

£144.00
PAID 20/8/19

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**BAT SURVEY AT -
26 CHURCH STREET
RIBCHESTER**

DATE AND TIME OF VISIT
7 th AUG 2019 3.00 pm

WEATHER CONDITIONS

Clear sky, light breeze 17 C

REFERENCE. Mr and Mrs BENNETT

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 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

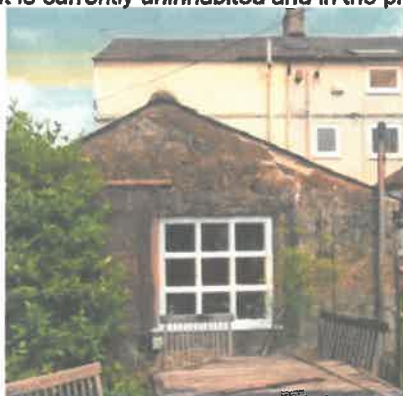
- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

PROPOSED DEVELOPMENT

Re roof the single storey outrigger to the rear
Potential to disturb roosting bats.

TYPE OF BUILDING

The property is a listed period end terrace house with a single storey rear outrigger
It is currently uninhabited and in the process of being renovated.



Rear gable elevation of outrigger



Side elevation from the adjacent public garden.



Elevation to the garden

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

All areas accessible, scoping only survey carried out.

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: 650352 30 m elevation

The property is located in the centre of the historic village of Ribchester. The location is a conservation area.



FORAGING POTENTIAL IN THE LOCATION

The house is located in the centre of the village on Church street near the junction with Water street, whilst it is within the settlement area of the village it is within 60 m of grassland, playing fields and mature trees, the River Ribble is 140m to the S.E

There are no areas of standing water near the site. The location provides a medium level of forage potential.



WALL CONSTRUCTION



Natural stone walls with flush pointing to the N.W elevation Rear smooth rendered wall of the main house



The outrigger has a slobbered render finish to the garden facing elevation, partially white painted.

BAT ACCESS POINTS IN WALLS

There are no access points or cracks and crevices which might provide habitat for bats.

ROOF CONSTRUCTION

The outrigger roof is pitched with a more recent addition of a gable over the door opening. Timber fascias are fixed against the walls with a minimal gap behind. The gable verge is pointed. The roof finish is blue slate with a stone ridge detail. Lead valleys at abutment with door gable and flashings at abutment with the main house rear wall.



SE roof pitch with gable over door access.



Lead valley

BAT ACCESS POINTS IN ROOF

The roof was examined from ground level. The slates were in average condition with very slight gaps towards the eaves and ridge, however they generally appeared too small for bat ingress and no grease marks or staining was found around the gaps.

The larger gaps were all examined with an endoscope, no evidence of bat presence or historic use (grease marks or staining at entrance) was recorded.

The main roof examined with binoculars did not have any slipped slates and all were tight fitting.

ROOF SPACE

The ceiling in the outrigger have been stripped out (in the storage area) due to the poor condition so there is no enclosed roof void in this section, all the structure was visible. Close inspection was possible as the structure is very low. Most of the timbers were original and in reasonable condition without any significant cracks or crevices suitable for use by bats. The slates are directly fixed over the timbers on the NW elevation, there is underlay on the SE pitch.

The Kitchen section has a plasterboard ceiling but it has been broken through and it was possible to inspect the void. There was no evidence of any bat activity in the space.



Kitchen ceiling



Store roof

	Yes	No
<u>BAT SIGNS, EXTERNAL</u>		
SEEN		X
DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

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

	Yes	No
<u>BAT SIGNS, INTERNAL</u>		
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 floor and all the visible internal structure was examined for any of the above signs of bat presence, the result was negative.

CONCLUSION

The lack of evidence of past or current use at this property indicates that the reroofing of the rear outrigger will not remove any high value roost potential or disturb any roosting bats. The building is not considered to provide any high value roost potential. It will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the slate removal. It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme.

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
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8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
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