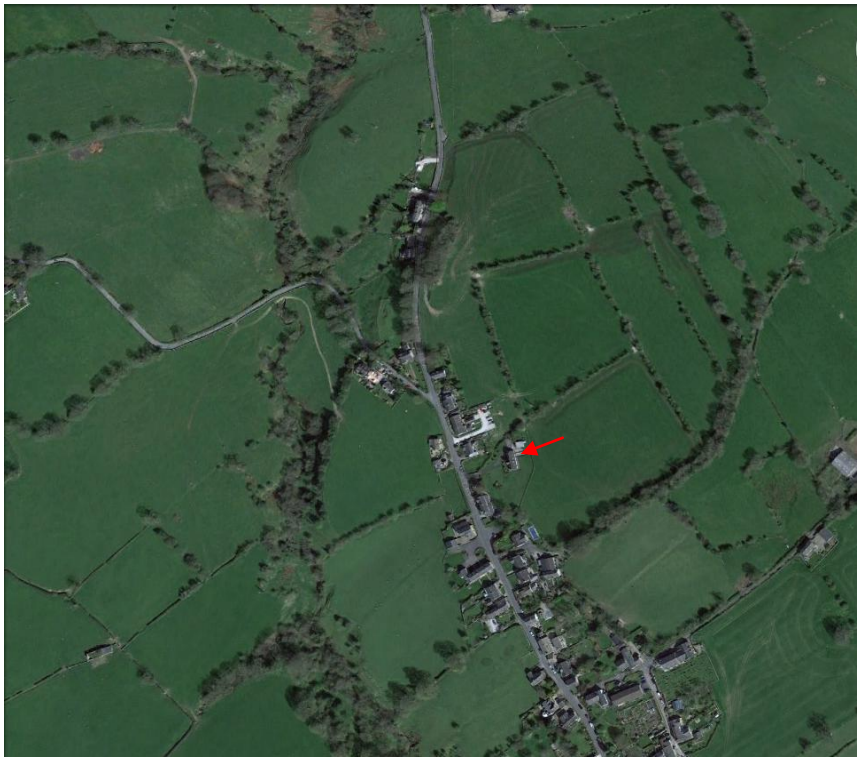
No constraints.

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: 757460 elevation 131 m

The house faces Main st / Slaidburn rd towards the end of the settlement area of Grindleton village it is set back from the road and accessed via a drive off Main street. At this point in the village the houses lining the road are immediately surrounded to the west and east with pasture land. The house is located within the conservation area of Grindleton.



FORAGING POTENTIAL IN THE LOCATION

The house is located in a large garden and adjacent field with no significant domestic planting it consists of mainly grassland. The north boundary of the garden is lined with hedgerow approx 13m north of the house gable wall the south boundary of the adjacent field forms a more significant potential foraging / commute corridor.
The site is quite close to neighbouring properties of different periods. There are no extensive areas of woodland or plantation in the immediate locality. The nearest water course is Grindleton brook approx 300m to the west, there are no areas of open water. There are no designated Nature conservation sites adjacent to the property.
The house location provides a medium level of foraging, roosting or commuting habitat for bats.

WALL CONSTRUCTION

The walls of the house are mainly painted render with a small section of dressed stone to the front entrance of the house.

Garage wall

part front wall of the house

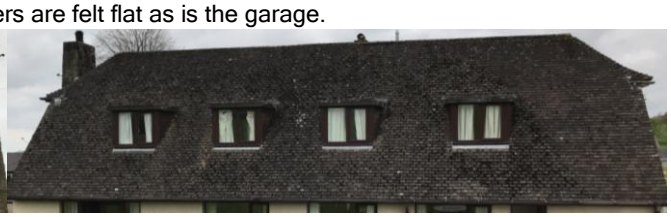
BAT ACCESS POINTS IN WALLS

The walls are perfect condition with no access points

ROOF CONSTRUCTION

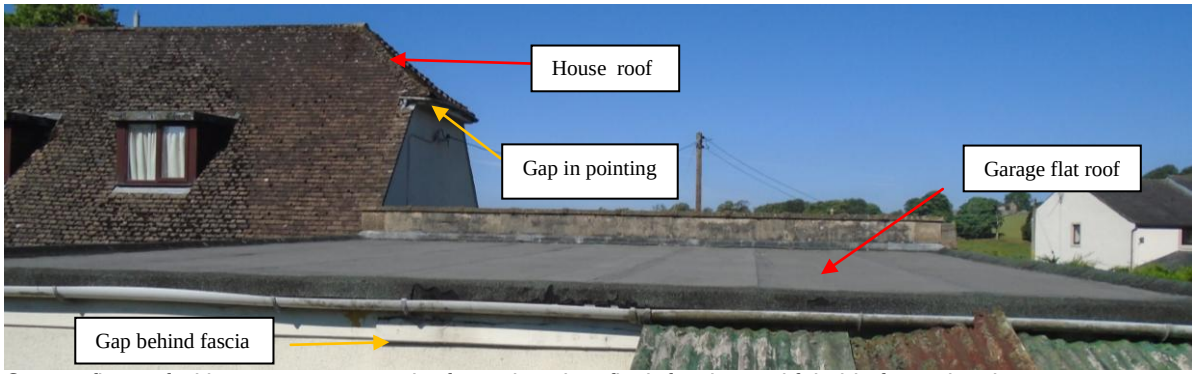
The house roof is a clipped gable construction with dormers to the front and rear and a gable to the front elevation. There is an overhang at the eaves with upvc fascias and soffits. The dormers have upvc boarded cheeks. The roof finish is rosemary tile, the dormers are felt flat as is the garage.

Front roof pitch



Rear roof pitch

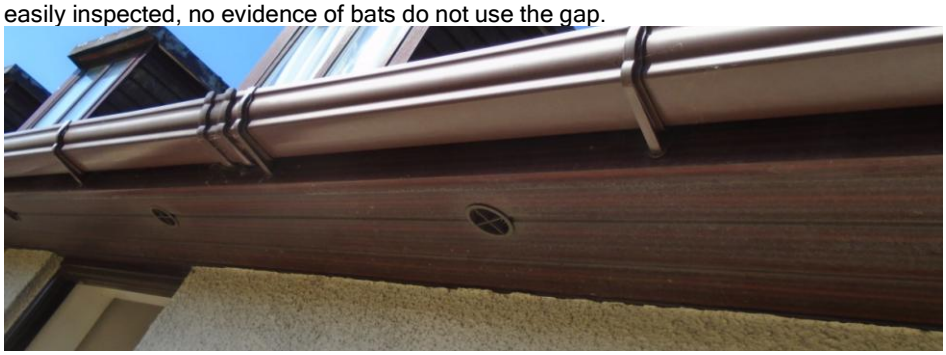
Dormer and soffit to house.



Garage flat roof with stone parapet to the front elevation, flush fascias and felt drip formed to the gutters

BAT ACCESS POINTS IN ROOF

The tiles have some moss coverage but are very tight fitting with no gaps, there is a missing tile on the rear elevation at the eaves but close inspection with the aid of an endoscope discounted any access by bats. The pointing to the ridge / hip slates was in reasonable condition with only one possible point of entry for bats at the end of one of the hips on the N.E corner.
The soffits are very tight fitting with grille vents, they do not provide any access points.
The dormers are in good condition and do not provide any access points.
The garage roof was easily examined the felt was in good condition and well sealed as were the drips and the majority of the fascias, with the exception of a small warped section on the rear elevation, the gap behind was easily inspected, no evidence of bats do not use the gap.



ROOF SPACE

The garage did not have an enclosed roof void, the underside of the boards were visible over the timber joists. There were no suitable crevices for bats. The space provides sub optimal roost potential.

Garage roof structure

The small roof void under the ridge was inspected via a ceiling hatch, the timber rafters, purlins and felt were in good condition. All surfaces are free of dropping and feeding evidence.

The eaves void was inspected via wall hatches in the bedrooms. All surfaces were clean and free from debris.

The roof voids are well sealed and are not accessible to bats.

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

The Garage and external features of the house and the roof space were the main focus of this scoping survey. The lead flashings, facia soffits, dormers, render walls and any sills were visually examined for droppings, staining or feeding remains. Particular attention was paid to the gap in the pointing and timber fascia as identified before.
The result was negative.

		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

No evidence of past or current use by bats.

CONCLUSION

The roofs on the garage and house are well sealed and do not provide forage or roost potential for bats. The gap in the hip pointing has the potential for bat access so it is suggested that in order to prevent transient bat access prior to commencement of the works the pointing is made good (a check to prevent incarceration is essential) .
There are no historic records of bats roosting at this property or in the locality.
The alterations to this house will not result in the loss or disturbance of any high value roost potential.
It is extremely unlikely that any roosting bats will be disturbed or exposed during the work and the scale of extension will not have any impact on any potential foraging or commute routes of any local bat population.
No further survey effort is required and mitigation is not necessary.

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.

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London SW8 4BG
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