SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

KAY FOLD FARM
RAMSGREAVE DRIVE
BLACKBURN
BB1 8NB

DATE AND TIME OF VISIT
16th June 2022 9.15 am

WEATHER CONDITIONS
Sunny, light breeze, 17 C

REFERENCE NO. 6624

SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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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

Rear two storey and single storey extension. Conversion of detached outbuilding to form annex accommodation and demolition of attached garage.

Impact of development in relation to potential bat habitat:-

Disturbance to the rear section of main roof and the rear of the garage where the new extensions abut.

TYPE OF BUILDING

The house is a detached period property originally built as a farmhouse. It has a single storey section to the side which is used as a utility room and garage. A detached disused garage / outbuilding is located to the south west within the garden.

Outbuilding/ garage

Side and front elevation of house

Garage / utility

House Rear elevation


North east side elevation


south west side elevation


Detached outbuilding with flat roof garage addition


North east elevation


North west end of the outbuilding is separated from the rest of the outbuilding by an internal wall and is accessed via a separate opening in the gable.

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

Scoping survey carried out, all areas 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 678307 115m elevation

The house is located on the northern edge of the built up area of Blackburn accessed via a track to the north side of Ramsgreave drive. The property is 183m from the road and Brown hill roundabout is 666m to the north east. 7no houses are present in the immediate locality and consist of barns which have been converted to dwellings.

FORAGING POTENTIAL IN THE LOCATION

The location is rural, the surrounding large acreage pasture land is bound by hedgerow/ fence. There are no wooded areas within 1.2km there are some mature trees present to the boundary of the garden but they have minimal connectivity to any significant forage potential.in the greater locality. The nearest area of standing water is 2.2km to the north east. A stream is located to the southern boundary of the garden 50 m from the house. The area generally provides a medium /Low level of foraging potential. The adjacent buildings provide medium level of roost potential.

WALL CONSTRUCTION

Random stone side and rear elevations

Coursed stone Front Elevation.

Brick rear section of outbuilding

Block with render finish front section of outbuilding

Dressed stone block walls to the garage side wall. Brick and random stone rear elevation.

BAT ACCESS POINTS IN WALLS

The house and (attached) garage walls (see below) are in excellent condition and very well pointed . There are no cracks crevices or access points in the walls.

The garage side wall has some missing pointing at low level and some crevices in the random stone to the rear elevation. All these crevices were examined closely. Bats were not found to be present nor did the crevices provide high value roost potential.

The outbuilding walls to the front section being block and render did not have any cracks crevices or access points, the rear brick section however has an opening with no door, giving free access to the interior.

ROOF CONSTRUCTION

The house roof is pitched with a slate finish, stone verge copings are present with pointing to slate and wall abutment. The gutters are stone.

The garage /utility room is pitched with natural slate finish, bedded ridge tiles and flush fascia's to the eaves.

BAT ACCESS POINTS IN ROOF

The roof of the house was examined from ground level with the aid of Binoculars. The pointing to the coping stones and ridge were in excellent condition, the slates are very tight fitting. The lead valleys were tight fitting. No possible access points were evident.

The garage roof is in good condition with all slates and ridge tiles tight fitting. There are no voids behind the flush fitting fascia's. The flashing at the abutment with the house wall was tight fitting. No Access points were evident in this roof.

The garage roof adjacent to the outbuilding is a solid concrete slab. No access points, cracks or crevices

The outbuilding roof is in poor condition with many slipped and raised slates forming crevices . Although no access points to the interior were evident. As far as possible the single storey roof was examined for evidence of bat ingress.

ROOF SPACE

The main house roof was accessible via a ceiling hatch on the first floor landing. The roof had modern underlay but the timbers appeared to be original, they were however in good condition with no rot, cracks or crevices suitable for bat ingress. The boarded floor was clean with no dropping or insect remain feeding evidence. The space did not provide any high value roost potential and no evidence of current or historic use was found.

The section of roof over the utility section of the garage was accessible via a hatch. The timbers and underlay appeared to be relatively new and in good condition. No dropping or insect remain feeding evidence was found. The space did not provide any high value roost potential and no evidence of current or historic use was found.

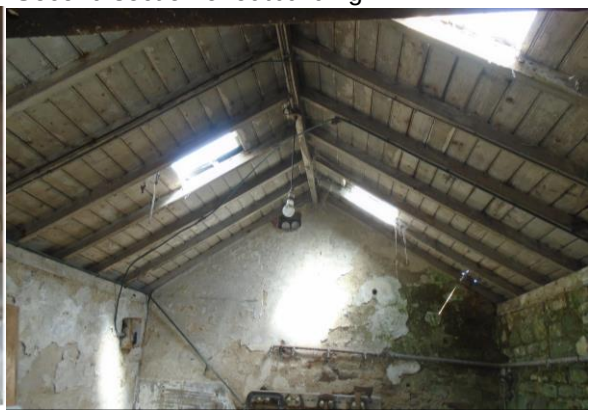

There was no enclosed roof void over the garage, the timber trusses were fully visible and it was possible to examine closely, all were in good order with no signs of rot, cracks or crevices. The underlay is in excellent condition with no rips or tears. The eaves were well sealed, the roof structure did not provide any roost potential for bats.


OUTBUILDING

There is no enclosed roof void present in the outbuilding the space has two rooms the first room having boarding fixed to the underside of the rafters, the second section having sarking board over the rafters.

First section of outbuilding

Second section of outbuilding

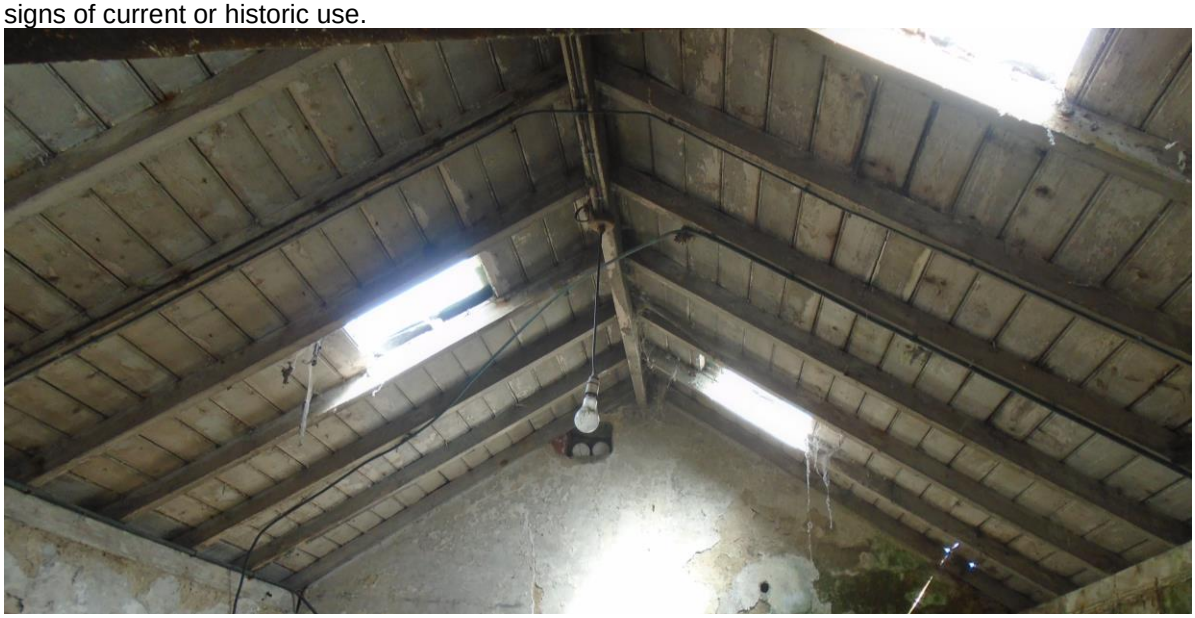


No rot was evident in the timbers however some of the boards were warped at the ridge and a dislodged section was present in the first section. It was possible to examine any gaps with the endoscope see below.

All

Gaps in the boarding to the first section of the outbuilding. Inspection did not reveal any current or historic bat presence.


The second section with the sarking board ceiling was in average / poor condition however there was no significant signs of decay or dislodged boards. No high value roost habitat was present. nor any signs of current or historic use.



The end section of the out building is slate laid over timber rafters and battens, there are numerous gaps in the slates. All the structure is easily examined. No suitable bat habitat was present. However a bird nest with young could be heard although not seen in a wall cavity to the north east corner of the building.


The underside of the concrete garage flat roof provides no habitat for bats.

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

The exterior of the property to the side and rear where the alterations are to take place, were the main focus of this scoping survey. It was examined for signs of droppings, urine stains and grease or scratch marks. Particular attention was paid to the slipped/ broken slates for grease marks or staining indicating possible bat entry, it was possible to closely inspect the majority of potential access points using an endoscope and binoculars of the roof and walls did not reveal any signs of bat usage.
The outbuilding and garage could be closely inspected externally 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 section of the house which was accessible and the garage space did not reveal any evidence of roosting bats or any signs that it had been accessed in the past.
The outbuilding and attached garage were inspected internally checking the floors and any surfaces for any of the above evidence. The result was negative.

CONCLUSION

Based on the findings of the survey and the lack of any potential access points to the house and garage it is highly unlikely that the disruption to the rear pitch of the house and the attached garage will result in the uncovering of any roosting bats or removal / disturbance of any high value roost potential. The scale of the extension will not affect any existing forage or commute routes.
No Mitigation is required.

The outbuilding whilst no existing or historic bat presence could be found and the location does not provide a high level of forage potential it did have access points in the roof. Due of the possibility that bats could enter in the intervening months prior to commencement of the conversion the following precautions should be followed when carrying out the work.

MITIGATION FOR OUTBUILDING

The impact of the work will not result in any loss of existing roosting / breeding or maternity sites. Hibernation by bats is difficult to ascertain at this time of year but any work during the winter months should be carried out assuming that bats may be present in the roof, and work should proceed with appropriate caution.
However in order to ensure that no bats are harmed or disturbed during the work the following measures should be undertaken.

- All Contractors to have a pre -commencement induction on bat presence and their legal responsibilities (to European protected species) during the contract, by a Licensed ecologist.

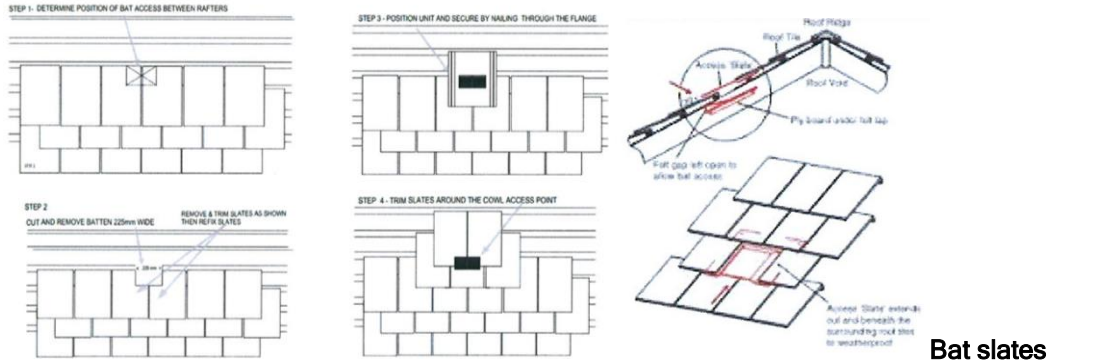
- Once the work commences the slates should be removed carefully by hand , if any Bats are exposed work should stop immediately and Natural England the Licensed Bat worker contacted to remove the bats from the site and care for them until it is safe to return the bats to the roof space.

- Note it is a legal requirement to stop work immediately in an area if bats are found during the work and further advice should be sought from The Bat Conservation Trust or Natural England to locate a Licensed bat worker.

- If bats are exposed or vulnerable to harm during the building works, use gloves or a small container to carefully place the bat in a quiet dark place until a bat worker can be contacted.

- New timbers used in the build should be only be treated with CCA (copper, chrome, arsenic) which has been found not harmful to bats.

Whilst mitigation is not necessary in the house . The extension is an opportunity to enhance the potential roosting habitat and the following should be incorporated.



Bat slates

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.