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SUNDERLAND PEACOCK ARCHITECTS

**BAT SURVEY AT -
WISWELL EAVES HOUSE
PENDLETON ROAD
WISWELL**

**DATE AND TIME OF VISIT
17th Aug 2018 3.00pm**

**WEATHER CONDITIONS
Overcast , light breeze 17 C**

REFERENCE NO. 5603

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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 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.

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

Removal of existing conservatory and demolition of the existing garage prior to the construction of a new garage. Convert outbuildings to form additional living accommodation with glazed link to the main house.

Velux roof windows fit into main house roof.

Impact of development in relation to potential bat habitat:-

Potential disruption of roost habitat in the garage, conservatory and outbuildings.

TYPE OF BUILDING

The main house is a detached property in the Georgian style dating from 1766. There is a conservatory to the north elevation which is a contemporary addition.



Front elevation of house



Conservatory



Garage

Open store

timber sheds

stone outbuilding

Located to the rear (east) of the house is the detached garage, a C20th prefabricated building attached to some timber sheds and ultimately a small stone built outbuilding of the same period as the house.

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.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

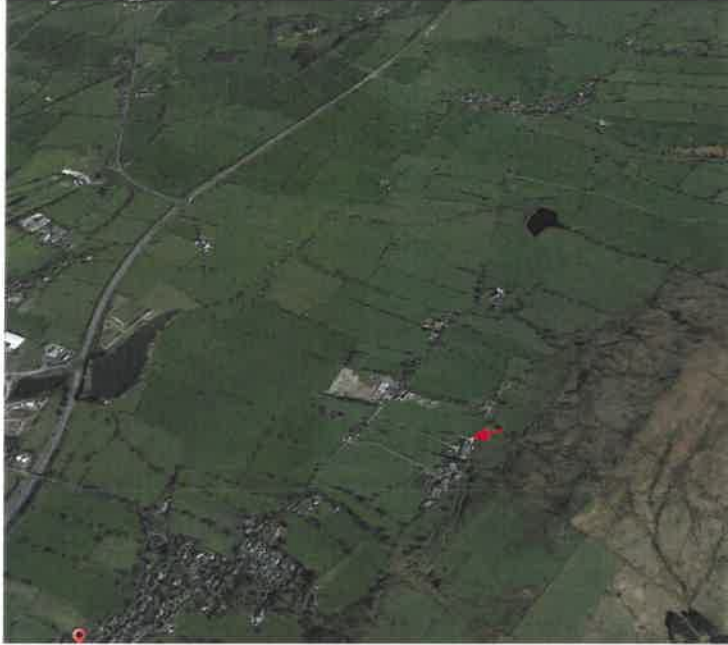
The survey will ; Identify past ,current or potential use of the site by protected species.

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: 753380 168m elevation

The house is located approximately 650m to the north east of the northern edge of the village of Wiswell within the Ribble Valley in Lancashire. It is at the foot of the west side of Wiswell Moor approx 260m off Pendleton road.



FORAGING POTENTIAL IN THE LOCATION

The house and associated outbuildings are adjacent to other period dwellings located to the south which in turn are adjacent to a farmhouse and outbuildings .This group of buildings are however remote from any village or settlement areas. The house has a garden to the side and rear which contains domestic planting. To the west pasture land extends towards the A59, The rear of the outbuildings is immediately adjacent to the lower slopes of Pendle hill, the pasture becoming rough moorland type.

No mature broad leaf trees are within 60m of the property, there is however a small wooded area 420m to the south west which has a minimal connectivity via a broken line of trees.

The nearest area of open water (small reservoir) is 900m to the north. 1km to the north west is a larger body of water .The nearest water course of any significance is 350m to the south west.

The location does not provide optimal forage potential due to lack of trees and elevation.



WALL CONSTRUCTION



Conservatory

Garage

Outbuilding

The conservatory base walls are strap pointed natural stone.

The garage is a precast concrete construction with concrete block gable wall.

The outbuilding is solid stone.



Timber sheds constructed against natural stone back wall. Boarded and slatted timber walls.

BAT ACCESS POINTS IN WALLS

Conservatory - no access points cracks or crevices, good condition.

Garage - no access points cracks or crevices, very good condition.

Outbuilding - Stone walls in good condition as is the pointing with the exception of the north gable at slate verge there are some small gaps in the pointing. The vent holes are blocked so no access to the interior.

ROOF CONSTRUCTION



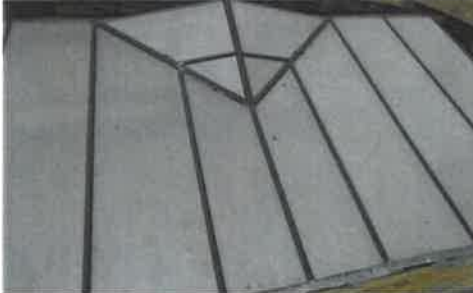
Garage and shed roofs

The garage roof is a slight pitched corrugated steel sheet with verge trims.

The sheds have mono pitch corrugated fibre cement sheets with no rainwater gutter.

The conservatory roof is plastic sheet lean to with gutter to the front edge.

Slate pitched roof to the outbuilding with pointed verges to the gables



Conservatory roof



outbuilding gable and part shed roof



The rear main roof pitch in which it is proposed to insert velux roof windows, is slate pitched with pointed verges, gutters on brackets.

BAT ACCESS POINTS IN ROOF

The garage roof is new and in excellent condition and does not provide any access points or crevices, however the abutment of the roof sheets and the walls have small corrugation gaps.



The shed sheet covering is in very good condition and does not provide access points however again the corrugations provide gaps



Conservatory roof has no access points



The outbuilding has external crevices in the north gable at slate abutment which have the potential to be used by bats. There is also a ridge slate which has a gap under.



The main roof is in good condition all slates are tight fitting as are the eaves. No access points were found.

ROOF SPACE

The garage roof structure is a combination of timber and steel trusses with timber purlins. Sheets fixed directly over, no enclosed roof space. All timbers are in good condition. The space does not provide any potential roost or forage habitat for bats.





Shed lean to roof is timber purlins and rafters with fibre cement sheets fixed directly over. Timbers and sheets are in good condition with no cracks or crevices however there has been tree ingress and the dead branches remain insitu. All the structure was easily examined no evidence of past or current use by bats was recorded. The roof does not provide any potential for roosting.



The outbuilding roof appears to have been replaced quite recently all the timbers, rafters and felt are in excellent condition with no cracks or crevices. The south gable wall has some gaps at the abutment of the rafters and wall. The gaps were inspected with the endoscope, no evidence of bat presence past or current was found.



The second floor of the house is living accommodation within the roof space. The trusses and beams are exposed but the underside of the rafters are lined out. There is no enclosed roof void, the small storage areas at the eaves are also lined out. No evidence of bats.

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

The external features of all the buildings involved in the development 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. The endoscope was used to examine the gaps in the north gable verge pointing. No bats were found nor any evidence of previous use by bats.

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

All the buildings were inspected for evidence listed above, the result was negative. No bats were currently present in any of the buildings and no evidence of previous use was found.

CONCLUSION

The conservatory does not provide any roost or forage potential for bats, the demolition of the conservatory will not remove any bat roost or forage potential, and the scale of the proposed replacement will not have a detrimental effect on any bat population. No mitigation required or timing restraints.

The garage does not provide any roost or forage potential for bats, the demolition of the garage will not remove any bat roost or forage potential, and the scale of the proposed replacement will not have a detrimental effect on any bat population. No mitigation required or timing restraints .

The main roof slates do not provide any access points for bats, the installation of the roof windows in the main house roof will not disturb or harm any bat population. No mitigation required or timing restraints .

The sheds are draughty and damp they provide sub optimal roost potential, the removal of them does not constitute the loss of any high value roost or forage potential. No mitigation required or timing restraints .

The outbuilding although not currently used by bats nor were there any signs to suggest that bats have historically used the building, it does have some external gaps which have the potential for future use. It is recommended that the gaps are re pointed or netted so as to prevent any potential future ingress prior to the commencement of work. If the works on the outbuilding are to commence during the activity period (April - September) an emergence survey should be carried out .



Gaps at abutment with slates

Notwithstanding the result of the emergence survey it is also recommended that the roost potential of the outbuilding be enhanced with the provision in the roof of the ridge access detail illustrated below.

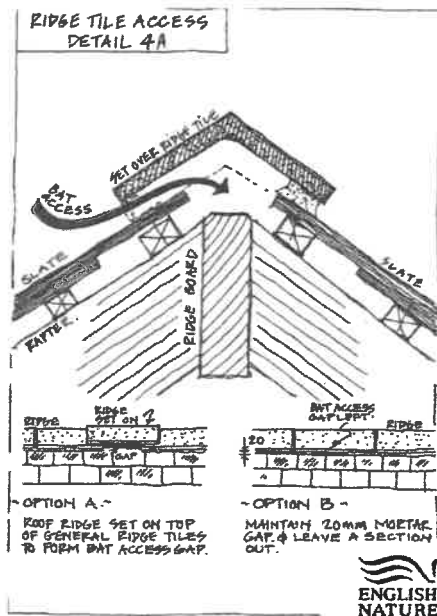
PROVIDE 2 No. RIDGE ACCESS
TILES ALONG THE ROOF RIDGE.

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.

Pipistrellus 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.



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.