SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

OLD SAWLEY GRANGE
GISBURN ROAD
SAWLEY

DATE AND TIME OF VISIT
28th Sept 2017 10.00 am - Scoping
28th Sept 2017 6.30 pm - Emergence

WEATHER CONDITIONS

Sunny, light southerly breeze 17 C 10.00 am
Clear sky, light southerly breeze, 17 – 15 C pm

REFERENCE NO. 5417

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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 TEN 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.

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT

Conversion of a disused barn to form offices and demolition of an adjacent barn.
Impact of development in relation to potential bat habitat:-
Removal or disruption to buildings which may provide habitat for bats.

TYPE OF BUILDING

Barn 2 is a large detached portal frame building,
Barn1 is a similar construction but is attached to the main building which functions as an office. It consists of two sections the later being a more recent extension.
Both buildings are disused agricultural barns which are more recent additions (possibly dating from the 1960's) to the original farmstead.

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
The barns are fully accessible. The emergence survey was carried out towards the end of the activity 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: 792468 155m elevation
The buildings are located within the curtilage of Old Sawley Grange, the north west boundary of which is directly on the A59 .The main building is set back approx 40m from the road with the barns behind. The site is positioned between Gisburn (4km to N.E) and Sawley (1.5km to W).

FORAGING POTENTIAL IN THE LOCATION
Immediately adjacent to the A59 between the property and the road is a small plantation of mature trees, which connects to trees lining the A59 towards Sawley, and some hedgerow bounding the large acreage fields surrounding site.
The immediate locality consists of 2 further detached dwellings and a barn forming 4no properties.
There are no areas of standing or running water within 200m of the site. 500m to the N.E there are some ponds.
The area provides a reasonable level of forage and roost potential.

WALL CONSTRUCTION

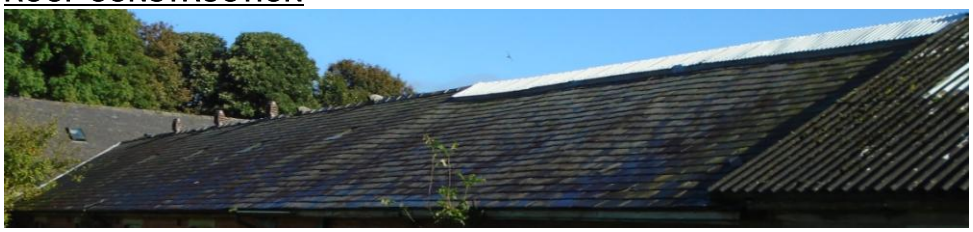
Barn 1. Has two sections, the first section adjacent to the main building has solid brick walls. With a
The more recent addition has concrete block walls with a render finish internally and externally.

Barn 2. Concrete block walls with sections of Yorkshire boarding

BAT ACCESS POINTS IN WALLS

The wall structures of both barns do not provide any cracks crevices or holes which are accessible by bats. However bats are able to freely access the interior of the building via door and window openings.

ROOF CONSTRUCTION



Barn 1 has a conventional pitched roof with a blue slate section with glazed roof lights and a section of clear corrugated sheet at the ridge. The end section of the barn has a corrugated sheet finish.

Eaves soffit to slated section

Barn 2 Has a split pitched roof covered with corrugated sheet with clear panels

BAT ACCESS POINTS IN ROOF

Barn 1 the slates and ridge tiles are in reasonable condition and tight fitting.

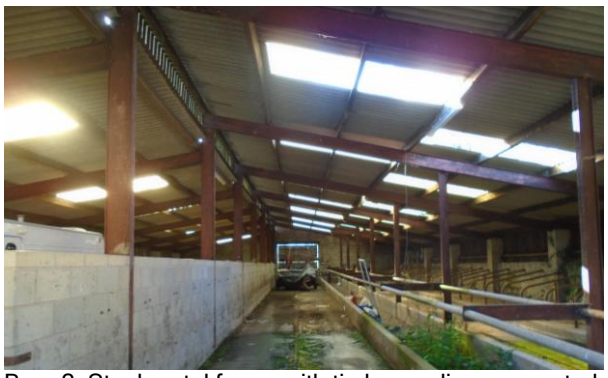
The corrugated sheets are in reasonable condition with tight fitting joints, neither section of the roof has any crevices suitable for bats however the ridge is missing on a section of the corrugated roof allowing water ingress.

Barn 2, the corrugated sheets are generally in reasonable condition however there are a number of broken sheets allowing access and water ingress.

ROOF SPACE

Neither building has an enclosed roof void.

Barn 1, the slated section has metal trusses with timber purlins rafters and battens there is no underlay.
The sheeted section has metal trusses with timber purlins with composite corrugated sheets over.



Barn 2, Steel portal frame with timber purlins corrugated sheets fixed over.

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

The Scoping survey involved a detailed exterior inspection of all window sills, any potential access points and the walls for any dropping, urine stains, grease marks or any insect or feeding remains.
The result was negative however this does not necessarily prove that bats are not using this site as adverse weather conditions can remove any signs.

The Emergence survey the buildings were monitored externally for any activity no emergence from the building was recorded throughout the survey. However a single bat entered barn 1 at 6.50 pm to forage in the building, this activity was restricted to the middle bay of the barn and continued within the building until 7.20 pm before commuting in a north westerly direction towards the trees.
Although the conditions were optimal for bat activity no further results were recorded in or around the buildings, it is however getting to the end of the activity period and bats are becoming torpid in preparation for hibernation.

		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

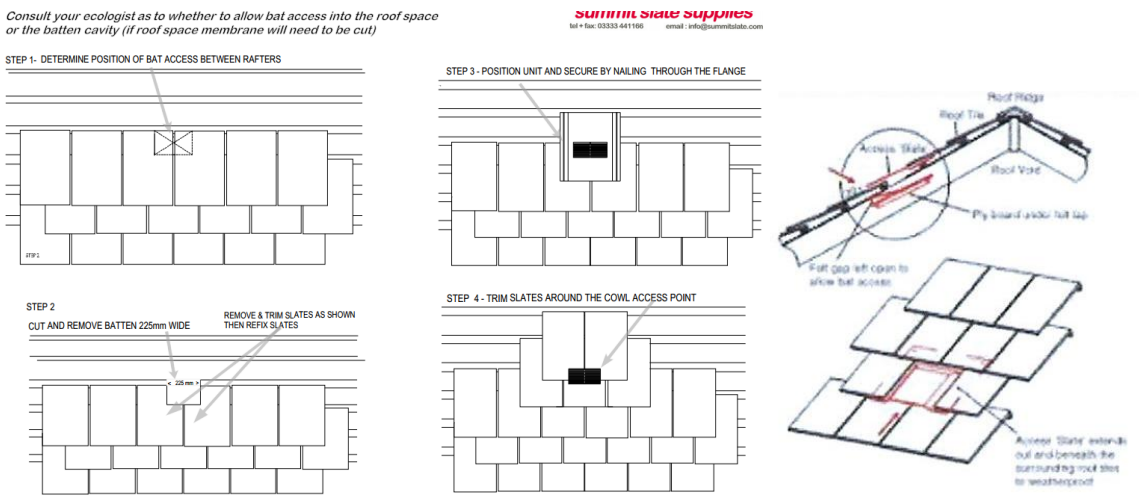
The Scoping survey Involved a detailed inspection internally for any of the above listed evidence regarding bats. The barns are considered to provide sub - optimal roost potential , they are draughty, damp and relatively open to the elements, they lack any cracks or crevices which have the potential to provide suitable roost habitat particularly for hibernation.

The Emergence survey The detector did pick up foraging activity internally by 1no Pipistrelle bat in barn 1.

CONCLUSION

Based on the results from the emergence and scoping survey it can be concluded that the barns have minimal potential to support bat roosting sites and no signs of historic or current use was evident, however foraging activity was detected in barn 1 during the emergence survey.
The general location has high potential for supporting bats although the number observed around the barns was minimal (possibly due to the survey being carried out late in the activity period) the potential loss of foraging in the building will not constitute a significant impact on the foraging potential in the locality.
No further survey effort is required and it is considered that the development and removal of these buildings will not impact adversely on the local bat population and a **Bat Mitigation Licence is not considered necessary.**
However it is recommended that the bat roosting potential be further enhanced by incorporating in the development bat slates, see below.

BAT SLATES



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.