

BOW17.924 - 29 Windy Street, Chipping: Bat supervision report

Bat Supervision report: BOW17/924 – 29 Windy Street, Chipping	
Project reference	29 Windy Street, Chipping - Roof Maintenance/Repair
Ecologist	Jack Sykes <i>BSc (Hons) MCIEEM, Natural England Bat Class Licence 2015-16340-CLS-CLS CL18 (Level 2)</i>
Date of issue	1 st & 2 nd April, 2019
Background	
<p>Bowland Ecology Ltd was commissioned by JYM Partnership LLP to undertake an external building inspection survey at 29 Windy Street, Chipping, Lancashire (NGR: SD 62320 43216), on the 29th March 2018 to assess the potential of the building to support roosting bats. Features with potential for roosting bats were recorded and emergence surveys were undertaken on the 1st of May and 14th of June 2018. Individual common pipistrelle bats emerged from the building during the surveys. As such, the building is considered to provide conditions to support a small day roost for individual, common species of bat and is categorised as a roost of low conservation importance. A suitably qualified ecologist is therefore required to be present throughout the duration of the proposed maintenance works to ensure no bats are injured and/or killed. All sections of the roof with potential bat roost features are to be inspected by the ecologist and only subject to works when the ecologist is fully satisfied that no bats or bat roosts are likely to be negatively impacted.</p> <p>Bird nesting habitat was also recorded to be present within the building.</p> <p>This document provides details on the results of the roof stripping works and provides recommendations to mitigate potential impacts to roosting bats.</p>	
Methodology	
<p>In line with recommendations in the bat advice note (Bowland Ecology June, 2018), prior to the commencement of work on site, contractors were made aware of the procedures to follow should any bats be encountered throughout the works. Furthermore, after a number of bat roosting opportunities were identified during the surveys, contractors were made aware of which areas would more likely support roosting bats and what signs to look for. The supervising ecologist undertook an external survey to check for any evidence of roosting bats prior to work. Once the ecologist was satisfied that no evidence of bat use was present the works commenced under supervision in line with Natural England's 'Bat Mitigation Guidelines' (A.J. Mitchell-Jones, 2004).</p> <p>The ecologist also checked for nesting birds which may be impacted by the works.</p>	

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Results

Both roof pitches were soft stripped to expose the entire roof structure. This enabled the necessary renovation work to the property. No bats or evidence of roosting bats was encountered during removal of the roofing tiles and the loft void was retained under the newly laid felt. No nesting birds were recorded during the works.



Fig.1: Elevations of farmhouse & lifted lead flashing prior to work



Fig.2: Initial stripping showed no evidence of roosting bats



Fig.3: Loft void retained under newly laid felt

Recommendations

All further works are OK to proceed.

References

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*, English Nature, Peterborough.

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Report QA by:

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Date: 25th April 2019

Appendix A – Information Sheet for Contractors

BATS



Information, legal responsibilities and best practice for the construction industry

Legal Protection

All UK Bat species are protected by European and UK law, in practical terms this means it is an offence to:

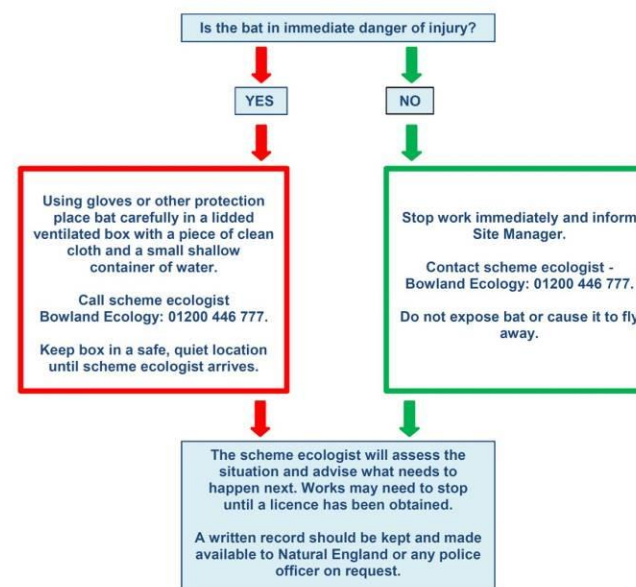
- Deliberately capture, injure or kill a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place (even if bats are not occupying the roost at the time);
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb a bat in such a place;
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat.

Penalties on conviction: the maximum fine is £5,000 per incident or per bat (some roosts contain several hundred bats), up to six months in prison, and forfeiture of items used to commit the offence, e.g. vehicles, plant, machinery.

Defences include:

1. Tending/caring for a bat solely for the purpose of restoring it to health and subsequent release.
2. Mercy killing where there is no reasonable hope of recovery (provided that person did not cause the injury in the first place – in which case the illegal act has already taken place).

Found a bat during unsupervised works?

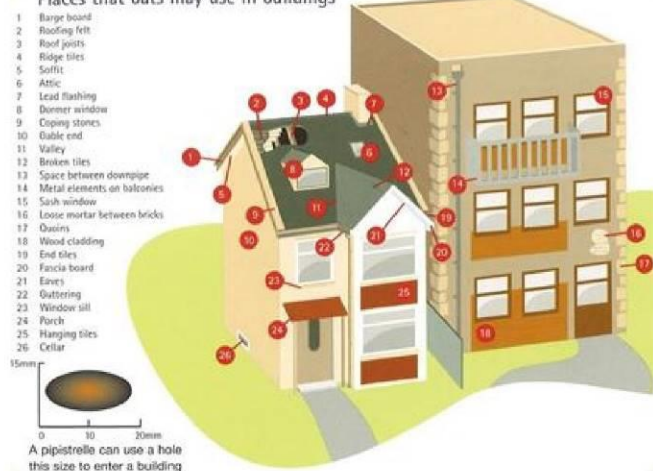


Field signs of bat presence:

- Live or dead bats: the smallest UK bat species, the pipistrelle is only 3.5-4.5cm long.
- Droppings: bat droppings look like mouse droppings but will crumble between your fingers (they are dry and made entirely of insects).
- Feeding remains: piles of butterfly/moth wings are often left below bat feeding perches.



Places that bats may use in buildings



Schematic from www.bats.org.uk

Bats can roost in the following places:

- The top of gable end or dividing wall;
- The top of chimney breasts;
- Ridge and hip beams and other roof beams;
- Mortise and tension joints;
- All beams/ceilings/pipework (free hanging bats);
- The junction of roof timbers, especially where ridge and hip beams meet;
- Behind purlins;
- Between tiles and the roof lining;
- Under flat felt roofs;
- Under barge boards;
- In cavity walls;
- In cracks in stone or concrete;
- Behind peeling paint/wall coverings;
- Gaps behind window and door frames;
- Between window panes and timber boarding.
- In trees (cracks/holes/ivy cladding).

Why wear gloves?

There is a small risk that some bats carry a rabies virus – European Bat Lyssavirus. The purpose of wearing gloves is to reduce the chance of being bitten, as the virus is transmitted via bat saliva. Thick leather gloves are appropriate for removing a bat from imminent danger but these should be clean.



In the event that you are bitten, wash the wound, gently but thoroughly, with soap and water. Speak to a health professional immediately, advising them that you have been bitten by a bat.

References:

Bat Conservation Trust. August 2016. Why wear gloves when handling bats?
BCT Bat Surveys for Professional Ecologists, Good Practice Guidelines, 3rd Edition, 2016

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