SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

SUNRIDGE
YORK LANE
LANGHO

DATE AND TIME OF VISIT
8th Dec 2020 10.00 pm

WEATHER CONDITIONS
Light rain , 6-24mph south west breeze. 5 C

REFERENCE NO. 6174

SUNDERLAND PEACOCK & ASSOCIATES LTD
[redacted]
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

Internal alterations, alterations to the existing roof structure and the addition of a dormer.
Impact of development in relation to potential bat habitat:-
Disruption to the roof

TYPE OF BUILDING

The property is a detached bungalow with a partially converted roof space. The house probably dates from the 1950's/60's but the conservatory and rear outrigger has been added at a later date.

Front elevation

Rear 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

This scoping survey has been carried out during the hibernation period.
All areas of the house were accessible.

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 706337 155m elevation

The house is situated in an elevated semi rural location, on the edge of Langho settlement area. The house is accessed directly off York lane, Whalley new road is 370m to the northwest.

FORAGING POTENTIAL IN THE LOCATION

The house is set in a mature garden with domestic planting. The rear boundary is adjacent to a small wooded area, further small groups of mature trees are within 50m to the north and east.
A small pond is 190m to the south east which is the nearest area of standing water, there are no water courses within 750m .
The location does provide an optimal level of forage/ roost habitat.

WALL CONSTRUCTION

The walls are brick with a render finish at a higher level leaving an exposed brick plinth.

BAT ACCESS POINTS IN WALLS

The walls are in good condition as is the pointing there are no access points or crevices suitable for bats.

ROOF CONSTRUCTION

The roof is pitched with a hipped front outrigger and a gabled outrigger to the rear all with a profile tile finish. There is an overhang at the eaves with boarded soffits.

The front roof pitch with velux window.

Rear elevation

BAT ACCESS POINTS IN ROOF

The roof tiles are in very good condition with no significant cracks or loose tiles. The ridge / hip tiles are well pointed.

The flashings are all tight fitting and the valley gutters are in good condition and do not form any gaps or access points.

The soffits are tight fitting and in good condition with no access points.

There were no access points into the roof structure.

ROOF SPACE

The roof space has been partially converted to form a room, there is an access hatch through to the remaining roof void.

The structure is rafters and felt over timber purlins. The timbers are in good condition, the felt is tented in some areas which enabled inspection between felt and tiles. there were no bats present nor any signs of any historic presence. The floor is mainly boarded the space is used for storage ,the outrigger sections are insulated with quilt both surfaces were examined for dropping or insect remains the result was negative. This space is considered low potential for roosting bats due to the lack of potential access points and no evidence of current hibernation was found.

Roof void

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

The external features to the front and rear of the property and the roof space were the main focus of this scoping survey. The lead flashings, facia soffits, ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

		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 roof space was thoroughly examined for all the above listed signs. The quilt and the floor were inspected for dropping or feeding evidence, nothing was recorded.

CONCLUSION

The lack of evidence at this property indicates that the conversion of this roof space will not impact on any local bat population nor is it likely that any bats will be uncovered or disturbed during the tile 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
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
[redacted]

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL