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BAT SURVEY

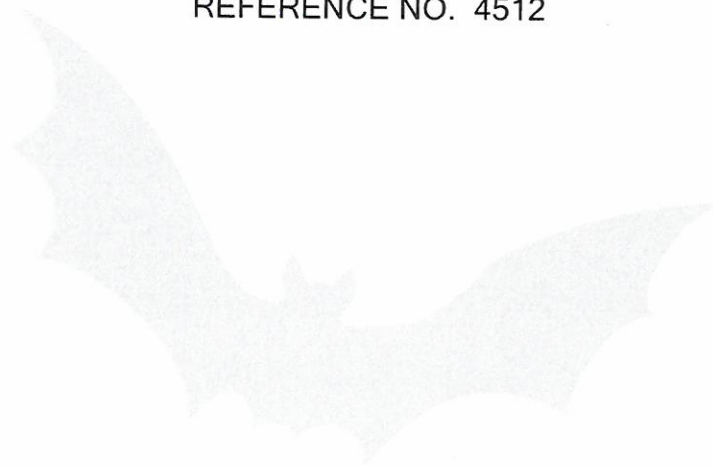
AT
The Moorcock inn
Waddington
Clitheroe
Map ref. SD 720467

DATE AND TIME OF VISIT
14th June 2014 9.15pm -1 hour after dusk

WEATHER CONDITIONS

Clear, slight breeze 15°C
Conditions suitable for foraging bats.

REFERENCE NO. 4512



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.

EMERGENCE SURVEYS ARE CARRIED OUT WITH A SECOND SURVEYOR WHO HAS SEVEN YEARS EXPERIENCE OF ASSISTING ON EMERGENCE SURVEYS.

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981 as amended, the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006.

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 projection 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

Demolition of disused Public house.

TYPE OF BUILDING

<input type="checkbox"/>	HOUSE
<input type="checkbox"/>	BARN
<input type="checkbox"/>	GARAGE
<input checked="" type="checkbox"/>	OTHER

COMMENTS: The original Public house building has been extended over the years to include a function room. The building has been closed a number of years and has deteriorated significantly.



METHOD :- Two surveyors were positioned at opposite sides of the building with and during the course of the survey moved around the site covering all possible exit points.

LOCATION

<input type="checkbox"/>	URBAN
<input type="checkbox"/>	SMALL TOWN/URBAN VILLAGE
<input checked="" type="checkbox"/>	RURAL/VILLAGE

COMMENTS: The public house is remote from the village of Waddington located next to Fell road at 250m above sea level. A detached house is located approx 100m to the North west of the Moorcock.



BUILDING ADJACENT TO OR WITHIN 10M OF

X	TREES
	HEDGEROW
	OPEN WATER

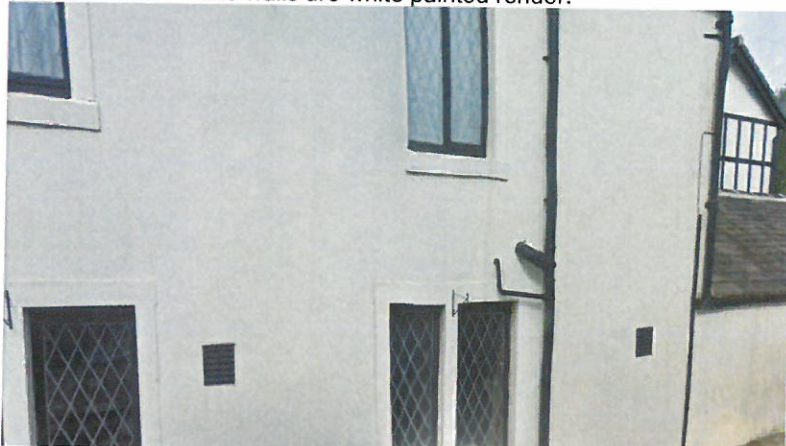
COMMENTS: The land to the east of the road is moorland and pasture land to the west. A plantation of trees extends from the rear (north) of the pub forming the rear boundary of the site in a westerly direction towards the detached house. Mature trees line the lawned areas to the front (south). Scattered garden shrubbery forms the garden boundary of the nearby house. See below. The nearby roosting and foraging potential moderate to the west, low to the East.



WALL CONSTRUCTION

	STONE
	BRICK
	STEEL
X	BRICK/BLOCK AND RENDER
	OTHER

COMMENTS: The walls are white painted render.



Wall adjacent to Fell road

BAT ACCESS POINTS IN WALLS

Yes	No
	X

COMMENTS: There are no access points in the walls, however a number of windows have been broken on the west elevations allowing free access to the interior.

ROOF CONSTRUCTION	X	SLATE
		TILE
	X	GREY SLATE
		STEEL
		FLAT ROOF FELT

COMMENTS: The roof structure consists of pitched roofs forming gables to the front elevation. Pitched roofs to the side and rear surrounding the flat roofed function room on three sides. The original parts of building has a grey slate roof, the newer side and rear extensions have slate.

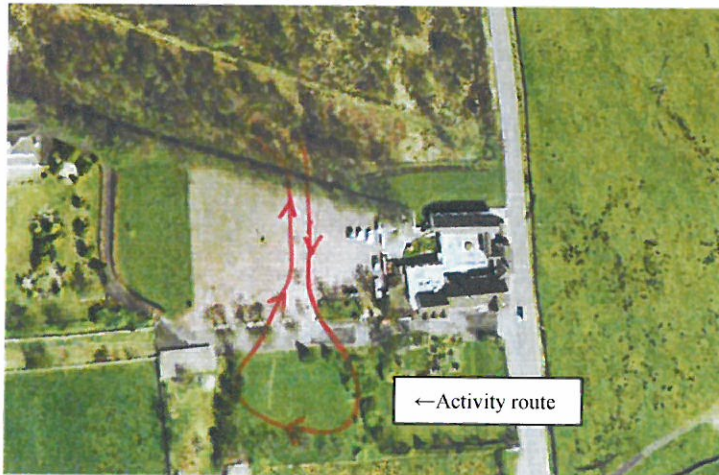
BAT ACCESS POINTS IN ROOF	Yes	No
		X

COMMENTS: No obvious access points in the roof finish however there are will be many crevices which bats could potentially access.

ROOF SPACE: The Roof space was not accessible due to health and safety issues.

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

COMMENTS: Low level Pipistrelle activity was recorded starting at 9.45 pm they emerged from the plantation of trees to the north and travelled south over the car park to forage in the trees in the front garden areas. No emergence from the building was recorded. See below



CONCLUSION

At the time of the survey it does not appear that bats are roosting in the building. The immediate areas surrounding the site provide moderate value habitat for foraging and roosting. The demolition of the building will not have a detrimental effect on the local bat population.

RISK ASSESSMENT

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

LOW -MEDIUM

MITIGATION

As there is some low level activity in the area the occasional transitory bat cannot be discounted hence precautions are necessary.

Extra care must be taken when roof slates, roofing components, barge boards or any timber boarding is removed and if bats are found, work should stop and a licensed bat worker contacted immediately.

In order to increase the available roost habitat it is proposed to install bat boxes on the new houses as indicated on the planning application elevations.

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