

Preliminary Bat Roost Assessment Report

**Elliotts House Farm,
Chipping Road,
Thornley
PR3 2TS**

31.03.2022



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Summary

In March 2022 Batworker consultancy was commissioned to undertake a survey of Elliotts House Farm, Chipping Road, Thornley PR3 2TS to assess the potential for use by bats and breeding birds.

A daytime survey was carried out on 22nd March 2022 to support residential development plans to extend the property.

No evidence was recorded to suggest bats were roosting within the building.

No bats were observed or recorded using the building for roosting.

The building is considered to offer low to moderate potential for roosting bats.

The surveyor considers survey effort to be reasonable to assess the roost potential of the building.

Given the low to moderate bat roost potential observed up to two emergence surveys should be carried out. The surveys should take place between May and August inclusive.

Use of Infrared Video is recommended during surveys given potential for presence of brown long eared and natterer's bats.

Should bats be recorded during emergence surveys suitable mitigation commensurate with Natural England EPS licencing requirements will be required.

Introduction

In March 2022 Batworker consultancy was commissioned to undertake a survey of Elliotts House Farm, Chipping Road, Thornley PR3 2TS to assess the potential for use by bats and breeding birds.

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Survey and Site Assessment

Objectives of the survey

The survey was carried out to determine roost potential of the building, current usage by bats, and other protected species, of the site and to establish status of the bat species using the site prior to development work being carried out.

Survey site location



A central grid reference for the site is SD6484642440

Site Description

The property consists of a detached stone built two storey house with double pitched slate roof a single storey garage is present on the northeastern gable. External walls are generally rendered with no obvious cracks, gaps or crevices. Gaps were observed on the north eastern gable end on wall top/roof slate interface.

Roof slates are generally close fitting, one slipped slate and an area of lifted slates were recorded on the southern roof section. The ridge is pointed and well sealed.

Gaps were observed behind areas of fascia boarding.

The building can be considered to offer low to moderate bat potential.



Pre Existing data on local bat species

A search of the MAGIC (www.magic.gov.uk) website revealed no EPS licence applications within a 1km radius.

From personal experience of surveying for and researching bats in Lancashire, Yorkshire and Cumbria, the following species were considered.

Common Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Soprano Pipistrelle – known to roost on sites where suitable foraging habitat is available.

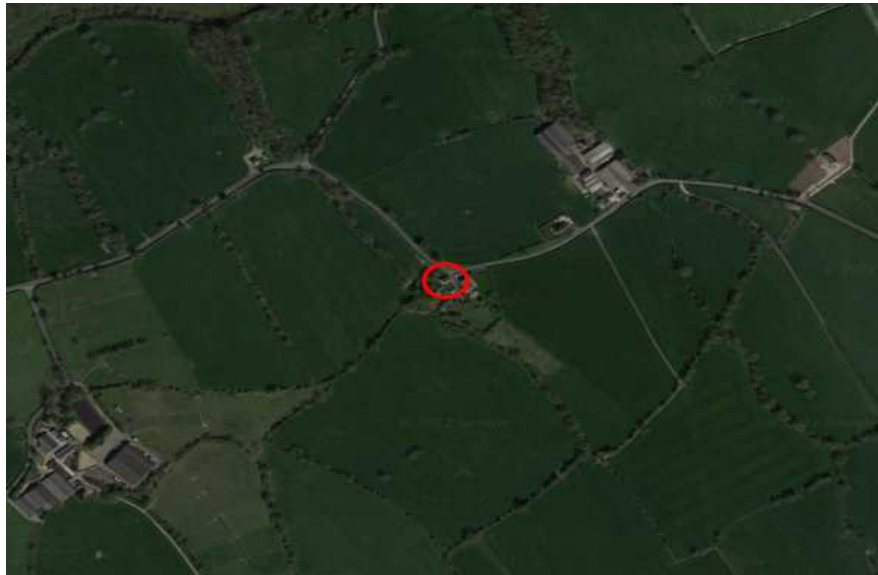
Whiskered/Brandt's – species often found roosting in buildings close to woodland.

Natterer's – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

Daubenton's – a species commonly associated with aquatic habitats.

Long Eared bat – a woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns.

Habitat



The property is located in a rural position with surrounding habitat a mosaic of improved and semi improved grassland with remnant hedgerow present on field boundaries. An area of semi natural deciduous riparian woodland cover is present to the north. Connectivity to the wider landscape is moderate. Bat foraging potential is low to moderate.

Field Survey Methodology

Visual inspection

An inspection was carried out to search for and identify potential feeding perches, roosting opportunities and signs of bat use both internally and externally. The visual inspection focussed on searching for feeding remains and bat droppings both within the building and on external walls. Crevices and other potential roost sites were investigated for smear/grease marks, lack of cobwebs, urine staining.

Equipment used included:

- ! Exposure Diablo 1300 lumen LED torch
- ! SeeSnake CA 300 video endoscope
- ! Opticron close focusing binoculars

Personnel

All surveys were conducted by Dave Anderson MSc, Natural England Science, Education and Conservation bat licence holder (2015-15784-CLS-CLS) a bat surveyor and ecologist with over 20 years experience.

Survey Summary

Survey	Date	Timings
Visual	22.03.2022	1 Hour

Survey constraints

Access to all areas of the exterior of the buildings was possible and good visual inspection at ground level was possible. Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; apparent absence of evidence is therefore evaluated with caution. In many situations it is not possible to inspect every locations where bats are present therefore it should be assumed that an absence of bat evidence does not necessarily equate to evidence that bats are absent.

Some species such as pipistrelle sp bats are opportunistic and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys.

Survey Results

Visual Inspection – Bats



Potential roost features.

The building was assessed as offering low to moderate roosting potential with obvious gaps or crevices suitable for roosting bats on gable ends, blow lifted roof slates, within ridge tiles and behind fascia boarding.

No evidence to suggest use by bats was recorded despite suitable undisturbed horizontal surfaces being present within the garage.

Visual Inspection – Nesting birds

No evidence to suggest use of the building by nesting birds was recorded.

Evaluation of the results

The building were assessed as offering moderate roosting potential with obvious gaps or crevices suitable for roosting bats on internal and external walls and within roof timbers.

No evidence to suggest use by bats was recorded despite suitable undisturbed horizontal surfaces being present.

Survey effort is considered appropriate to characterise the roost potential of building. Proposed plans have the potential to cause disturbance to roosting bats and damage potential roosting features by blocking entrances.

Conclusion

No evidence was recorded to suggest bats were roosting within the building.

No bats were observed or recorded using the building for roosting.

The building is considered to offer low to moderate potential for roosting bats.

The surveyor considers survey effort to be reasonable to assess the roost potential of the building.

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E Bibliography

Barn Owls and Rural Planning Applications Barn Owl Trust 2009

Barn Owl Survey Methodology and Techniques for use in Ecological Assessments
Shawyer, C. August 2011

Bat Mitigation Guidelines Natural England 2006

Bat Survey Guidelines 3rd Edition Bat Conservation Trust 2016

Bat Workers Manual 3rd Edition JNCC 2004

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

(a) deliberately to capture or kill any bat

(b) deliberately to disturb any bat

(d) to 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.

SCHEDULE 12 AMENDMENTS RELATING TO PART I OF WILDLIFE AND COUNTRYSIDE ACT 1981

1. In section 1(5) of the 1981 Act (offence of intentional disturbance of wild birds) after "intentionally" there is inserted "or recklessly".

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.

(3) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.