SUNDERLAND PEACOCK ARCHITECTS

# BAT SURVEY AT -
8 HAMMOND DRIVE
READ
CLITHEROE

DATE AND TIME OF VISIT
11th March 2021 9.30 pm

WEATHER CONDITIONS
Overcast, 18 -40 mph west, south west wind. 5 C

REFERENCE NO. 6219



SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

RICS
The mark of
property professionalism worldwide

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH AssocRICS

## UK BAT ECOLOGY

- It is thought that there are 18 native species of bats in the UK, most of which have seen declines in numbers over the last century.
- As insect feeding species the preferred habitats include woodland, grassland, agricultural land, wetland and rivers which provide good foraging potential.
- Bats typically roost close to foraging sites and use linear features such as hedgerows, tree lines and rivers to navigate. It is important to maintain these features, as removal is thought to contribute to the decline in numbers.
- Bats will roost in a wide variety of sites and built structures, including underground structures ( caves , bridges ) and trees . Types of roost and times of year used.

  Hibernacula - November to March
  Temporary roosts - March to April and August to October
  Maternity roosts – May to August
  Summer roosts – Used by Males and immature females
  Mating roosts – September and October

- Disturbance to a Hibernacula or Maternity roost is the most damaging for any local bat population. The same Maternity roosts are typically used year after year commencing between May to early June and are colonised with mature females and their young, any disturbance can lead to abandonment of the young and loss of the roost will have a significant impact on the bat population.
  Hibernacula roosts typically consist of underground sites caves, cellars etc or buildings which maintain cool and fairly constant temperatures. Bats hibernate ( deep sleep , torpor ) to survive the winter months when insects are in short supply so they hibernate to conserve energy and survive on their fat stores. Any disturbance which wakes the bats can result in unnecessary use of the energy reserves and thus reduces the chance of survival over the winter months.

**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 ELEVEN 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

Extensions to and refurbishment of an existing house.
Impact of development in relation to potential bat habitat:-
Disruption to the existing pitched and flat roof.

## TYPE OF BUILDING

The building is a detached 1 ½ storey house probably dating from the 1960's/70's,

West Elevation

North Elevation

## 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 scoping survey has been carried out during the hibernation period.

Access to the roof void was restricted and viewed from the hatch.

The eaves on the east elevation could only be examined with binoculars.

## 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 761348 120m elevation

The building is located approx 300m NW of the main settlement area of Read. On the south side of Hammond Drive.


## FORAGING POTENTIAL IN THE LOCATION

The house is adjacent to other residential properties along Hammond drive. the site is set within open countryside and can be classed as rural. There is broad leafed woodland providing a high value forage habitat 100m to the north and west.

The adjacent gardens to the east have mature boundary hedges and trees which form good connectivity to further high value forage habitats in the greater locality.

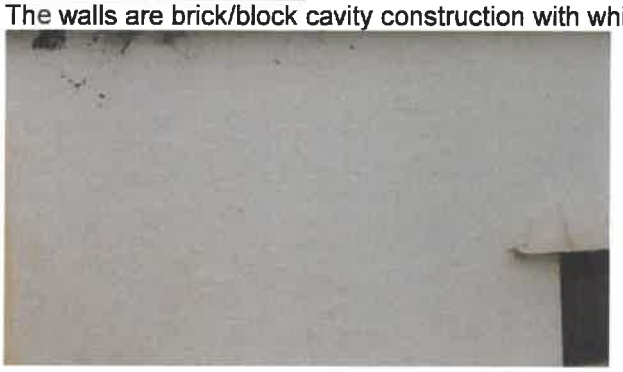
The house is located within a plot which is currently being developed to provide 3 further residential properties.

The river Calder is the nearest significant water course 1km to the south

Previous bat surveys in this location have found Noctule bats present in the area and whiskered and Pipistrelle bats to be roosting in a property within 60m of the house.


**WALL CONSTRUCTION**

The walls are brick/block cavity construction with white render finish.



**BAT ACCESS POINTS IN WALLS**

The render walls are in reasonable condition but do not have any cracks or crevices with the potential to provide any roost habitat. The walls do not provide any access points.

**ROOF CONSTRUCTION**

The roof is pitched with a tile finish, the eaves overhang has timber fascias and boarded soffits. The gable projections have timber boarded fascias and soffits.

West roof pitch

South gable of pitched roof

The flat roof has a bitumin felt with gravel finish with a timber boarded fascia detail fixed flush to the walls. Lead flashings at abutment with walls.

**BAT ACCESS POINTS IN ROOF**

The tiles are in reasonable condition, no missing, broken or slipped tiles. The ridge tiles are well pointed however there are some sections of the verge pointing missing on the south elevation. The point indicated could be inspected with an endoscope and no signsof bat presence were evident however it was not possible to check sections at higher levels.

The timber soffits on the east elevation had numerous access points where the boards had rotted . It was not possible to examine these gaps due to the height

The west elevation had one access point which was checked out with the endoscope, no evidence of bat current or historic use was found,

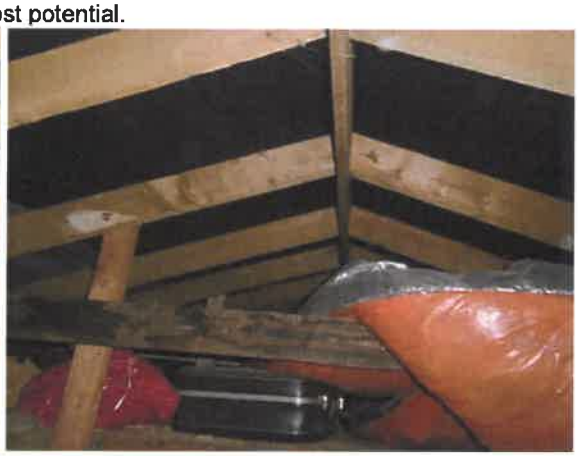
West elevation soffit in poor condition but not possible to closely examine

Crevice in rotted timber fascia. Which was examined and found not to provide potential bat habitat.

It was possible to closely examine the flat roof .and its fascias. The surface has some moss coverage but is in reasonable condition with no raised laps or tears. The flashings at wall abutments to the house walls are tight fitting with no gaps. The fascias do not have any gaps behind.
The roof does not provide any access points or potential bat roost habitat.

**ROOF SPACE**

The roof void is height restricted and it was only possible to examine the space from the hatch. The timbers were in good condition with no areas of rot or significant cracks or crevices with the potential to provide roost habitat for bats. The felt was also in good condition.
As far as possible all the surfaces were inspected for dropping or feeding evidence the result was negative .
No signs of any current hibernation or historic use by bats was evident .
The space did not provide any high value forage or roost potential.



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

The external features of the property, the roof space and particularly the pitched and flat roof being affected by the development, were the main focus of this scoping survey. The lead flashings, eaves soffits, ridge slates, walls and any sills were visually examined for droppings, staining or feeding remains
There was no evidence to suggest that bats access the building based on the accessible access points in the eaves soffits , however the west section of soffit could not be closely inspected.

| | | 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 |

None of the above evidence was found

**CONCLUSION**

The scoping survey did not reveal any evidence which would indicate that bats have hibernated or roosted in the building historically. However due to the number potential access points into the soffit voids (some of which could not be examined) and the fact that the presence of **Pipistrelle** , **Whiskered** and **Noctule bats** have previously been recorded within a 60m radius of the house during the activity period, further survey effort is required.

The proposals will not impact or remove any potential forage habitat or commute corridors, however currently the roost potential of the property cannot be fully assessed and discounted as providing habitat.

It is necessary for an emergence survey to be carried out during appropriate weather conditions during the activity period end of April - Sept

To fully assess if the reroofing and extensions to the property will disturb any roosting bats.

An emergence survey will be provided as a follow up to this scoping survey at the earliest opportunity during the activity period.

**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 / MEDIUM

**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