

**BAT SURVEY AT -  
OUTBUILDING AT  
BEECH HOUSE  
ALSTON**

DATE AND TIME OF VISIT  
27<sup>th</sup> Apr 2017 9.30am

**WEATHER CONDITIONS**

Bright, high cloud, light S.E breeze 10 C

REFERENCE NO. 5335



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**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.

## **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.

There were no limitations on this survey the building was accessible, the eaves and roof structure were easily examined. The building structure considered safe.

## **EQUIPMENT USED ON SURVEY**

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

## **PROPOSED DEVELOPMENT**

Demolition of existing 'building material' store prior to construction of 2no new dwellings.

Impact of development in relation to potential bat habitat:-

Potential removal of bat habitat.

## **TYPE OF BUILDING**

The building is a single storey L shaped store outbuilding currently used for storing building materials.



**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.

## **CONSTRAINTS**

No constraints, the building was easily accessible as was all the structure.

## **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: 615 335

The outbuilding is located within the curtilage of Beech house which is adjacent to 3 no further dwellings on the bank of the River Ribble. Longridge is approx 2.5 miles to the north.



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

The outbuilding is located within the curtilage of Beech house, situated in a rural position on the north bank of the River Ribble. The river is approx 110m from the building to the east and 30m to the west a small stream runs in a north south direction into the main river. The surrounding area is pastureland with some large wooded areas, hedgerows and broad leaf trees. The location has a rich diversity of potential roosting and foraging Habitat, the area is considered to optimal habitat.



### **WALL CONSTRUCTION**



The building is a combination of natural stone with block backing, rendered block and horizontal timber boarding fixed over timber frame.



**BAT ACCESS POINTS IN WALLS**

All the walls are in good condition with no cracks or crevices suitable for bat access, the timber sections however have gaps at the abutment with the roof sheets which provide access to the interior of the building.

**ROOF CONSTRUCTION**



The roof is a simple L shaped pitch covered with profile steel sheet.

**BAT ACCESS POINTS IN ROOF**



The steel sheets are in reasonable condition with most laps tight fitting. The only access points being at the eaves and gable abutments with the wall.



**ROOF SPACE**



The roof structure is small section timber trusses and purlins they are relatively new timbers in good condition, which do not provide any potential bat habitat.

**BAT SIGNS, EXTERNAL**

SEEN  
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

The ground surrounding and external surfaces of the building were examined for grease marks, staining or dropping evidence. The result was negative however as the building is in frequent current use any debris type evidence is likely to be disturbed. Special attention was paid to the eaves and gable access points but no signs of entry were found.

## 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

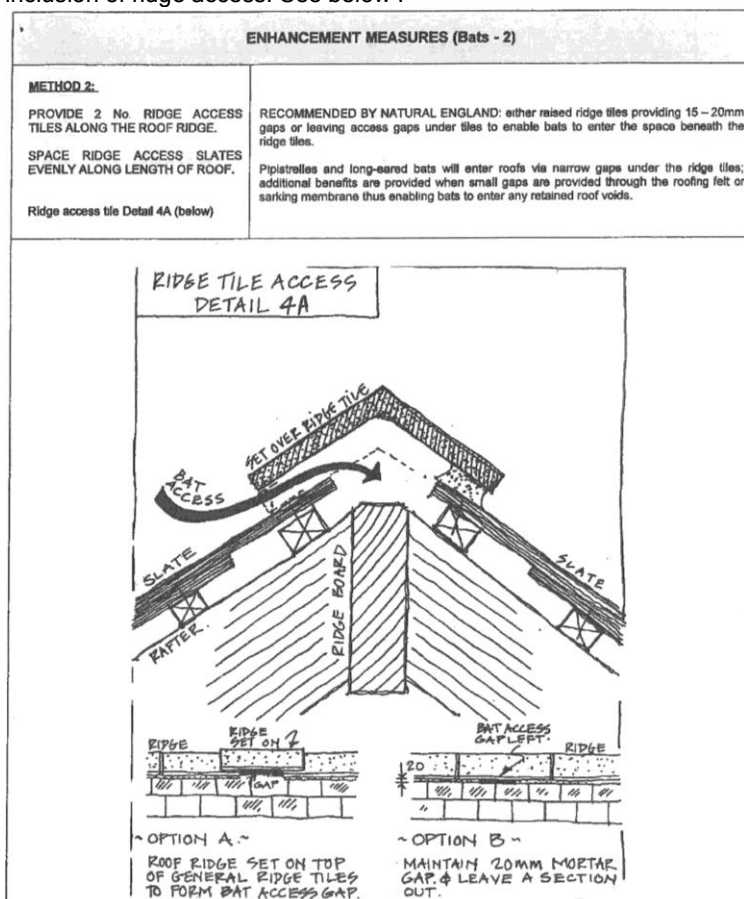
The interior of the building is draughty and full of building materials and equipment, none of the above listed evidence was found. The interior of this building does not provide any potential habitat for bats.

## CONCLUSION

The adjacent house and the general locality of this building provides optimal foraging and roost potential for bats, 6 no species have been recorded in the area. Common and soprano Pipistrelle, Brown long-eared, Noctule, Whiskered and Myotis.

However the demolition of this outbuilding does not constitute a loss of potential habitat or an existing roost. The scale of the new building remains similar to the store and should not disrupt or impact on any existing foraging or commute corridors.

Mitigation is not required, however it is suggested that the roost potential of the building is improved with the inclusion of ridge access. 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

## 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.