SUNDERLAND PEACOCK ARCHITECTS

# BAT SURVEY AT –

GRANNY ANNEX/ GARAGE at
COCKERHAM HALL
SACCARY LANE
MELLOR

DATE AND TIME OF VISIT
15th Nov 2021 11.00 am

WEATHER CONDITIONS
Overcast, light southerly breeze. 9 C

REFERENCE NO. 6490



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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.
- 
- 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

**Single storey extension to existing granny annex and conversion of the garage below to form additional bedroom accommodation.**

Impact of development in relation to potential bat habitat:-
The single storey extension to the west side at first floor level. The roof has been designed to sit below the existing roof pitch, hence the existing upvc trim will need to be removed. Tiles will not be disturbed. Existing terrace area will be removed and the retaining wall will be moved to create a car port area under the new deck.

## TYPE OF BUILDING

The building is detached annex ancillary to Cockerham Hall. It was built in 1995. It is a Granny Annex at first floor with a terrace area over an open store area below. The ground floor is a garage.

Front East elevation

Rear west 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

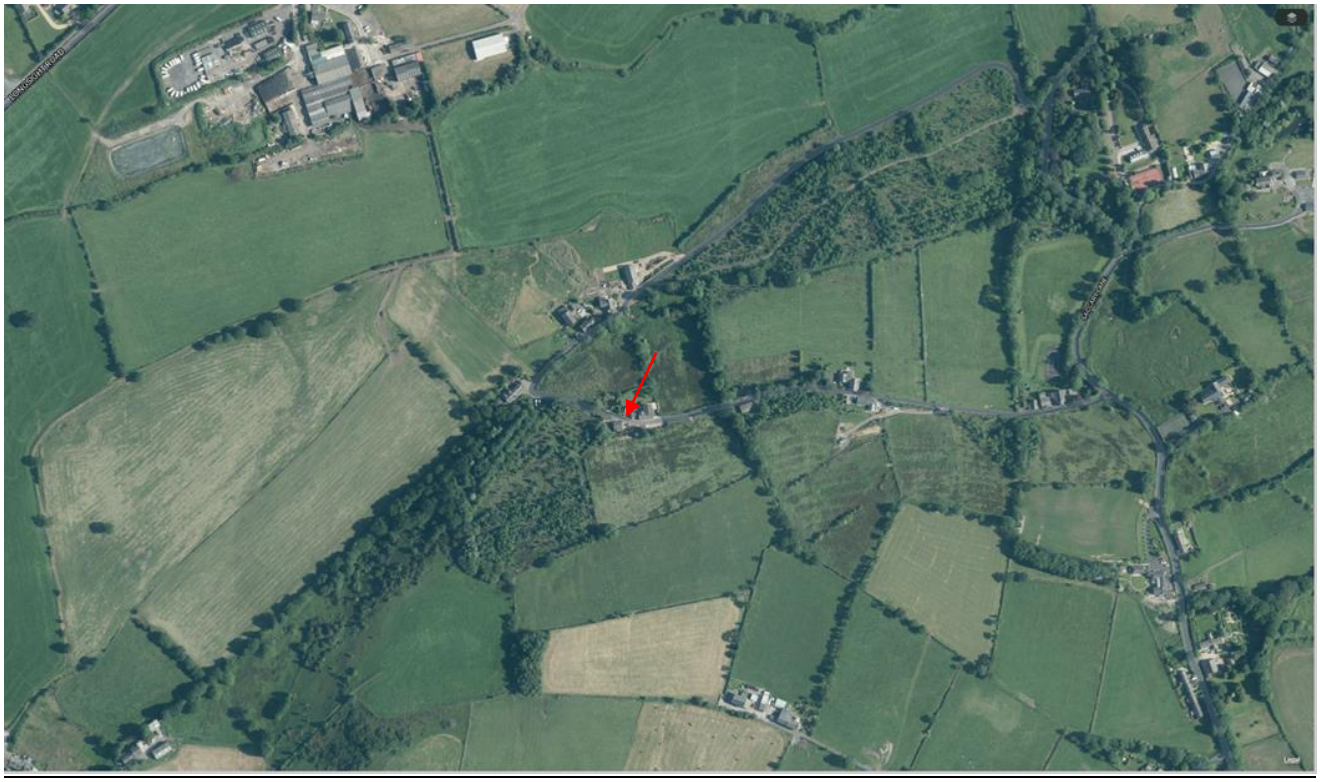
The scoping only survey was carried out during the start of the hibernation period.

## 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 SD658318 124m elevation

The location is relatively remote, the building is separated from the adjacent Cockerham Hall by the access road. The A59 is 652m to the north west. The settlement area of Mellor is 1058 m to the south west.

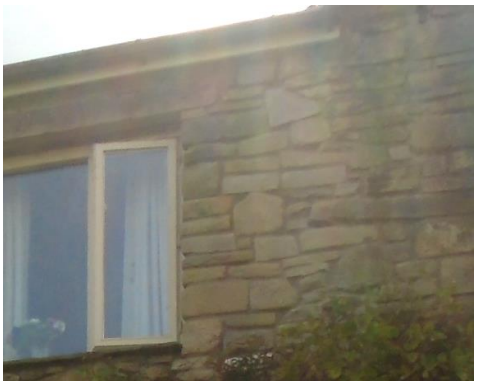


## FORAGING POTENTIAL IN THE LOCATION

The building is located adjacent to a plantation immediately to the west, the plantation extends to the south west and there is a further plantation which starts to the north east and continues in that direction. the pastureland which surrounds the site is mainly bound by hedgerow which provides good potential forage and commute routes / corridors to the good forage potential in the greater locality.

**WALL CONSTRUCTION**

The front east and side north elevation is random stone with recessed pointing the rear west and side are blockwork with a smooth, painted render finish.



**BAT ACCESS POINTS IN WALLS**

No access points, cracks or crevices in the walls. The store area under the terrace area is open to the north and there are gaps where the joists span over the side wall.

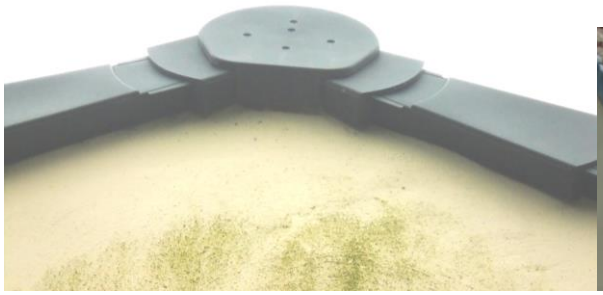
**ROOF CONSTRUCTION**

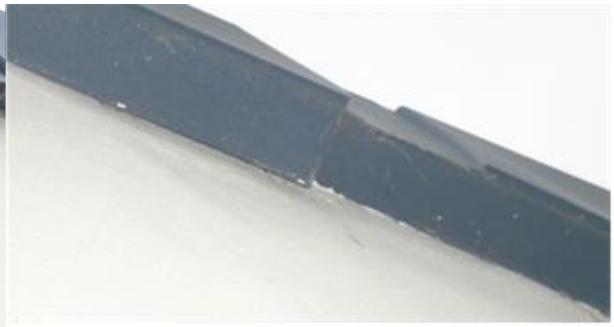
The roof is a traditional pitch with a small side gable. There is a upvc verge trim to the south and west gables. Pointed verge to the East elevation  and flush timber fascia's to the north elevation. The finish is tile.

The roof / terrace over the open store is stone paving over a timber deck and joists. With decking board trim to the edge .

**BAT ACCESS POINTS IN ROOF**

The upvc trim to the west gable was examined closely from a ladder all joints were tight fitting and no access points were found. The tiles are very tight fitting. No access points nor any crevices with the potential to provide suitable roost habitat for bats.





The terrace was not accessible to bats nor was the edge trim.

ROOF SPACE
The roof void was accessed via a hatch, the floor was mainly boarded with insulation to the sides. It was timber trusses with roof felt over. The space was clean with no dropping or substantial insect remains evident. The timbers were in good condition as was the felt. The space provided a sub optimal roost potential for bats.

The underside of the terrace roof was timber boarding over timber joists. crevice had been formed by a board being fixed under the joists ( see below) however as can be seen the space is not used . No crevices were in the timbers, no roost potential whatsoever.

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

The external features of the building being affected by this scheme were the main focus of this scoping survey. The upvc trim , tiles, walls and any sills were visually examined for droppings, staining or feeding remains. No evidence could be 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 |

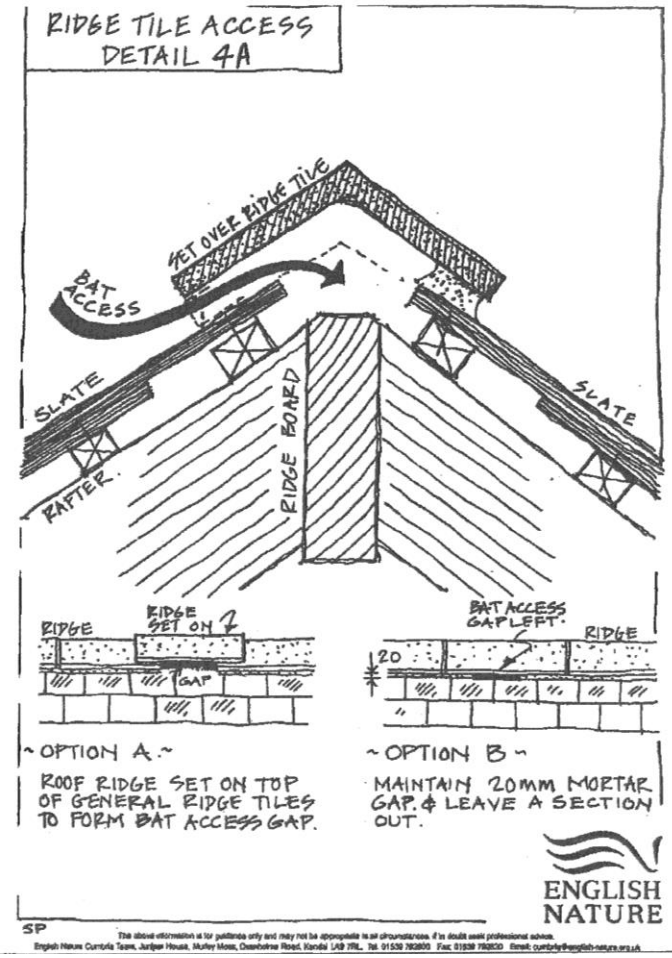
The roof space was inspected for any signs of bat current or historic presence, the result was negative. The interior of the open store was examined for any crevices suitable for bat ingress the space did not provide any potential habitat for bats.

**CONCLUSION**

The removal of the existing terrace and the abutment of the new extension with the existing west gable wall which will result in minimal disruption to the building is highly unlikely to disturb or pose a threat to any local bat population. Bat habitat is not being removed and the scale of the extension will not impact on any forage or commute route in the locality. However the extension provides the opportunity to enhance the roost potential in the area by incorporating the following measures in the new roof. See below.

**ENHANCEMENT MEASURES (Bats - 2)**

| | |
|---|---|
| **METHOD 2:**<br><br>PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE.<br><br>SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.<br><br>Ridge access tile Detail 4A (below) | RECOMMENDED BY NATURAL ENGLAND: either raised ridge tiles providing 15 – 20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles.<br><br>Pipistrelles and long-eared bats will enter roofs via narrow gaps under the ridge tiles; additional benefits are provided when small gaps are provided through the roofing felt or sarking membrane thus enabling bats to enter any retained roof voids. |



**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

## LIVING WITH BATS

- **Bats are not rodents**, and will not nibble or gnaw at wood, wires or insulation.
- **Bats do not build nests** and therefore do not bring bedding material into the roost; neither do they bring their insect prey into the roost.
- **All bats in the UK eat insects**, so they are a great form of natural pest control!
- **Bat droppings** in the UK are dry and crumble away to dust. As a result, there are no known health risks associated with them.
- **Female bats usually have only one baby a year**, so properties do not become 'infested'.
- **Most bats are seasonal visitors** to buildings - they are unlikely to live in the same building all year round, although they are loyal to their roosts and so usually return to the same roosts year after year.
- **Bats are clean and sociable animals** and spend many hours grooming themselves.