SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

THE BUCK INN
SAWLEY ROAD
GRINDLETON

DATE AND TIME OF VISIT
11th May 2021 9.15 am

WEATHER CONDITIONS
Sunny , light 18mph southerly breeze, 12 C

REFERENCE NO. 6239

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
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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.
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- As insect feeding species the preferred habitats include woodland, grassland, agricultural land, wetland and rivers which provide good foraging potential.
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- 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

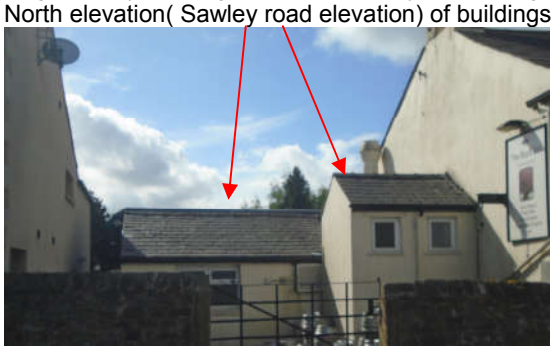
- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

PROPOSED DEVELOPMENT

Demolition of single storey extensions and outbuildings to the side and rear of The Buck Inn.
Impact of development in relation to potential bat habitat:-
Removal of single storey buildings.

TYPE OF BUILDING

The building is a detached public house which has been closed for approx 2 years. The main two storey building has single storey out riggers to the east side elevation., a rear flat roof extension which connects to a further single storey building which is probably an existing outbuilding converted into WC accommodation.
North elevation(Sawley road elevation) of buildings to be removed.



West elevation of rear extension and w c accommodation to be removed.

South elevation of the side outrigger.

Single storey buildings to be removed

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

No constraints all the buildings were accessible for close inspection inside and 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 759454 108 m elevation

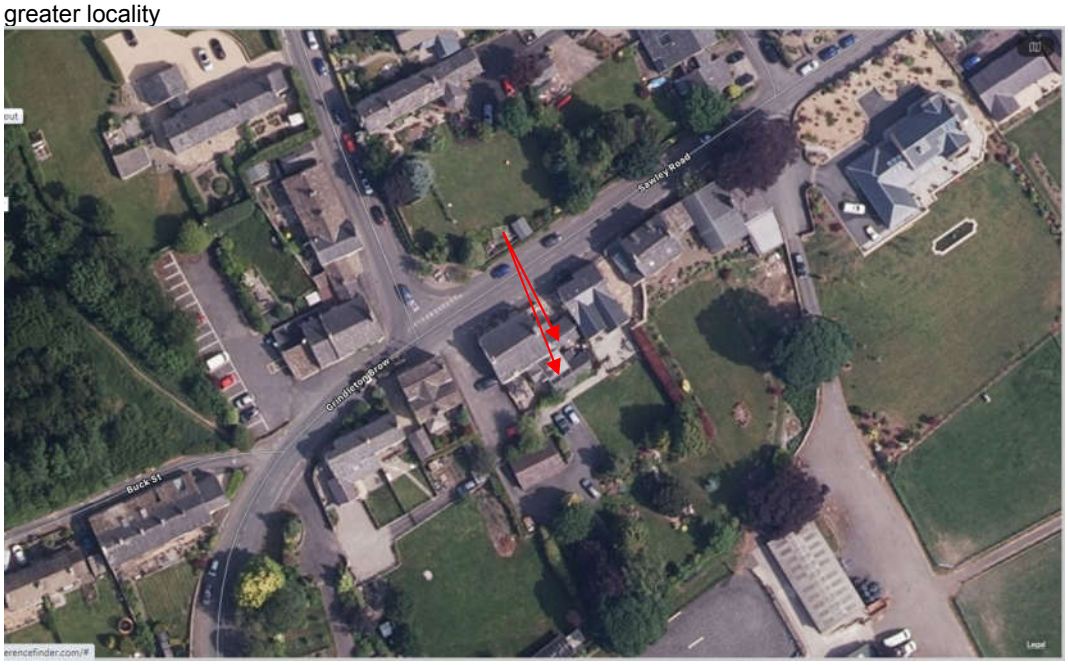
The public house is located in the centre of Grindleton village on the south side of Sawley road near the junction of Main street.

FORAGING POTENTIAL IN THE LOCATION

The Buck Inn is on the main thoroughfare in Grindleton within a linear line of dwellings consisting of period period and new build houses. All the houses have gardens to the rear the Buck having paved areas to the east side and rear with a car park adjacent to the west side. Greendale woods are 62 m to the west it covers an extensive area extending to the north and west with significant lines of mature trees to the south and north lining Grindleton brook (nearest point 245m to the south west.) The greater locality is large acreage pastureland mainly bound by hedgerow..

Greendale mill is located in the woods, its associated mill ponds are the nearest areas of standing water at 360m N.W and 260m to the south.

There are no obvious tree lines connecting the Buck inn to the high value forage and roost potential in the greater locality



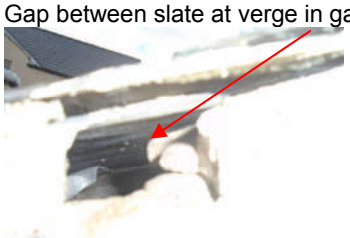
WALL CONSTRUCTION

The walls are random stone with strap pointing. Some sections of wall having a smooth render finish.

BAT ACCESS POINTS IN WALLS

The walls, stone and render are in good condition they do not provide any access points, cracks or crevices suitable for bat ingress, with the exception of the gap illustrated below.

Gap between slate at verge in gable west of wc's



The hole was inspected externally for any grease marks, staining or dropping evidence together with an internal inspection with the endoscope. The result was negative.

ROOF CONSTRUCTION

The pitched roofs have a blue slate finish with ridge tiles, pointed verges and flush fitting timber fascias.

Kitchen roof

False roof constructed over flat roof to form entrance canopy

Felt flat roof connection to wc / store pitched roof

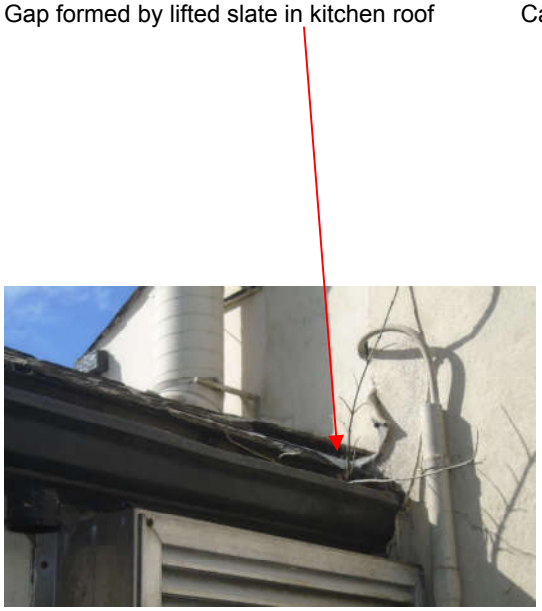
BAT ACCESS POINTS IN ROOF

The slates are generally tight fitting with the exception of a raised slate on the front pitch of the kitchen roof. It was easily examined with an endoscope and found to be not deep with no evidence of bat presence.
The flashings at the abutment with the wall were in reasonable condition as were the ridge tiles.
The eaves were examined closely, access points were not found.

The flat roof felt was in good condition with no access points in the surface nor any potential for access in the timber fascia trims which were tight fitting and in good condition.

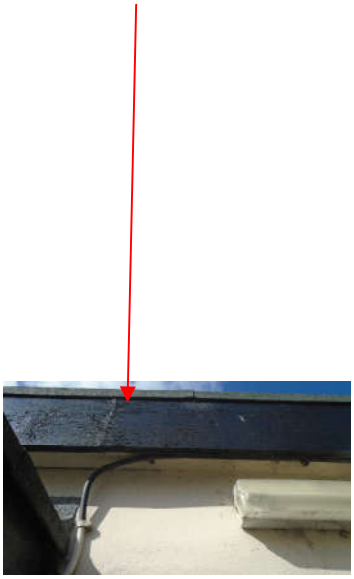
The false roof constructed over the flat roof to form an entrance canopy was generally in good condition with the exception of the overhang which had rotten boards behind the fascia. This did form a significant amount of access potential. The board access points were closely examined for any grease marks or staining which could indicate bat ingress. The result was negative .

Gap formed by lifted slate in kitchen roof



Canopy roof with rotten board

Flat roof eaves detail



ROOF SPACE

Roof void over ladies and gents wc's accessed via ceiling hatch. The structure has timber rafters with battens, the south pitch has slates pointed directly over the rafters. The north pitch has been re roofed more recently with the addition of felt underlay. This section is adjacent to the flat roof which is a more recent extension.
The timbers are in reasonable condition and did not provide any roost habitat for bats. .
The space was reasonably clean and did not have any evidence of droppings or insect remains, no bats were present nor any evidence of historic use.



Roof over store room adjacent to wc's.

The store room did not have an enclosed roof void. The timber purlins and rafters with underlay over were in reasonable condition and did not provide any visible roost potential . Historic presence was not found.

The kitchen roof structure appears to have been renewed quite recently all the timbers and underlay are in good condition . The space is very clean with no evidence of droppings or insect remains. Bats were not present in this space.




Roof void over kitchen.

Void in false roof was inspected from the eaves gap in the overhang. Bats have not entered the space.

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

The exterior of the single storey buildings to be removed were the main focus of the scoping survey. The eaves, walls and any sills were visually examined for droppings, staining or feeding remains. The result was negative. Access points to the interior were not evident.

		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

The interior of the buildings were inspected internally for any of the above listed evidence, the result was negative.

CONCLUSION

Bats will not be disturbed or exposed during the demolition of the single storey sections of The Buck Inn,
Nor will any high value bat roost habitat be removed. The scale of the single storey extension to the rear and two storey side extension will not remove any forage potential or break any potential forage/ commute routes.
The extension will not have a negative impact on 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