SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -
CHERRY HALL
GRINDLETON

DATE AND TIME OF VISIT
16th Dec 2022. 9.00am

WEATHER CONDITIONS
Sunny . Light breeze -2 C

REFERENCE NO. 6753

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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.
- 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

Removal of rear single storey lean to's and removal of detached outbuilding prior to constructing a new side (East) elevation extension .
Impact of development in relation to potential bat habitat:-
Disruption to an outbuilding and lean to structures.

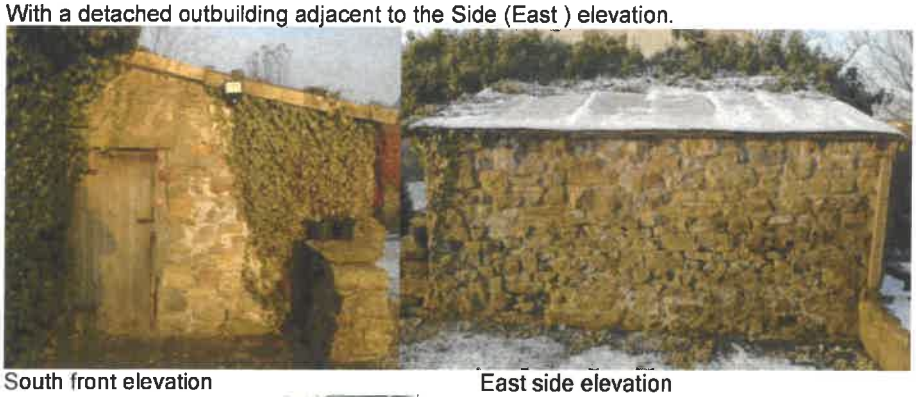
TYPE OF BUILDING

The property is a detached house which has been extended to the rear with lean to structures and a two storey east side extension.


Front (south) elevation


Rear (north) and side (west) elevation

Lean to structures to be removed
With a detached outbuilding adjacent to the Side (East) elevation.



South front elevation East side elevation

North 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

All areas accessible and fully visible. Survey carried out during 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 SD757458 114 m elevation

The house and outbuilding are located in Grindleton village to the east side of Main street, its west gable being directly adjacent to the road. The rear elevation of the lean to structures are directly on an access track.

FORAGING POTENTIAL IN THE LOCATION

The Property is located in the north west corner of a garden which is adjacent to the front and east side. The village is surrounded by pasture land bound by trees and hedgerow. The location can be considered to provide a medium level of forage and roost potential.

WALL CONSTRUCTION

The lean to and the two storey extension walls have a smooth render finish. The original house is natural stone. The outbuilding is natural random stone however the side (west) elevation has a dense well established ivy coverage.

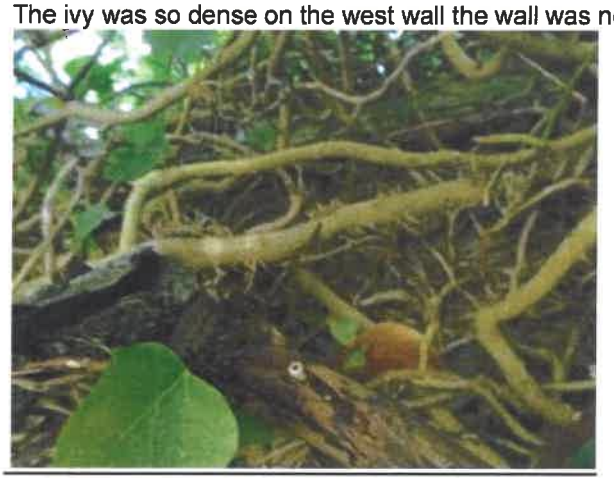
House gable and lean to walls

Outbuilding walls and house gable

BAT ACCESS POINTS IN WALLS

The render walls are in good condition with no cracks or crevices with the potential for bat ingress. The outbuilding walls and pointing are generally in reasonable condition however there were sections of dislodged pointing to the east and north elevation. It was possible to inspect any potential habitat crevices closely as they were generally at low level.no presence was found nor any evidence of past use.

The ivy was so dense on the west wall the wall was not visible.



ROOF CONSTRUCTION

The Lean to roofs affected had a blue slate finish with conservation roof lights. Lead flashing at abutment with the wall and flush fixed timber fascia's to the eaves.

The outbuilding was a mono pitch mineral felt finish.

BAT ACCESS POINTS IN ROOF

The fascia is very tight fitting with no voids behind. The slates and flashings are in very good condition with no gaps or crevices. Two verges are pointed and one has a barge board with some signs of rot, however no potential bat habitat was found to be present .

The outbuilding roof felt was in tact with no tears or raised laps, this said the timber deck was showing signs of deterioration. The exterior could be examined very closely , no potential habitat was found.

ROOF SPACE

There is no enclosed roof void in the lean to structures the roof is lined with plaster board to the u/s of the rafters.

The outbuilding has no enclosed roof void the rafters and deck over are visible. The structure was in reasonable condition and did not provide any suitable crevice roost habitat.

There were numerous voids at the eaves but all could be inspected closely , no bats were found to be present nor was any evidence of historic use.

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

The external features of the structures being affected by the development were the main focus of this scoping survey. The flashings, facias, render and stone walls and any sills were visually examined for droppings, staining or feeding remains. This scoping survey has been carried out during the inactive period, bats hibernate during the winter months so the use of the detector was not required. What can be determined during the winter months is if the buildings can be accessed by bats, if it is currently being used for hibernation or if there are any signs that bats have used the building previously for roosting, feeding or maternity.
A thorough close inspection was carried out of all the external walls and roof, The buildings generally have no access points and any crevices found could be inspected very closely. The result was negative.

		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 in the outbuilding was the focus of the internal inspection. No bats were found nor were there any signs of droppings or insect feeding on any interior surfaces, nothing to indicate that bats had used the space in the past.

CONCLUSION

There is no evidence that bats are roosting or have ever been present in these structures.
It is not considered necessary to carry out an emergence survey on this property
It is very unlikely that roosting bats will be disturbed or exposed during the building works on this property nor will the scale of this extension have any negative impact on a local bat population.
Mitigation or timing constraints are not required.

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
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8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
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