A B WILDLIFE SURVEYS

Ken Wainman
Licensed Bat Surveyor

BAT SURVEY REPORT

Client:
Mr. J Weston.

Location:
WESTFIELD COTTAGE, CLAY LAKE, ENDON, ST9 9BU



Date: 26th February 2020

1 INTRODUCTION

1.1 Bats are a protected species under the Wildlife and Countryside Act 1981 (as amended); the Countryside and Rights of Way Act, 2000; the Natural Environment and Rural Communities Act (NERC, 2006); and the Conservation of Habitats and Species Regulations (2010). Under this legislation it is an offence to intentionally or recklessly kill, injure or capture bats, disturb or damage, destroy or prevent access to bat roosts.

1.2 All bat roosts are protected whether or not bats are present at the time of survey. A "bat roost" is generally described as any structure or place which a wild bat uses for protection or shelter. This can include buildings, other structures and trees. If bats are present or use the building at any time protection/mitigation measures would need to be provided as an integral part of any development and if planning permission is granted a European Protected Species Licence from Natural England may be need to be obtained before works can begin.

1.3 Under the Habitat Regulations 2017 it is an offence to kill or injure a bat intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection, or intentionally or recklessly disturb any wild bat whilst it is occupying a structure or place that it uses for shelter or protection. Bats and breeding birds are also protected under the Wildlife and Countryside Act 1981 (as amended).

1.4 The survey was carried out and this report written by Ken Wainman, who has extensive experience of bat surveys and holds a Class Survey Licence (Bat Survey) Level 2.

1.5 The clients propose to demolish the existing outbuilding and flat-roofed link to the main house and build a two-storey extension on the side of the existing house, extending an existing extension.

2 OBJECTIVES OF THE SURVEY

2.1 To assess whether bats and other protected species use or roost in the outbuilding, the link and the roof space of the house. The survey consisted of a building inspection on 20th February 2020.

2.2 To recommend any further actions/mitigation measures required as a result of the survey findings.

3 THE BUILDINGS

3.1 The proposed development will affect three buildings – the outhouse and carport (both to be demolished) and the roof space and roof of the nearest gable of the house into which the proposed two-storey extension will be integrated.

3.2 The walls of the main house are rendered and the roof tiled; the car-port has a flat roof and open to the front and rear; and the annex has rendered walls and a pitched roof. The main house walls are solid brick and do not contain cavities.

4 THE BUILDING INSPECTION

3.1 The building survey consisted of an internal and external survey of each building checking for sign of bats. Externally a visual inspection was carried out of the outside of the buildings checking for sign of bats, in particular droppings but also urine stains on walls. The roofs were examined using the eye.

3.2 The inside of the building was inspected using the eye and a torch. The photographs no. 1-4 below show the outside of the building.

Photos 1-4 The Outside of the Buildings



1. The front (north) of the main house. The flat-roofed car-port/link to the annex/outbuilding can be seen on the left.



2. The north side of the car-port and annex.



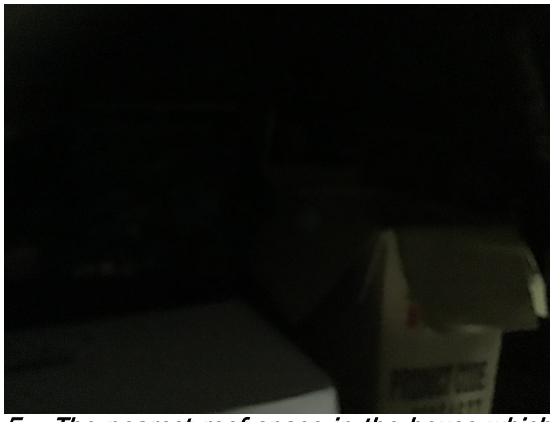
3. The existing 2-storey extension which will be extended. Please note the fascia board.



4. The rear (south) side of the annex & car-port.

3.3 The survey concentrated on the existing extension on the south-east corner of the house which would be connected to the proposed development; the car-port and annex. The roof spaces in the existing house extension and in the annex were inspected.

Photos 5 & 6 - The roof spaces.



5. The nearest roof space in the house which would be connected to the proposed development.



6. The annex roof space. This photo was taken using torchlight.

4.2 The insides of the roof in both roof-spaces are lined. The roof-space in the house is lined with close-butted plaster-board and the joints are taped. The roof-space in the annex is lined with close-butted polystyrene sheets. In neither roof space are there any gaps showing daylight.

5. RESULTS

5.1. No evidence of droppings was found outside the annex or the nearest gable wall of the existing house. However, the weather conditions were wet and if there had been droppings, they most likely would have been washed away. The car-port roof would also catch any droppings but again if there had been any droppings they would probably have been washed away.

5.2. As can be seen in the internal photographs there are no gaps to the outside through which light can be seen. This combined with the fact that no droppings or other evidence of bats were found in either roof-space leads to the conclusion that the roof spaces are not used by bats or have potential for bats.

6. CONCLUSION

6.1. Neither roof-space is used by bats.

6.2. Both the existing extension on the SW of the house, and the annex have fascia/barge boards. There is a possibility that bats could potentially roost in the gaps behind the fascia boards in the summer months particularly on the two-storey existing extension to the house.

6.3. I understand that it is the intention to remove the fascia/barge boards by either the end of March or by mid-April. It is unlikely that bats will roost behind the barge-boards in the major part of March and although they might roost there in the last few days of March and in April they could, if found, be carefully relocated without causing any harm.

6.4. It is therefore recommended that a precautionary approach is adopted and that a bat surveyor should be present when the fascia panels are removed so that if bats are found then the surveyor can advise on appropriate action.

6.5. The National Planning Policy Framework (NPPF), which sets out national planning policy, advocates minimising impacts on and providing net gains for biodiversity. It is therefore, recommended that long-term provision be made for bats in the proposed development – namely, either the creation of a roost in the gable cavity wall and/or a ridge tile roost (see sketch in appendix). The roost in the gable could be either a bat-box built into the gable wall or a gap in the apex allowing access to the cavity but with a timber panel behind it preventing access into the roof-space.

7. RECOMMENDATIONS

1. A licensed bat surveyor should be present when the fascia panels are removed so that if bats are found then the surveyor can provide and take appropriate action.

2. Before the fascia boards are removed, the bat surveyor should inspect behind them to see if bats are present including, if appropriate, using an endoscope.

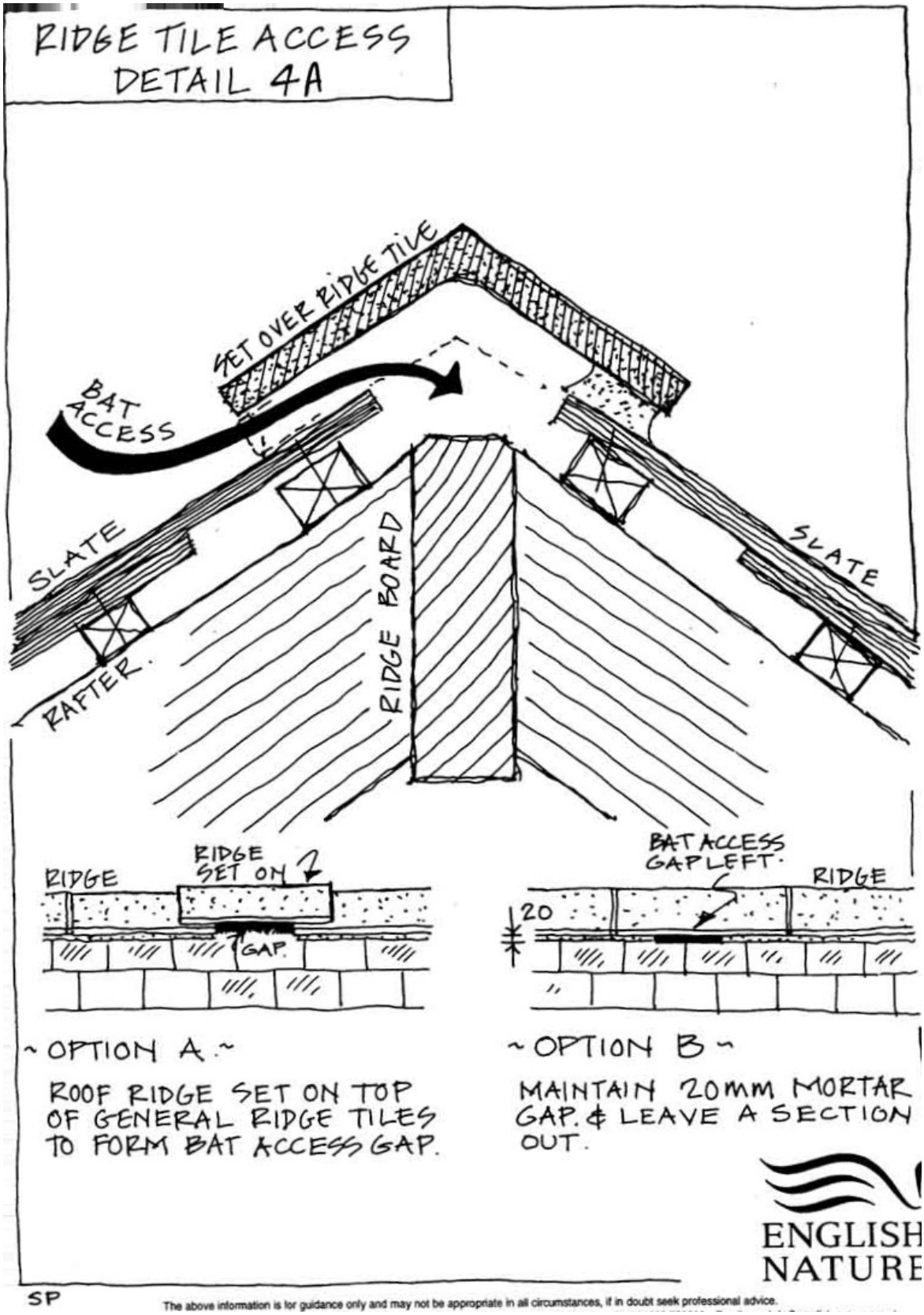
3. Removal of the fascia boards should be undertaken by hand.

4. Where roof timbers are to be treated the chemicals used shall be those which are not harmful to bats and which are approved by Natural England. The type of treatment to be used and its safety should be confirmed before any timbers are treated.

5. This report to be submitted to Staffordshire Moorlands District Council as part of the planning application.

6. Long-term provision be made for bats in the proposed development – namely, either the creation of a roost in the new gable wall and/or a ridge tile roost (see sketch in appendix).

APPENDIX – RIDGE TILE ACCESS



ENGLISH NATURE