

BAT SURVEY

AT

The Old Gravel works
Salesbury Hall Road.
Ribchester.

DATE AND TIME OF VISIT
30th Jan 2013 10.15 am

WEATHER CONDITIONS

Strong winds, high cloud 7 °C

REFERENCE NO. 4329



Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

**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**

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or protection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

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.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Conversion of existing buildings to form 8 office suites and management training centre.

TYPE OF BUILDING

	HOUSE
X	BARN
	GARAGE
	OTHER

COMMENTS: The building has a double pitched roof with central valley supported by a brick wall internally. The south east elevation has a lean-to, projecting from which are 2no flat roof wc blocks. There are glazed window openings in all the elevations with the exception of the North east elevation. The main door is located in the south west elevation.



South west elevation.



South east elevation with lean- to and flat roof wc blocks.



North and South west elevation, main entrance door.



North west elevation.



North east elevation.

LOCATION

	URBAN
	SMALL TOWN/URBAN VILLAGE
X	RURAL/VILLAGE

COMMENTS: The building is located in a remote position accessed by a private track off Salesbury hall road at a sharp right angled bend in the river Ribble.



BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
	HEDGEROW
X	OPEN WATER

COMMENTS: A small plantation of saplings are located 18.5 m to the south of the building whilst there are substantial wooded areas to the north west and east on the opposite bank of the river. The river Ribble surrounds the building on three sides.

WALL CONSTRUCTION

	STONE
	BRICK
	STEEL
X	BRICK/BLOCK
	OTHER

COMMENTS: The walls are solid concrete block external leaf backed with red brick internally.



ROOF CONSTRUCTION

	SLATE
	TILE
	GREY SLATE
	STEEL
	FLAT ROOF FELT

COMMENTS: Corrugated fibre cement sheet roof. Small sections of solid concrete roof over the wc blocks.



	Yes	No
BAT ACCESS POINTS IN WALLS	☒	☐

COMMENTS: The main door opening gives free access to the building as does the personnel door in the lean-to south west elevation. There are some recesses in the external wall.

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

COMMENTS: The exterior of the property was examined for signs of droppings, urine stains and grease or scratch marks. The recesses were examined closely but no evidence of use could be found. Due to the necessity of the survey being carried out in winter the use of the detector was not necessary as bats are inactive during the winter months. No external evidence was found.

	Yes	No
ROOF SPACE	☒	☐
TRUSSED PURLINS	☒	☐
FELT	☐	☒

COMMENTS: Steel trusses and purlins.



	Yes	No
BAT ACCESS POINTS IN ROOF	☒	☐

COMMENTS: The sheet roof has gaps at the ridge and eaves level providing access.

		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

COMMENTS: This survey has been undertaken at an inactive time of year making the use of the detector unnecessary. After careful inspection of the buildings, no evidence could be found that bats are currently hibernating and no signs were evident that bats have used the building in the past for roosting or breeding.

CONCLUSION

This survey was carried out during the minimal bat activity period (winter months). The main conclusion which could be drawn from this survey was that the building does not provide a suitable environment for hibernation and no evidence was found that bats are present. It could not be concluded however that bats do not enter the building to forage during the spring /summer months, although no significant evidence could be found to indicate that much activity occurs.

If the work was carried out during the winter months no bat population would be affected. However i would recommend that a further survey be carried out late March 2013 to determine if bats use the building.

OWLS

There was a Barn owl present in the building. The pellet and dropping evidence indicates that the owl perches on various steel trusses throughout the building. The owl also uses a barn at Manor court approx 750m from the gravel works.

Mitigation necessary during the work should entail constructing temporary nesting boxes on poles (see Natural England's Barn owl trust guidance on provisions for barn owls). Detail attached. The boxes should be provided min 30 days before commencement and within 200m of the buildings. This temporary provision should remain min 30 days after the permanent provision has been made.

The permanent provision involves creating entrance holes in the walls for owls to access a nesting space (see attached detail)

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

INCONCLUSIVE

NOTES:

The precautions below should be incorporated in the 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

ALTERNATIVE PROVISION cont.

Essential design requirements - for Barn Owl nestboxes on poles

- Entrance hole: minimum size 100mm x 100mm, optimum size 100mm x 125mm, maximum size 150mm x 150mm.
- Floor area of nest chamber: absolute minimum 0.2m². Good size range 0.3 to 0.4m².
- Depth from bottom of entrance hole to nest must be not less than 460 mm.
- There must be an external platform below the entrance hole that allows ample room for an entire brood of young birds to exercise and await food deliveries; thus the danger of young birds falling (before fledging) must be minimised. External platform size should be approximately 0.125m² or larger.
- The platform must have a generous raised edge suitable for Barn Owls to grip easily and it should be positioned, and have sufficient shelter and drainage, to prevent rainwater being deflected into the box entrance.
- Interior must remain dry during prolonged heavy rain coming from any direction.
- All sides should overhang the floor and the floor should have adequate drainage. The installation of a (drier) false floor can be an advantage.
- There should always be sufficient height difference between the nest and the external platform so as to prevent the accumulation of a continuous (internal/external) layer of pellet debris allowing rainwater to soak through the debris to the inside thereby chilling the nest contents.
- Roof should be covered in thick roofing felt guaranteed for not less than 10 years applied by heat or adhesive (not nailed or pierced in any way). Very steeply sloping roofs may not need covering but any apex join must be permanently waterproofed.
- A flat or slightly sloping roof that provides additional exercise space for the young is advantageous.
- Human access for easy clearing-out of nest debris is essential.
- Timber liable to decay within 20 years must be treated with long-lasting preservative: either pressure treated (CCA) or surface treated including all edges of all component parts.
- All screws/nails and any metal fittings used should be rust proof.
- Should be substantially constructed yet light enough to permit safe erection using normal lifting equipment. Normal pole-box weight range is 18-30kg. Any pole box under 13kg is probably not substantial enough.
- Should not be constructed from tropical hardwood unless the timber is certified as sustainably grown (FSC Approved).
- Within the box, a separate entrance hole into a small compartment so as to provide a secluded roosting space for an adult owl can be advantageous. (However, it should be designed so as to minimise the chances of this inferior cavity being used for nesting by Barn Owls).
- Measures aimed at reducing the chances of entry by other species (such as Jackdaws) are to be encouraged provided that they do not significantly reduce the box's suitability for Barn Owls.

You can view the construction of a polebox [here](#).

You can view a polebox being erected [here](#).

ALTERNATIVE PROVISION cont.

Clearing out the box

Where a polebox is erected as temporary alternative provision at a development site (for perhaps a year) clearing out the box is unlikely to become an issue. However, if the box remains in place for more than one nesting season it may. As the box fills up with nest debris its effective depth is reduced and so it gradually becomes less safe for emerging young. After four or five broods of young have been produced (normally after about four years) the nest debris should be removed. Boxes used by Jackdaws will fill rapidly with sticks and should be cleared out yearly. When clearing out nest debris it is advisable to wear gloves and a dust mask. It's usually best to clear out nestboxes in November, December or January (but please try to avoid flushing birds out during severe weather conditions). Under the Wildlife and Countryside Act 1981, it is an offence to disturb breeding Barn Owls.

Safety

When erecting your nestbox please have due regard for Health and Safety.



Positioning requirements - for Barn Owl nestboxes on poles

- Pole boxes should be erected at a height of not less than 4 metres above ground level.
- A substantial pole is needed - not less than 150mm diameter (normally 6m long with 1.5m underground and 4.5m in height). Never erect a box on a pole in use (with overhead wires attached).
- Barn Owls are NOT woodland birds and will not usually enter dense woodland. The pole should be isolated, sited in open ground and ideally in an area of rough tussocky grassland.
- Provision for Barn Owls should not be made within 1km of a motorway, dual-carriageway, or similar (if in doubt please seek advice info@barnowltrust.org.uk)

POLEBOX DESIGN



The platform is made in two parts. After the box has been erected the platform halves simply slide onto the box and the outer extended battens (already attached to one half of the platform) are screwed to the other half. To facilitate this, the box has ladder-rails on both sides. Please note that the light grey shaded battens in this diagram are flat and level with the bottom of all the other timbers. This effectively gives the tray an edge that is easy for young birds to grip.



48

PERMANENT PROVISION cont.

Positioning requirements - for permanent provision in barn conversions etc.

The owl hole should be at a height of not less than 3 metres above ground level and positioned so that it is easily noticed by a bird flying past over open ground (i.e. - not screened by other buildings or trees).

At sites with evidence of occupation by Barn Owls, the position of the owl hole and the proximity of the new nest-place should replicate (as far as possible) those already used by the bird(s). However, where birds may have been "forced" to use one of the lower buildings (because, for example, the larger buildings had no owl hole or no nest-ledge) the permanent provision should be made in one of the tallest buildings irrespective of which building birds are currently using.

Essential design requirements - for incorporating a nesting space (for Barn Owls) into barn conversions, other redeveloped buildings and new build

- Entrance hole: minimum size 100mm wide x 200mm high, optimum size 130mm W x 250mm H, maximum size 200mm W x 300mm H.
- Floor area of nest chamber: absolute minimum 0.4m², ideal size is 1m² (These dimensions are bigger than those for nestboxes because built-in provision usually lacks external exercise areas that would permit maximum wing stretching prior to fledging).
- Depth from bottom of entrance hole to floor of nesting area must be not less than 460mm.
- Interior must remain dry during prolonged heavy rain coming from any direction.
- Human access for easy clearing-out of nest debris is essential (probably once every 3-4 years or less).
- Measures aimed at reducing the chances of entry by other species (such as Jackdaws) are to be encouraged provided that they do not significantly reduce the box's suitability for Barn Owls.
- Should be substantially constructed and well-insulated against condensation and noise.
- Should not be constructed from tropical hardwood unless the timber is certified as sustainably grown (FSC).
- Hipped roofs, and pitched roofs where optimal siting of the access is through the roof rather than the wall/gable end, will require the use of a specially built miniature dormer or owl-hole 'tile'.
- Where the access is in a vertical structure such as a wall or gable end, there should be an external landing platform or perch below the entrance hole to facilitate the Barn Owls' arrival and departure.
- Owners of buildings with permanent provision in the roof space should also be aware of the following subjects: foraging habitat requirements, the need for clearing out debris so as to maintain internal depth, what to do if a young Barn Owl is found and human safety issues. See barnowltrust.org.uk

