

**BAT SURVEY AT -
LOWER YEW TREE FARM
ALSTON**

DATE AND TIME OF VISIT
19th Jan 2019 9.30am

WEATHER CONDITIONS

High cloud, light wind, 5 C

REFERENCE NO. 5051



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

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

It is proposed to extend the Utility/granny flat with a two storey extension to the north gable.

Impact of development in relation to potential bat habitat:-

Disturbance of existing roof at the verge of the existing.



TYPE OF BUILDING



North gable

South gable and part east elevation

The property is a farmhouse dwelling which has been recently extended with single storey extension to connect the house with the detached utility and granny flat. There is a single storey garage attached to the east 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

A scoping survey was carried out. The building was in sound condition and accessible. The exterior of the roof was examined with binoculars from the external landing, first floor of house and from ground level.

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: 608342 50m elevation

The house is located in the area of Alston, remote from the main settlement area it is located on Alston lane adjacent to two further properties.



FORAGING POTENTIAL IN THE LOCATION

The houses in the small settlement area have gardens, containing mature trees. The gardens are surrounded by pasture land. The fields are and lane to the south and west are boarded with trees and hedging. Alston hall which is located approx 220m to the southwest is surrounded by a significant plantation of mature broad leaf trees which connects to Alston wood which extends along the north bank of the river Ribble (approx 650m from Lower Yew tree farm).

The area can be considered high value foraging and roosting potential



WALL CONSTRUCTION

The walls are random stone with quoins, with flush pointing.



BAT ACCESS POINTS IN WALLS

The walls and pointing are all in perfect condition with no cracks, crevices or access points for bats.

ROOF CONSTRUCTION

The roof is pitched with a blue slate finish and ridge tiles. The gutters are lead lined stone and the gable verges are pointed.





BAT ACCESS POINTS IN ROOF

The slates are very tight fitting with no gaps. The verge and ridge pointing is in reasonable condition with no significant cracks or crevices.

ROOF SPACE

The first floor of the building was open to underside of the roof, the rafters were lined with plaster board. The exposed timber purlins and trusses were in good condition with no cracks or crevices .



BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

Yes No

	X
	X
	X

MAGENTA BAT5 DETECTOR RESULT

The exterior of the building particularly the north gable being affected by the extension, was closely inspected for any droppings, staining or grease marks to indicate any bat access into the building. None was found nor were any access points.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes No

	X
	X
	X
	X
	X
	X
	X

The interior of the building was inspected for any of the above listed evidence, particularly the first floor which is currently used for storage. The floors were clean, no droppings or insect remains were present. The underside of the roof could be examined closely .No past roost or current hibernation presence was evident.

CONCLUSION

Although the area will have some bat activity, based on the scoping survey the proposed disruption to the gable and roof verge will not result in the loss or disruption of a bat roost or remove any high value foraging potential. The scale of the proposed extension will not impact on any foraging or commute routes. It is not considered necessary for any further survey effort, and no mitigation is required. However it is recommended that in order to boost the roost potential in the locality that the bat roost enhancement be incorporated in the development, see below.

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

METHOD 2:

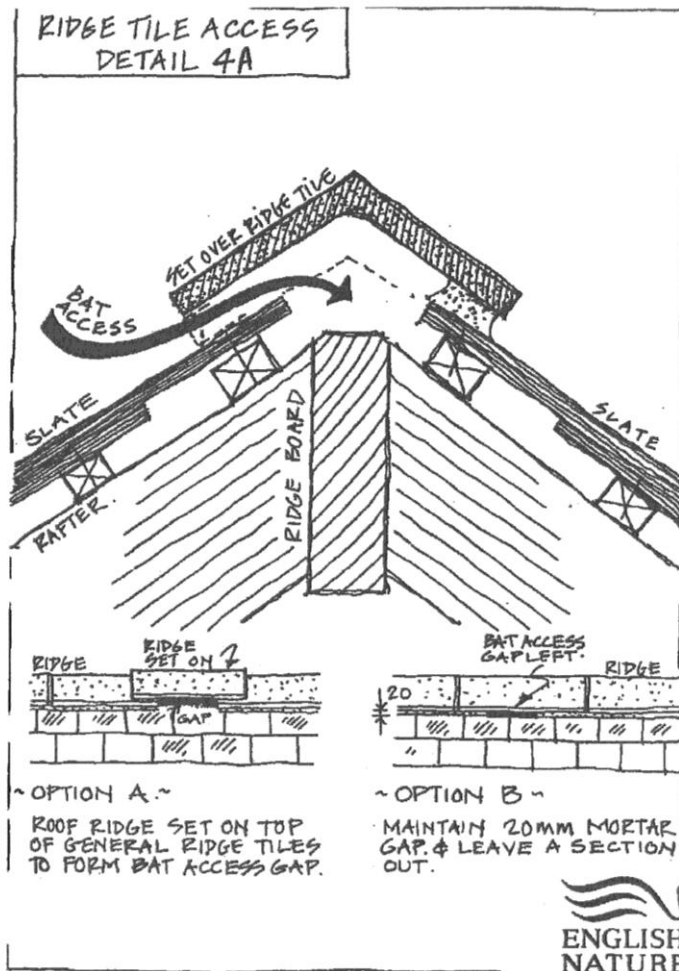
PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE.

SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.

Ridge access tile Detail 4A (below)

RECOMMENDED BY NATURAL ENGLAND: either raised ridge tiles providing 15 – 20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles.

Pipistrelles and long-eared bats will enter roofs via narrow gaps under the ridge tiles; additional benefits are provided when small gaps are provided through the roofing felt or sarking membrane thus enabling bats to enter any retained roof voids.



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.

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