Preliminary Bat Roost Assessment Report

Mill House,
Sawley Road,
Sawley,
BB7 4LE

11.09.2020

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Summary

In September 2020 Batworker consultancy was commissioned to undertake a survey of a single storey garage at Mill House, Sawley Road, Sawley, BB7 4LE to assess the potential for use by bats and breeding birds.

A daytime survey was carried out on 10th September 2020 to support development plans including works to an existing roof.

No evidence was recorded to suggest bats were roosting within the building.

No bats were observed or recorded using the building for roosting.

The building is considered to be of negligible potential for roosting bats.

The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.

The surveyor does not consider the proposed development and change of use is likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.

Introduction

In September 2020 Batworker consultancy was commissioned to undertake a survey of a single storey garage at Mill House, Sawley Road, Sawley, BB7 4LE to assess the potential for use by bats and breeding birds.

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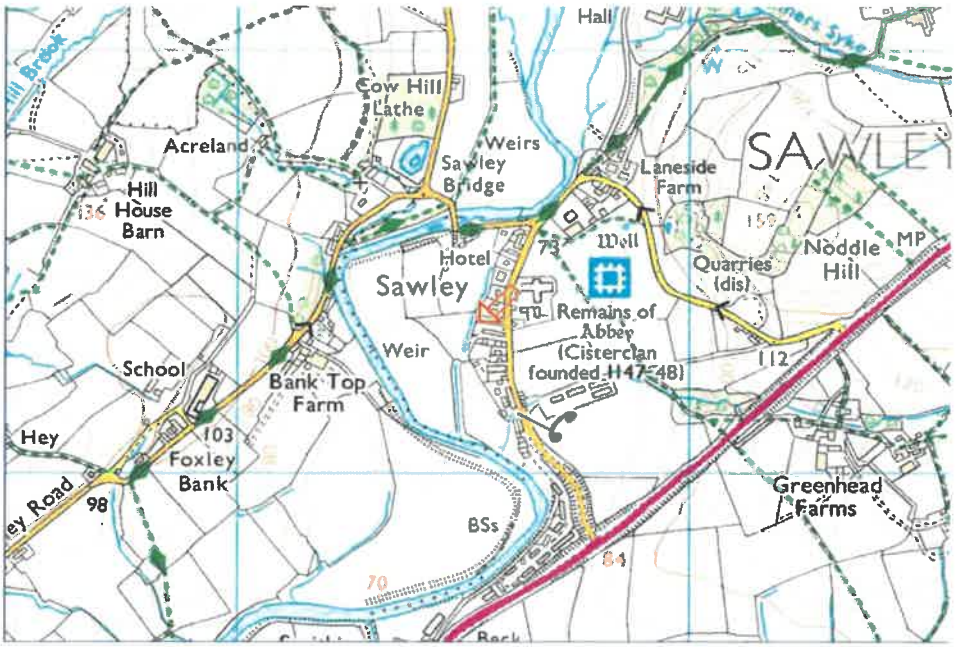
Survey and Site Assessment

Objectives of the survey

The survey was carried out to determine roost potential of the building, current usage by bats, and other protected species, of the site and to establish status of the bat species using the site prior to development work being carried out.

Survey site location



A central grid reference for the site is SD7753246354

Site/Habitat description

The property consists of a single storey detached block and stone built garage with a double pitched tiled roof. External walls are well pointed with no obvious cracks, gaps or crevices and gable ends are pointed and sealed. The rear of the property is rendered and pebble dashed. Fascia boarding where present is close fitting.

Roof tiles are close fitting with no obvious lifted, slipped or missing tiles. Ridge tiles are pointed and well sealed. The loft space is insulated, boarded and lined with a modern plastic roofing membrane in good condition. The open northern section has a bituminous roofing felt present.

The building can be considered to offer negligible roosting bat potential.

Pre Existing data on local bat species

A search of the MAGIC (www.magic.gov.uk) website revealed one bat EPS licence applications within a 1km radius.

2015-8384-EPS-MIT	Common and Soprano pipistrelle, brown long eared, whiskered/brandts/alcathoe

The surveyor holds records of a whiskered bat and soprano pipistrelle maternity roost within 1km of the site.

From personal experience of surveying for and researching bats in Lancashire, Yorkshire and Cumbria, the following species were considered.

Common Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Soprano Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Whiskered/Brandt's – species often found roosting in buildings close to woodland.

Natterer's – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

Daubenton's – a species commonly associated with aquatic habitats.

Long Eared bat – a woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns.

Habitat

The property is located in a rural position with surrounding habitat dominated by semi improved and improved grassland. Some semi natural deciduous tree cover on field boundaries provides limited connectivity to the River Ribble and associated riparian woodland 1km to the west. Bat foraging potential was assessed as low.

Field Survey Methodology

Visual inspection

An inspection was carried out to search for and identify potential feeding perches, roosting opportunities and signs of bat use both internally and externally. The visual inspection focussed on searching for feeding remains and bat droppings both within the building and on external walls. Crevices and other potential roost sites were investigated for smear/grease marks, lack of cobwebs, urine staining.

Equipment used included:

- Lupine Pico LED torch
- SeeSnake CA 300 video endoscope
- Opticron close focusing binoculars

Personnel

All surveys were conducted by Dave Anderson MSc, Natural England Science, Education and Conservation bat licence holder (2015-15784-CLS-CLS) a bat surveyor and ecologist with over 20 years experience.

Survey Summary

Survey	Date	Timings
Visual	10.09.2020	1 Hour

Survey constraints

Access to all areas of the exterior of the buildings was possible and good visual inspection at ground level was possible.

Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; apparent absence of evidence is therefore evaluated with caution. In many situations it is not possible to inspect every locations where bats are present therefore it should be assumed that an absence of bat evidence does not necessarily equate to evidence that bats are absent.

Some species such as pipistrelle sp bats are opportunistic and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys.

Survey Results

Visual Inspection - Bats

The property was assessed as offering negligible roosting potential with no obvious gaps or crevices suitable for roosting bats.

No physical evidence of bats grease marks or urine splashing was recorded on or within the buildings despite suitable horizontal surfaces being present and undisturbed. No evidence of bats was observed on the exterior of the building.

Visual Inspection – Nesting birds

Two swallow nests were recorded within the open lean to on the northern section of the garage. It is recommended that two artificial swallow nests are installed post development.

Evaluation of the results

No evidence of use by roosting bats was recorded and the property was assessed as offering negligible roosting potential.

Given the current general good state of repair of the property and lack of roosting potential it is considered that the building offers negligible bat roosting potential.

Suitability	Description Roosting habitats	Commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats	Negligible habitat features on site likely to be used by commuting or foraging bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[3] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation[4]) A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential[5]	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[3] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed)	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[3] and surrounding habitat	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland Site is close to and connected to known roosts

From Bat Survey Guidelines 3rd Edition

Conclusion

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No bats were observed or recorded using the building for roosting.

The building is considered to be of negligible potential for roosting bats.

The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.

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Proposed Biodiversity Net Gain

Installation of a Greenwoods Ecohabitats two chamber bat box (https://www.greenwoodsecohabitats.co.uk) or kent bat box within the garden would benefit the local bat population by providing new roosting opportunities

Accidental exposure of bats - EMERGENCY ADVICE

In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

Call Dave Anderson (Batworker) on 07894 338290 (mobile); a site visit will be arranged to assess the situation and recover any bats / safely remove them from site.

E Bibliography

Barn Owls and Rural Planning Applications	Barn Owl Trust 2009
Barn Owl Survey Methodology and Techniques for use in Ecological Assessments	Shawyer, C. August 2011
Bat Mitigation Guidelines	Natural England 2006
Bat Survey Guidelines 3rd Edition	Bat Conservation Trust 2016
Bat Workers Manual 3rd Edition	JNCC 2004

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
(a) deliberately to capture or kill any bat
(b) deliberately to disturb any bat
(d) to 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 ofó (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.

SCHEDULE 12 AMENDMENTS RELATING TO PART I OF WILDLIFE AND COUNTRYSIDE ACT 1981

1. In section 1(5) of the 1981 Act (offence of intentional disturbance of wild birds) after "intentionally" there is inserted "or recklessly".

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.

(3) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.