

**BAT SURVEY AT -
OAK HILL
SIMONSTONE ROAD
SABDEN**

DATE AND TIME OF VISIT
23rd NOV 2020 12.00 am

WEATHER CONDITIONS
Overcast , light 10-30 mph south, south west breeze. 8 C

REFERENCE. Mr and Mrs Woodbridge



SURVEY CARRIED OUT BY: LYNNE RUSHWORTH AssocRICS

LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
BB129LA

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

Removal of 2 no single storey rear lean to extensions prior to constructing new two storey extension adjacent to the existing rear outrigger, together with a single storey rear extension.

Impact of development in relation to potential bat habitat:-

Removal of two small extensions and disturbance to the outrigger roof verge adjacent to the new extension.

TYPE OF BUILDING

The property is a detached period house which has been extended at a later date with single storey rear extensions adjacent to the outrigger.



Part rear elevation showing outrigger and extensions

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 survey was carried out during the hibernation period.

However all areas were accessible for close inspection.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

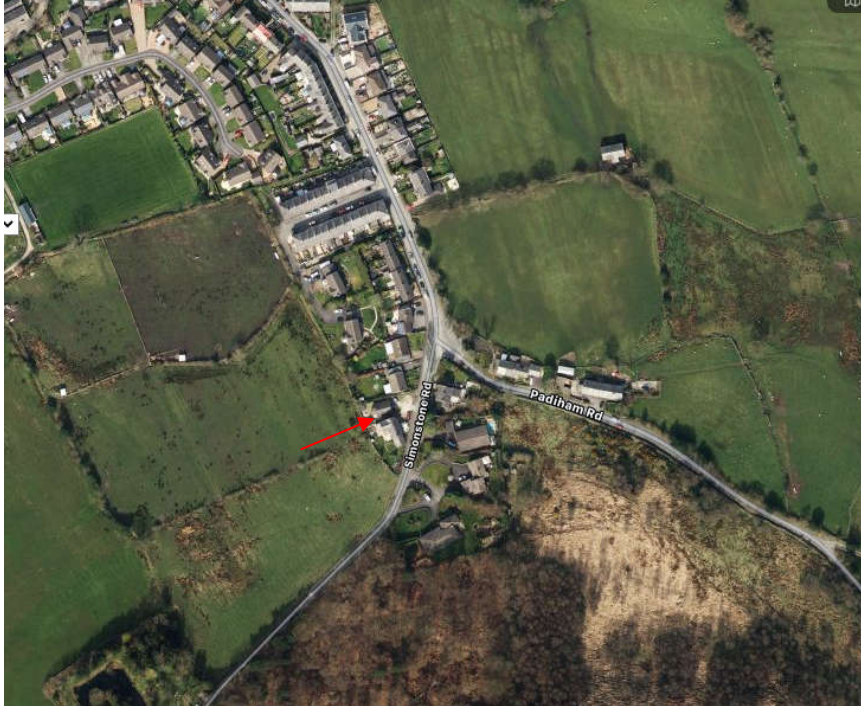
The survey will ; Identify past ,current or potential use of the site by protected species.

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: 781370 220m elevation

The house is located in an elevated position on the southern edge of Sabden village settlement area, adjacent to Simonstone road.



FORAGING POTENTIAL IN THE LOCATION

The house is on Simonstone road with a hard standing parking area to the front, there is a garden to the rear which is mainly laid to lawn with minimal planting. There are no significant mature broad leaf trees within 50m of the property. Other detached properties of various types and ages are adjacent to the north and east all being situated in gardens.

There is a small reservoir at 216m to the south west of the house which is the nearest area of standing water and the water course Sabden brook is 288m to the north.

The rear garden is adjacent to large acreage farm land, the immediate locality has sub optimal forage potential however the extensive Black Hill wood at its nearest point is 56m from the property on the south eastern side of Simonstone road.



WALL CONSTRUCTION

The walls are mainly stone on the original house with a brick section to the front elevation. The rear elevation wall has a smooth render finish. The single storey extensions have a render finish, one being pebble dash .



BAT ACCESS POINTS IN WALLS

The walls are in excellent condition and do not provide any access points or crevices with the potential for use by bats.

ROOF CONSTRUCTION

The main roof is pitched with an outrigger to the rear, there are barge boards to the gables, the fascias are flush to the walls. There is a lead valley gutter at the abutment of the main roof and outrigger.

The single storey extensions have lean to roofs with a lead valley gutter and lead flashings at wall abutments. The timber fascias are flush to the wall.

All roofs have a blue slate finish



and outrigger

Main roof



Extension lean to roofs

BAT ACCESS POINTS IN ROOF

The slates are in good condition and tight fitting, the verges on the extensions are well pointed and the flashings are in excellent condition. The fascias are flush to the walls and tight fitting. There are no possible access points to the roof void nor any cracks or crevices providing any potential habitat for bats.

The main roof is also in very good condition as are the barge boards and fascias, the abutment of the wall with the underside of the barge board overhang was very tight fitting as were the fascias. No access points or cracks and crevices were observed.



ROOF SPACE

The out rigger roof void is separate from the main roof void, it was inspected from a small access hatch. The timber rafters and underlay appeared to be more recent than the purlins and truss, all timbers were in good condition and did not provide any cracks or crevices suitable for bat ingress. The insulation quilt was relatively clean with no evidence of droppings or insect remains.



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

The external features at the rear of the property and the roof space being affected by the development were the main focus of this scoping survey. The lead flashings, facia's, soffits, ridge slates, walls and any sills were visually examined for droppings, staining or feeding remains. No evidence was found.

	Yes	No
<u>BAT SIGNS, INTERNAL</u>		X
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 internally.

CONCLUSION

There is no evidence that bats are currently hibernating or that there has been any historic use by bats. Close inspection did not reveal access points nor any crevices or cracks with the potential for use by Bats. It is very unlikely that roosting bats will be disturbed or exposed during the building works on this property nor will any high value roost potential be removed. The scale of this extension will not have a negative impact on the forage or commute routes of any local bat population . It is not considered necessary to carry out an emergence survey. Mitigation or timing constraints are not required.

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