

**BAT SURVEY AT -  
GREENVALE VIEW  
DOWNHAM**

DATE AND TIME OF VISIT  
13<sup>th</sup> Dec 2018 8.30am

WEATHER CONDITIONS

Overcast , light drizzle, 10 C.

REFERENCE. Mr Rutherford



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 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**

Proposed conversion of disused outbuildings to form accessible letting bedroom.

Impact of development in relation to potential bat habitat:-

Disruption to roofs and walls of the buildings.

## **TYPE OF BUILDING**

The buildings are disused outbuildings ancillary to the Green dale view Kitchen. They probably date from the 1800's and consist of a group of three spaces. A barn type building with a small lean to at the rear which forms a porch like space and attaches the barn to a further open store to the rear. There is a further outbuilding which is adjacent but it will not be affected by the proposals.



Front elevation



Side elevation showing door to store and lean to porch.



Rear elevation, open store.

**METHODOLOGY** The survey methodology follows the guidelines published in the Bat Conservation Trust ( BCT- Bat surveys, good practice guidelines 2<sup>nd</sup> 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 due to seasonal 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: 778443 142m elevation**

The property is located directly on the main road connecting Downham village and Chatburn. It is approximately half way between the two villages. The site consists of the house which is immediately adjacent to the road with the outbuildings located around a yard area to the rear.



### **FORAGING POTENTIAL IN THE LOCATION**

The site is surrounded by a small lawn garden which is immediately adjacent to pastureland . The fields are mainly bound by walls/fences but trees and hedges also form the boundaries. There are numerous potential foraging corridors along these boundaries as well as adjacent Chatburn road and the A59 to the west which are both densely lined with mature trees. To the south of the site there are a number of small plantations and a small water course Heys brook which is 315m to the south and is also lined with trees.

The location provides optimal roost and forage potential.

### **WALL CONSTRUCTION**

The walls are solid random stone, with some sections of brickwork .



### **BAT ACCESS POINTS IN WALLS**

The walls generally are in reasonable condition but there are some sections in poor condition where the pointing is missing thus forming cracks and crevices predominantly in the rear elevations. No access points were evident with the exception of the rear wood store which has free access via the door opening.



### **ROOF CONSTRUCTION**

The roof is a mono pitch in two sections comprising of the main roof and the roof over the porch and store. The roof finish is blue slate with pointed verges and eaves abutments. The front edge is finished with ridge tiles. There are roof lights in the main barn and porch roof



### **BAT ACCESS POINTS IN ROOF**

The slates are tight fitting but there are some have slipped. The lead flashing at the abutment of the two roofs and at the adjacent wall abutment appears to be in reasonable condition and does not form any significant gaps.



### **ROOF SPACE**

The main roof space structure is timber purlins, rafters and battens. in reasonable condition without any significant cracks or crevices, the slates are laid directly over with no felt. Sections of the roof have a boarded lining to the underside.

The porch roof structure is rafters and battens.



Wood store roof, timber purlins battens and rafters in reasonable condition with no cracks or crevices.



main roof



Porch roof



Wood store

	Yes	No
<b>BAT SIGNS, EXTERNAL</b>		
SEEN		X
DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

The external features of the buildings were the main focus of this scoping survey. The lead flashings, ridge slates, and particularly all the crevices in the walls were visually examined for droppings, staining, grease marks or feeding remains. The cracks and crevices are at a low level so it was possible to closely inspect them. The porch and store roofs were inspected closely, the main roof was inspected from ground level with binoculars for the front elevation.

No evidence was found of any current or historic use by bats.

	Yes	No
<b>BAT SIGNS, INTERNAL</b>		
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 buildings due to their scale could be closely inspected the walls internally are well pointed, there were no crevices suitable for bat roosting. The floor in the main barn was inspected for any dropping or feeding evidence, the result was negative. There was no evidence of any access points into the void behind the boarded roof lining.

**CONCLUSION**

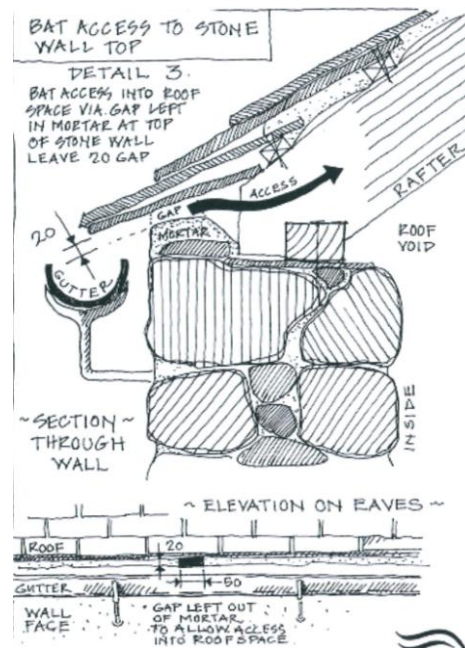
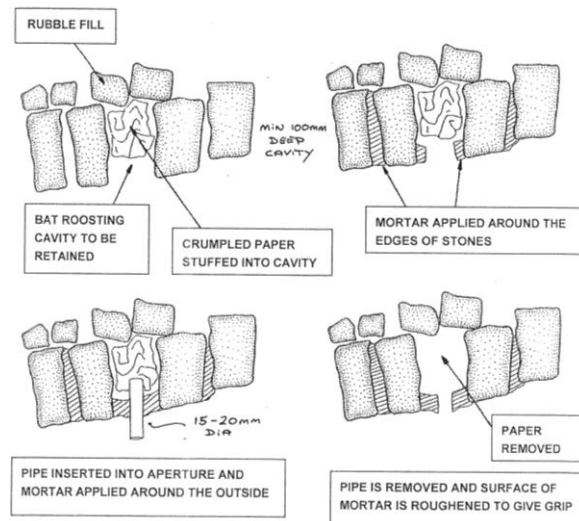
Based on the results from the scoping survey it can be concluded that currently although the building has some potential to support bat roosting sites no evidence was found to determine that they are currently using the building for hibernation nor that they are present during the activity period.

However due to the building type and location with its excellent connectivity to high value foraging potential It is recommended that the work is carried out during the hibernation period ( sept - march ) .

If the work is carried out during the activity period (April- September) it will be necessary to carry out an activity survey to further assess the situation.

The development of this building will not currently impact adversely on the local bat population and a **Bat Mitigation Licence is not considered necessary**. But this situation may change following an **emergence Survey** However regardless of the outcome it is essential that bat roosting potential be incorporated in the development, see below.

## Retaining a cavity



## 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.

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.)

Medium / 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