

# Preliminary Bat Roost Assessment Report

Talbot Hotel,  
Talbot Street,  
Chipping,  
PR3 2QE

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## **Summary**

In November 2021 Batworker consultancy was commissioned to undertake a survey of a former public house and barn at Talbot Hotel, Talbot Street, Chipping, PR3 2QE to assess the potential for use by bats and breeding birds.

A daytime survey was carried out on 25<sup>th</sup> December 2021 to support residential development plans.

**No bats were observed or recorded using the buildings for roosting.**

**The buildings are considered to be of moderate and high potential for roosting bats.**

**The surveyor considers survey effort to be reasonable to assess the roost potential of the buildings and that three further emergence surveys are carried out between May and September inclusive.**

**Surveys should follow national published guidelines and given the potential for use by Natterer's or Brown Long Eared bats the use of infrared video is highly recommended.**

**If bats are recorded using the buildings, surveys should be carried out to support a Natural England EPS Development Licence and inform suitable mitigation measures.**

## Introduction

In November 2021 Batworker consultancy was commissioned to undertake a survey of a former public house and barn at Talbot Hotel, Talbot Street, Chipping, PR3 2QE to assess the potential for use by bats and breeding birds.

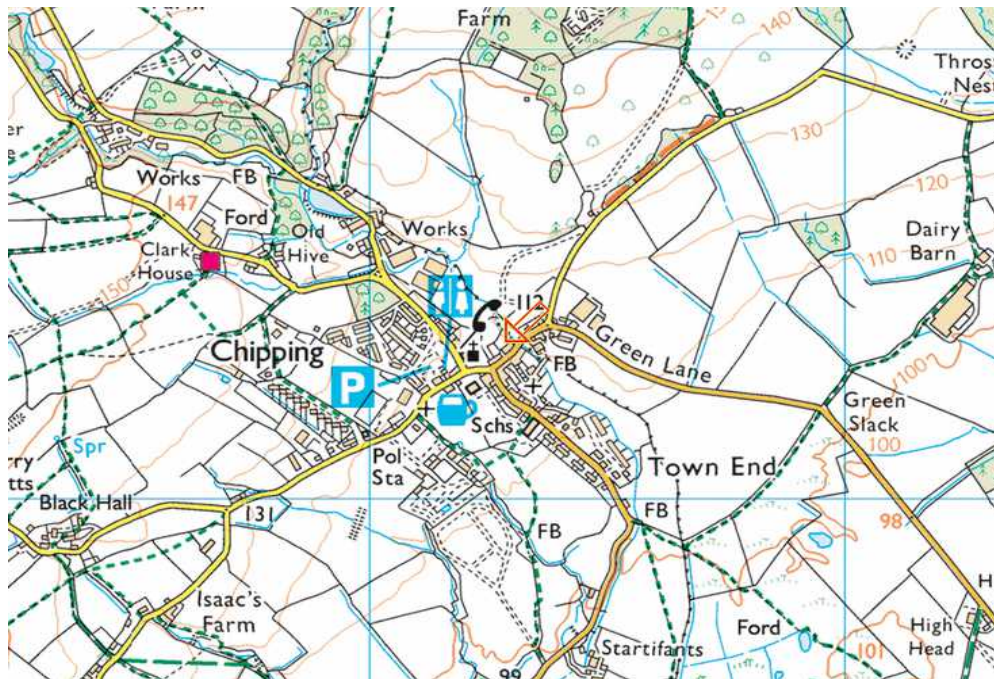
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## Survey and Site Assessment

### 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 SD6228243347

## Site Description

The property consists of stone built two storey detached former public house with a double pitched slate roof. A two storey hipped roof extension is present to the frontage and north eastern gable, a single storey single hipped roof extension is present to the rear. External walls are a mixture of rendered and pointed with no obvious cracks, crevices or cavities present. The roof is in good general condition with no missing, lifted or slipped slates present. The ridge tiles are generally well sealed. The property has loft spaces present.



The property can be considered to offer moderate bat potential.





A detached two storey stone built barn is present to the west of the former public house. While the building is generally well pointed, gaps were present on gable ends, on external walls and at the eaves. Some lifted slates were recorded and gaps were present along ridge tiles.

The property can be considered to offer high bat potential.

## **Pre Existing data on local bat species**

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

The surveyor holds records of a common pipistrelle roost within 1km of the site.

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 semi-rural position with surrounding habitat a mosaic of improved and semi improved grassland, open water and riparian semi natural deciduous woodland.

Connectivity to the wider landscape is good. Bat foraging potential is moderate to high.

## **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**

<b>Survey</b>	<b>Date</b>	<b>Timings</b>
Visual	25.11.2021	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.

Due to current Covid19 restrictions and IUCN BSG advice to batworkers no internal inspection was carried out.



## **Survey Results**

### **Visual Inspection - Bats**

The buildings were assessed as offering moderate and high roosting potential with obvious gaps or crevices suitable for roosting bats within roof areas.

### **Visual Inspection – Nesting birds**

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

### **Evaluation of the results**

The buildings are considered to be of moderate and high potential for roosting bats, and the proposed development has the potential to both disturb roosting bats and destroy any existing roosts within the buildings.

The surveyor considers survey effort to be reasonable to assess the roost potential of the buildings and recommends that three further emergence surveys are carried out between May and September inclusive. Surveys should follow national published guidelines and given the potential for use by Natterer's or Brown Long Eared bats the use of infrared video is highly recommended.

If bats are recorded using the buildings, surveys should be carried out to support a Natural England EPS Development Licence and inform suitable mitigation measures.

### **Conclusion**

**No bats were observed or recorded using the buildings for roosting.**

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## **Proposed Biodiversity Net Gain**

The installation of a Greenwoods Ecohabitats Three Chamber Bat Box or Kent Bat Box within the site would provide roosting potential for the local bat population.

## **Accidental exposure of bats - EMERGENCY ADVICE**

In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

Call Dave Anderson (Batworker) on 07894 338290 (mobile); a site visit will be arranged to assess the situation and recover any bats / safely remove them from site.

## **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 3 <sup>rd</sup> 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.