

3202400 1P

Condition 4 of Planning Permission – To protect the bat population from damaging activities and reduce or remove the impact of development in accordance with Policy DME 3 of the Ribble Valley Core Strategy.

Please find Bat Survey Attached. I draw your attention to the **Conclusion** section of this document and confirm at no time throughout the build were any bats discovered.

320171189P

**BAT SURVEY AT -
21 HUMBER STREET
LONGRIDGE
PR3 3 WD**

**DATE AND TIME OF VISIT
10th Dec 2017 2.00pm**

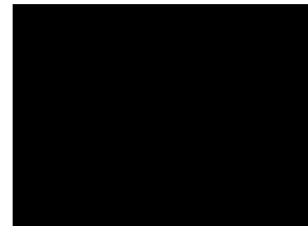
WEATHER CONDITIONS

High cloud , light westerly wind , 0 C

REFERENCE. Mr and Mrs Berrington



SURVEY CARRIED OUT BY:



AssocRICS

THIS SURVEY HAS BEEN CARRIED OUT BY: [REDACTED] 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 NINE 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.

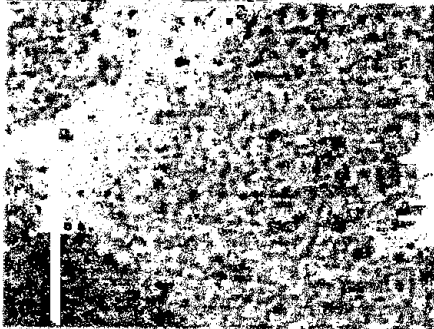
The Natural Environment and Rural Communities Act (2006) PART 3, (40): Duty to conserve biodiversity

- (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



WALL CONSTRUCTION



The walls are random natural stone, dressed stone to the front elevation.

BAT ACCESS POINTS IN WALLS

The walls and pointing are all in perfect condition, with no cracks or crevices which bats could enter.

ROOF CONSTRUCTION

The roof is pitched with a hip to the gable and a lean -to over the outshot to the rear. The finish is blue slate with hip and ridge tiles. There is a stone gutter detail to the front and side elevation.



AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

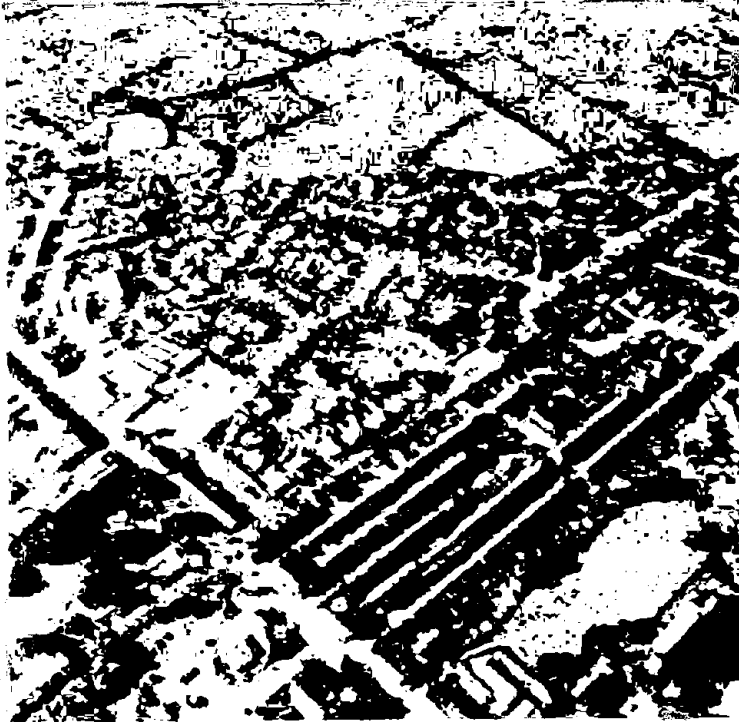
The survey will ; Identify past ,current or potential use of the site by protected species.

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: 605375

The house is located in the centre of Longridge at the end of a terraced row on Humber street running at right angles and and at a distance of 146m from the main road Berry Lane.



FORAGING POTENTIAL IN THE LOCATION

The house is surrounded by terraced rows (of a similar period) and other more recent residential properties.

Other services typically found in the centre of towns are all located near by. There are no water courses or areas of open water within 500m of the house, a pond is the nearest water at 550m to the north west.

Fields and open country side are 290m to the north at the nearest point.

There are no significant areas of broad leaf trees within 500m of the site however there is a reasonable amount of domestic planting and coniferous trees although they do not form any significant forage /commute routes.

The location is considered to provide sub optimal foraging potential.

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

A two storey extension to the side elevation.

Impact of development in relation to potential bat habitat:-

Small section of existing roof to be disturbed at abutment of the new roof.

TYPE OF BUILDING

The property is an end terrace period dwelling. The terrace row dates from 1850 and is within the conservation area of Longridge.



Front elevation



Side elevation (south west)



Rear elevation (south east)

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 only has been carried out during inactive period.

BAT ACCESS POINTS IN ROOF

The roof appears (observed from the ground) to be in excellent condition all the slates are tight fitting the ridge and hip tiles are well pointed and in good condition. The chimney flashing also appears in very good condition.

ROOF SPACE

The roof construction is timber purlins, hip rafters, rafters and battens the slate is pointed on to the timbers. The timbers are in reasonable condition with no rot, cracks or crevices. The space is dusty formed with the breakdown of the mortar. The space is sub optimal in both roosting and forage potential



	Yes	No
<u>BAT SIGNS. EXTERNAL</u>		
SEEN		X
DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

The exterior of the property particularly the side gable was the main focus of this scoping survey, all external surfaces were examined closely for signs of staining, grease marks and droppings. The result was negative.

	Yes	No
<u>BAT SIGNS. INTERNAL</u>		
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 interior inspection had negative results.

CONCLUSION

This property is in accessible to bats and it does not provide any habitat or foraging potential, the location also lacks foraging potential. The construction of this extension will not impact on any local bat population. No further survey effort is required nor is any mitigation necessary.

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