BAT SURVEY
16 STOKE ROAD, HINCKLEY

PLANNING APPLICATION 08/00874/FUL

DEVELOPMENT
SERVICES
26 SEP 2009
RECEIVED

Introduction

This survey was required to identify if there was any evidence of bats using the building and to establish its potential use as bat roosts.

The survey was carried out on the 22nd September 2008

Bats are afforded full protection under The Wildlife and Countryside Act (1981) plus amendments, and The Conversation (Natural Habitats) Regulations (1994). Under these Acts it is an offence among others, to recklessly kill, injure or disturb bats when in their place of shelter or refuge (roost). It is also an offence to destroy or obstruct a roost even if bats are not in occupancy at the time of action.

Where bats are found within a potential development site, a license from DEFRA needs to be secured if works that otherwise contravene are to be carried out. These licences are only issued where DEFRA are satisfied that works are unavoidable and would not have a negative impact on the favourable conservation status of bats.

The building surveyed is a 1960 residential dwelling with a large loft space. The loft is accessible via a loft within the dwelling. The roof is a traditional roof with concrete interlocking tiles.

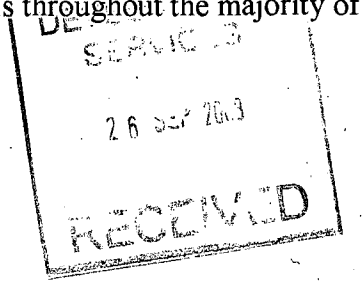
Methodology

A thorough daytime inspection of the exterior and interior (the loft space) of the dwelling was made in order to look for evidence of bats and assess bat roosting potential. Evidence may take the form of droppings, feeding remains, live or dead bats, stains on timber from the oils in bats' fur and claw marks on timbers made by bats regularly roosting in the same location

Results

The roof of the dwelling was inspected from the outside from the ground with bicoculars and from upstairs windows. The roof is in a good state of repair with no missing tiles, the pointing around the chimney is fully intact. There were no obvious places of entry or signs that bats were entering the roof space.

Internally the roof is fully felted. No evidence of bats was found within the roof space and no gaps were visible to the outside . The insulation was forced into the gap between the roof and the top of the walls throughout the majority of the roof space.



Conclusion

No evidence of bats was found within the roof space. The dwelling did not appear to provide much in the way of potential roost sites for bats due to the well sealed nature of the building and roof.
The survey was carried out during times when bats are active (i.e approximately May to September) and no bats were seen. Bat surveys yield the most reliable information when carried out during the active season.

It must be noted that bat surveys can only represent the use of buildings by bats at the time of the survey. Bats are mobile creatures and can set up new roosts quickly, however the potential for bats in this building as stated above is low. However care should be taken when removing roof tiles and doing work to the roof to prevent potential damage to bats having taken up temporary refuge.

If a bat is found during construction, work should stop immediately and a professional ecologist and / or the bat helpline on 0845 1300 228 should be contacted.

