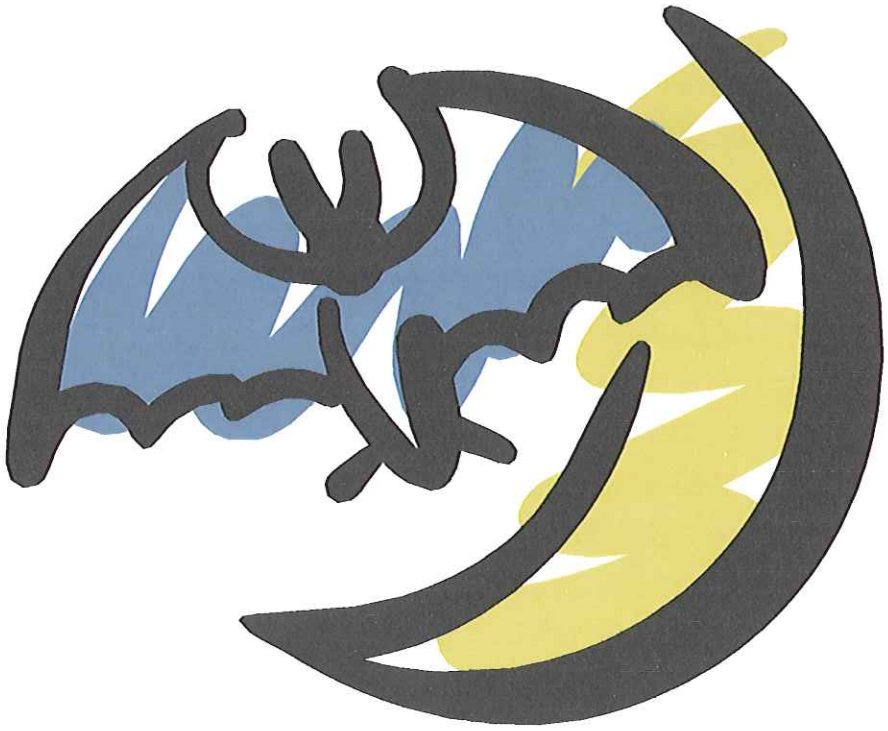
WILDLIFE SURVEY FOR BATS AND OWLS

AT

The Talbot Hotel and adjoining Barn
Talbot Road
Chipping
Lancashire.



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ISO 9001 REGISTERED FIRM
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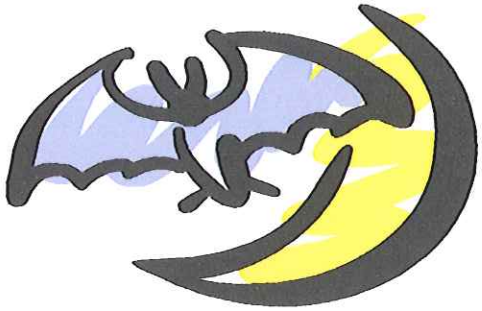
OHSAS 18001 REGISTERED FIRM



BAT AND OWL SURVEY & REPORT

Commissioned By:

The Talbot Hotel

Address:

Talbot Road
Chipping
Lancashire

Tel No:

01995 61905

Instruction Method:

Written

Bat Survey Address:

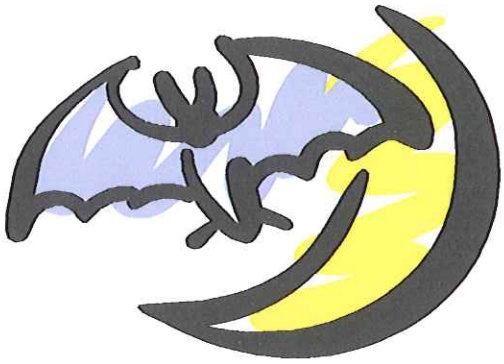
Talbot Hotel and adjoining Barn
Talbot Road
Chipping
Lancashire

Visit Date/Time:

6 September 2010 @ 19.00hrs
27 September 2010 @ 10.30hrs

Document Reference:

1343



BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.

2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.

3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.

2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.

3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.

5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.

6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.

2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

1 Presence of live or dead bats.
2 Bat droppings.
3 Moth and inset wings and remains.
4 Faint scratch marks on roof timbers.
5 Grease staining marks on roof timbers.
6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet 'bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

BAT SURVEY & REPORT

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

Low risk:
No evidence of use by bats was found.

Medium risk:
Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:
Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

Property – Talbot Hotel – 27 September 2010 @ 10.30hrs

External Survey Results

Property type

	YES	NO
Former Public House & Hotel:	✓	
Extension:	✓	
Other:	✓	

Comments: The main building has three storeys with single storey extensions to the side and rear. The front of the property is rendered and whitened.

Construction

Stone	✓	
Brick		✓
Other: Timber	✓	
Bat Access Places	✓	

Comments: All the buildings are built of stone, except for the timber framed and clad store to the side. One corner of the building is clad with ivy which was carefully examined.

Roof

Slate	✓	
Tile:		✓
Other: Mineral Felt	✓	
Bat Access Places		✓

Comments: The roof of the main building is in extremely good condition with no visible access points. The hipped roof extension and the felted flat roof are likewise well built with no bat access points.

Bat Signs

Bats seen		✓
Droppings		✓
Bat Detector Results		✓

Comments: A careful search could find no signs of bat presence.

External Conclusions:

No evidence of occupation by bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Internal Survey Results

Is the building lived In?: Not at present

Construction

	YES	NO
Stone	✓	
Brick	✓	
Other/plaster	✓	
Bat Access Places		✓

Comments:

Roof space, attic or loft

Beams	✓	
Cracks in beams	✓	
Lined roof:	✓	
Bat Access Places		✓

Comments: In several places, ceilings have been pulled down to expose the attic spaces. The roof has been replaced within the last fifteen years. No bat access places could be found.

Bat signs

Bats seen		✓
Droppings		✓
Bat Detector Results		✓
Staining on beams		✓
Moth + insect wings present		✓
Suspect summer roost		✓
Suspect winter hibernacula		✓

Comments: The ceilings contain much dust and debris from when the roof was replaced. No signs of droppings or other clues of bat presence could be found anywhere within the roof space.

Internal Conclusions:

No signs of bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Property – Talbot Barn – 27 September 2010 @ 13.30hrs

External Survey Results

Property type

	YES	NO
Barn:	✓	
Extension:	✓	
Other:		✓

Comments: This is a two storey building fronting the main road with an apex roof.

Construction

Stone	✓	
Brick		✓
Other:		✓
Bat Access Places	✓	

Comments: The structure of the building is generally sound with the stonework well pointed. There are some gaps in walls where pointing is missing.

Roof

Slate	✓	
Tile:		✓
Other: Stone	✓	
Bat Access Places	✓	

Comments: One half of the roof is stone and the remainder covered with slate.

Bat Signs

Bats seen		✓
Droppings		✓
Bat Detector Results		✓

Comments: A thorough search failed to provide any evidence of bats.

External Conclusions:

No signs of bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Internal Survey Results

Is the building lived In?: The building is used for storage

Construction

	YES	NO
Stone	✓	
Brick	✓	
Other/plaster		✓
Bat Access Places	✓	

Comments: The walls have been whitened but there are holes in the walls where floor spars have been. There is no second storey so the roof is clearly visible from ground level.

Roof space, attic or loft

Beams	✓	
Cracks in beams	✓	
Lined roof:		✓
Bat Access Places	✓	

Comments: Roof lights allow light into the building. Only a small section of the roof has underfelt. Spiders cobwebs adorn all areas of the roof and their presence indicates that bats are unlikely to be present.

Bat signs

Bats seen		✓
Droppings		✓
Bat Detector Results		✓
Staining on beams		✓
Moth + insect wings present		✓
Suspect summer roost		✓
Suspect winter hibernacula		✓

Comments: Holes in the roof and around doors allow free access for bats to enter the building. A detailed search could find no evidence of bats inside the building.

Internal Conclusions:

No signs of bats occupying or using the building could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

EVENING SURVEY **Talbot Hotel and Barn**

Date: 6 September 2010

Start Time: 18.30hrs

End Time: 20.00hrs

Weather: Dry and fine following a warm sunny day. Temperature 12°C

Suitability for Bats

A calm evening with a light breeze gave rise to many flying insects and moths, indicating a good night for foraging bats.

Survey Details

Two people, each with a bat detector continually toured the site. Bat detectors were tuned to 45-48 Khz most of the time but changed to 60 Khz on occasions to allow for picking up species with a different noise emitting range. Both the front and rear of the buildings were patrolled throughout the duration of the survey.

Survey Findings

Two bats emitting on 45 Khz were observed foraging around the trees to the rear of the property at 19.02hrs. They were identified as Pipistrelle. A further three bats, also pipistrelle, moved onto the site from the church area at 19.14hrs, staying for a few minutes before moving away. Bats foraging around the trees continued till 19.44hrs.

No bats were observed exiting from either the Hotel or the Barn.

Evaluation of the Survey Results

Despite bats being present most of the evening, none were seen leaving either the Hotel or the Barn.

Risk Assessment

Low

BAT SURVEY & REPORT

Evening Survey **Talbot Hotel and Barn**

Date: 27 September 2010

Start Time: 18.30hrs

End Time: 19.40hrs

Weather: Dry, fine evening with cloud cover. Temperature 9°C

Suitability for Bats

With good abundance of flying insects, the evening was considered a suitable night for foraging bats,

Survey Details

The survey was conducted by the same individuals as on 6 September 2010 using the same equipment and the same format.

Survey Findings

Bats were observed flying onto the site at 18.54hrs. In total seven bats, identified as Pipistrelle, were continually monitored foraging around the trees and car park to the rear of the buildings until19.25hrs. Bat behaviour is to move from area to area then back again, picking up flying insects as they quarter the areas.

No bats were observed exiting from either the Hotel or the Barn.

Evaluation of the Survey Results

The survey could not find any evidence of bats using either of the buildings as a roost site.

Risk Assessment

Low

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to restore the site to its former use as a hotel.

Site Description

The two buildings are central to a small rural village, which is surrounded by agricultural land with woodland nearby.

Survey Results

The external and internal surveys of both buildings could find no evidence of present or previous use by bats.

Additional surveys were conducted at bat emergence times on suitable evenings. Though bats were present foraging around the site, they were observed flying in from the church area.

No bats were recorded leaving either of the two buildings

Importance of the Site

Following the extensive surveys, the sites were found to be of no special wildlife interest.

Conclusions

Bats do not occupy either of the two buildings.

Risk assessment

Low

Mitigation and Enhancement

No bat mitigation or habitat enhancement is required.

Timing of Works

Works may be undertaken at any time.

Author: Denis Lambert

Signed: .....

Dated: 1st October 2010.

Denis Lambert is a registered and licensed Bat Warden for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years.

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.)(Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn".*

How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact:
Denis Lambert on **01772 783322 or 07813 140682** for advice.

BARN OWL SURVEY & REPORT

Survey Brief:

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted.

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

Objectives of the report:

1) To thoroughly inspect all buildings and record any findings indicating the presence or absence of barn owls.

2) To make recommendations when the presence of owls is found.

Limitations of the report:

External walls and internal rooms are inspected from ground level only.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following;

White streaks down roof timbers and walls
Barn owl pellets, new and old
Barn owl feathers
Signs of nest
Access for barn owls

SURVEYING EQUIPMENT

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Petzl headlamp torches.
A variety of folding aluminium ladders.

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required

BARN OWL SURVEY & REPORT

Site: **Talbot Hotel and Barn**

Date: 27 September 2010

Site description:

Both buildings are sited in the middle of a small rural village. Business premises and residential development surround the immediate area with agricultural land beyond.

Importance of the site

The buildings to which this planning application refers have no access for barn owls into the roof space.

Survey results

		YES	NO
External:	White streaks down roof timbers + walls		✓
	Owl pellets		✓
Internal:	White streaks down walls		✓
	Owl pellets new		✓
	Owl pellets old		✓
	Owl feathers		✓
	Signs of nest		✓
	Access for owls		✓

Comments:
No evidence of barn owls using either of the buildings could be found.

Conclusion:

Barn owls do not use either of the buildings.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: D Lambert **Dated:** 1st October 2010.