

320190173P

**BAT SURVEY AT -
5 WADDOW GROVE
WADDINGTON**

**DATE AND TIME OF VISIT
27th Feb 2019 3.30pm**

WEATHER CONDITIONS

Overcast, 7 -13 mph west south west breeze, 8 C

REFERENCE. Mr M Greenhalgh

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

Dormer window and single storey extension to the rear garage to be re roofed.

Impact of development in relation to potential bat habitat:-

Disruption to the rear roof pitch and garage flat roof.

TYPE OF BUILDING

The house is a semi 1 ½ storey house Currently inhabited, probably dating from the 1970's .



Front and side 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

Survey carried out during the winter 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: 730435 74m elevation

The house is located on a small housing estate within the settlement area of Waddington. It is on the southern edge of the village approx 50m from the main road.



FORAGING POTENTIAL IN THE LOCATION

The house is surrounded to the north and sides with houses of a similar age and type, all having small gardens to the front and rear. The rear boundary of the house is adjacent to a farm and its associated buildings, large acreage pastureland surrounds the farm.

The village generally consists of a variety of properties and buildings of different periods, providing a good level of roost potential.

There are no mature trees within a 50m radius and this S.E side of the village is not well connected to any high value foraging potential in the greater area. The nearest tree line following the road is 85m to the S.W there are no areas of standing water within 500m of the site but Waddington brook runs 63m to the west.

The area generally provides a medium to low level of forage habitat.



WALL CONSTRUCTION

The front elevation is a combination of brick and stone, the side elevation and garage is render and the rear elevation is brick.



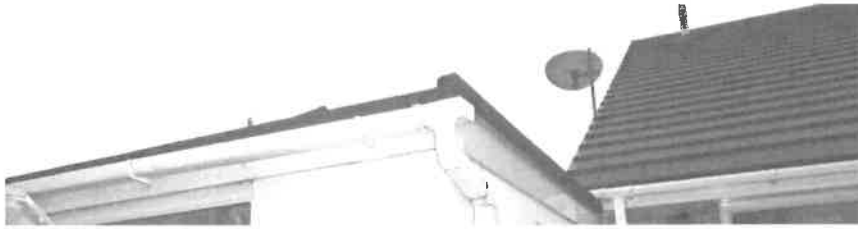
BAT ACCESS POINTS IN WALLS

All walls are in perfect condition with no access points or any cracks or crevices which could provide roost habitat for bats.

ROOF CONSTRUCTION

The pitched roof has a tile finish with upvc fascias, verge detail and soffits. The roof was replaced approx 18 months ago. The garage has a felted flat roof which appears to have been replaced around the same time.





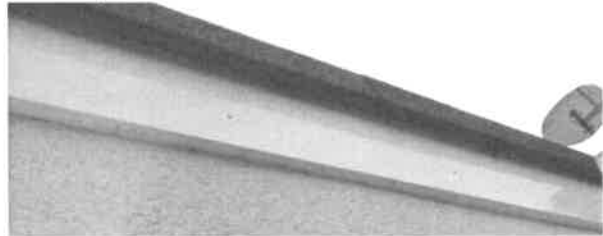
Flat roof



Verge of main roof

BAT ACCESS POINTS IN ROOF

The flat roof is in perfect condition with tight fitting fascias. There are no access points in the roof nor any crevices .



garage

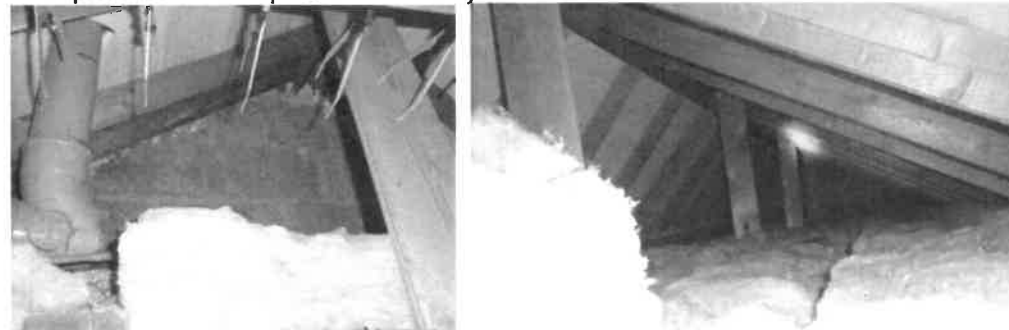
Eaves detail of



The barge boards and upvc detail to the gable wall is tight fitting with no access points or any crevices. Both roof structures being so recently replaced do not provide any potential roost habitat.

ROOF SPACE

The roof space was inspected from the access hatch, it was not possible to enter the space due to an aerial directly over the opening. The timbers and underlay were all in perfect condition. The visible sections of the insulation quilt were clean with no signs of droppings or insect remains. However there were some signs of staining on the gable wall directly under the ridge. This staining did not look fresh and there were no current signs of bat presence and the space is not currently accessible .





There is no enclosed roof void in the garage the timber joists and timber deck are visible, all the timbers are in good condition. There was no potential roost habitat in the roof.

BAT SIGNS, EXTERNAL

The external features of the property and the roofs were the main focus of this scoping survey. The lead flashings, fascia soffits, ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was 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

Evidence of current bat presence in the roof void was negative but with some evidence of historic use. The garage floor was examined for any staining, droppings or insect remains. The result was negative.

CONCLUSION

The main roof void did not appear to have any possible access points all junctions were tight fitting and the areas near the staining in the roof void were sealed with foam.

The garage roof did not provide any potential habitat for bats.

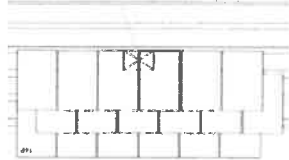
The proposed alterations will not affect any local bat population. Mitigation is not essential however as there is some evidence of historic use, it is suggested that roost potential is reintroduced by incorporating a bat slate in the roof pitch near to the ridge.

BAT ACCESS FITTING INSTRUCTIONS

Consult your ecologist as to whether to allow bat access into the roof space or the bottom cavity (if roof space membranes will need to be cut)

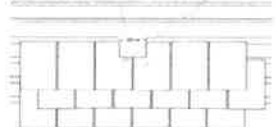


STEP 1 - DETERMINE POSITION OF BAT ACCESS BETWEEN RAFTERS

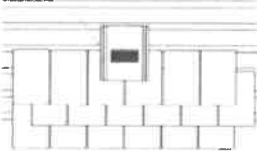


STEP 2

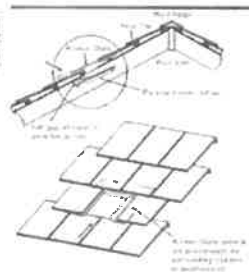
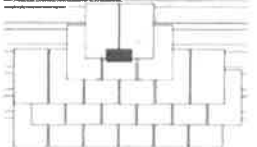
CUT AND REMOVE BATTEN 200mm WIDE



STEP 3 - POSITION UNIT AND SECURE BY HAULING THROUGH THE PLUMB



STEP 4 - SHIP SLATES AROUND THE CONE ACCESS POINT



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

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

Lesley Lund

From: Lesley Lund
Sent: 11 March 2019 15:47
To: 'justyn.lambert@magnuste.com'
Cc: Lesley Lund
Subject: Talbot Bridge Cottage Bashall Eaves invalid

Thank you for the above application. Unfortunately I have had to invalidate it for the following:

Please annotate the shed plan with elevational dimensions.

Kind regards

Lesley Lund
Senior Planning Administration Officer

From: Fiona Patterson <fiona@ghaonline.co.uk>
Sent: 11 March 2019 15:31
To: Lesley Lund
Subject: RE: Cooks Farm Further Lane Mellor invalid

Dear Lesley

This is for a temporary rural workers dwelling. Please could you let me know why you require plans and elevations. We have not had this requirement from other Councils.

Kind regards

Fiona Patterson

Gary Hoerty Associates
Suite 9
Grindleton Business Centre
The Spinney
Grindleton
Clitheroe
Lancashire
BB7 4DH

Tel: 01200 449700

This electronic message contains information from Gary Hoerty Associates, which may be privileged or confidential. The information is intended to be for the use of the individual(s) or entirely named above. If you are not the intended recipient be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this electronic message in error, please notify us by telephone or email (to the numbers or address above) immediately. Activity and use of the Gary Hoerty Associates E-mail system is monitored to secure its effective operation and for the lawful business purposes. Communication using this system will also be monitored and may be recorded to secure effective operation and for other lawful business purposes.

This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

This email has been scanned by the MxScan Email Security System.

From: Lesley Lund <Lesley.Lund@ribblevalley.gov.uk>
Sent: 07 March 2019 11:56
To: Fiona Patterson <fiona@ghaonline.co.uk>
Cc: Lesley Lund <Lesley.Lund@ribblevalley.gov.uk>
Subject: Cooks Farm Further Lane Mellor invalid

Thank you for the above application. Unfortunately I have had to invalidate it for the following:

Please provide me with floor and elevational drawings drawn to a recognised metric scale ie 1:100 and annotated with external floor dimensions and elevational dimensions to the ridge and eaves.

Kind regards

Lesley
Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

This transmission is intended for the named addressee(s) only and may contain sensitive, protectively marked or restricted material, and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy, use, or disclose it to anyone else. If you have received this transmission in error, notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation. This e-mail is issued subject to Ribble Valley Borough Council's e-mail [disclaimer](#) which you are taken to have read and accepted.

Although the Council virus scans incoming and outgoing emails (including file attachments) it cannot guarantee that the content of an email communication or any file attachment is virus free or has not been intercepted or amended as it passes over the internet. The onus is on the recipient to check the communication is virus-free. The Council accepts no responsibility for any damage caused by receiving emails from our email systems and/or hosted domains.

