

## Manor House, Whalley: Bat Roost Assessment Report

### Background

Bowland Ecology Ltd was commissioned by Smith Sager Ltd to undertake an inspection of detached garages at Manor House, Brookes Lane, Whalley (NGR SD 73517, 36495). The aims of the survey were to assess the presence of (or potential for) bats to roost within the garages, and to highlight any potential constraints to the works together with any necessary mitigation measures. The garages are proposed for demolition with erection of a new garage structure in a different location on the property.

### Methodology

A site inspection was undertaken by Gemma Waddington PgCert, BSc (Hons), ACIEEM (Natural England Bat Licence No. 2016-23037-CLS-CLS) on the 23<sup>rd</sup> February 2017. The weather during the inspection was cloudy with light rain, a strong breeze and a temperature of approximately 4°C.

A detailed inspection of the garages was carried out to assess their potential to support roosting bats. This survey followed and is in line with the Bat Conservation Trust 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (3<sup>rd</sup> edn) (Collins, 2016). The assessment of roost potential follows the guidance set out in Table 1. High power torches (Cluson Clu-lite 500,000 candlepower) and close focus binoculars were used to aid the survey.

The survey involved searching both the interior and exterior of the garages to identify evidence such as bats, bat droppings, urine stains, bat feeding remains (moth wings, insect cases), bat staining, a distinctive smell of bats, scratch marks and smoothing of surfaces, which would indicate a roosting site. The survey also focused upon identifying potential roosting habitat such as suitable crevices and voids. Crevices can include features such as gaps behind barge boards, ridge tiles, loose mortar, flashing and slates. Voids can include loft spaces; cellars and cavity walls.

**Table 1:** Guidelines for assessing roost potential (from Collins, 2016).

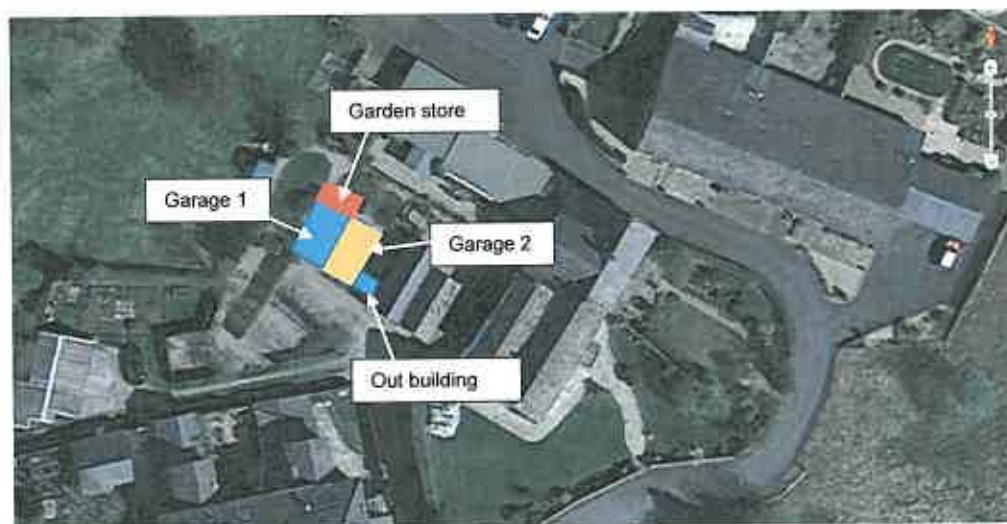
Suitability	Description of Roosting Habitat
Negligible	Negligible habitat features on site likely to be used by roosting bats
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitats to be used on a regular basis or by a larger number of bats (i.e. unlikely to be suitable maternity or hibernation).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis, and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

**Survey results**

The site consists of two adjacent garages (Garage 1 and Garage 2, see Photograph 1 and building location plan) with attached outbuildings at the rear of the property. The site is located on the eastern edge of the village of Whalley. It is considered that there are good potential bat foraging habitats within the site, in the immediate surrounding area and the wider landscape. On site there are trees and gardens which provide potential feeding habitats for bats. Tree lined tracks, gardens, woodland and grassland provide suitable bat feeding habitats in the surrounding area. The River Calder is approximately 500 m to the south.



**Photograph 1: External View of Front of Garages**



**Building Location Plan**

**External Inspection**

Garage 1 consisted of a brick building with stone cladding and pebble dashing. The roof had a single pitch and was covered in slate. The Garage was split in to two areas internally – One being the garage and the second being the garden store (Photograph 3). The external stone work was in good condition and did not provide potential bat roosting features. The slate roof was in a poor state

of repair with pointing missing from the majority of the ridge tiles. Approximately 20 lifted/raised slates were also present and these provide potential access or roosting areas for bats.



**Photograph 2:** External View of Garage 1



**Photograph 3:** External View of Garden Store

Garage 2 consists of a brick building with external stone cladding. The single pitched roof has a mixture of slate and stone tile covering. The stone tiles form the roof covering on the south eastern elevation with traditional slate covering the north western elevation. The external stone cladding was in good condition with only one small area of pointing missing. The missing pointing was located above the garage door near the roof gully between the two garages. The roof appeared to be in reasonable condition with the ridge well pointed. There were gaps under the stone tiles that provide a potential roosting opportunity for bats. These gaps generally occurred where the stone tiles overlapped. Where visible, the slates on the north western roof slope appeared to be in good condition and provided little opportunity for roosting bats.

A bird box is present on the northern elevation on the building – no evidence of use was evident during the survey.



**Photograph 4:** External View of Garage 2 South Eastern Elevation showing stone tiles

A small outbuilding adjoins Garage 2 on the south eastern corner. The outbuilding was of stone construction with a stone tile roof, lead flashing was present where the roof joined the main garage. Small gaps were present under the stone tiles and under the lead flashing which provided roosting opportunity for bats. The pointing on the stone work was in good condition and did not provide any potential gaps. The building provided little opportunity for roosting bats other than in the gaps

provided by the stone tiles and lead flashing, which would only provide roost potential for low numbers of bats in a non-maternity roost.

### ***Internal inspection***

Garage 1 consisted of painted brick work and a boarded ceiling. The ceiling boarding was in reasonable condition and creates a void at the apex of the roof. There was no access in to the void. Localised small damp patches were evident on the boarding in two places. A small gap was evident adjacent to the steel beam above the door. This gap could provide access to a wall cavity if present or provide space for low numbers of crevice dwelling bats to roost. The walls were clean and the building was used to store a car and is likely to have disturbance throughout the year. No evidence of bat presence was found during the internal inspection.



***Photograph 5: Internal View of Garage 1***



***Photograph 6: Internal View of Garden Store***

The garden store is of the same structure as Garage 1, with white painted walls and a boarded ceiling that created a void at the apex. The building was well used and would be heavily disturbed throughout the year. This storage building is well lit due to the presence of two windows and glass panelling to the door. No evidence of bat presence was found during the internal inspection.

Garage 2 consists of white painted brick work with a boarded ceiling. The brick work as in good condition, and due to the white painted walls bat droppings would easily be found had they been present. The ceiling boarding was in a poor state of repair with extensive damp. The boarding was peeling from the rafters in places creating large holes and access in to the garage. Where the boarding was still intact a small void was present that could provide potentially suitable habitat for roosting bats. As the visible boarding and rafters were damp it is unlikely that bat would be present in the voids. Two gaps were present in the boarding on the north western roof elevation, where these spaces were present an underfelt had been used to line the gap. The roofing felt was in good condition and would prevent bats access in the garage space. It was unclear if the roofing felt was only present in the two gaps described or extends through the whole north western roof elevation. Two windows were present within the garage making the well-lit which limits the suitability of the internal area of the building for roosting bats.

Bird droppings were present on one of the peeling roofing boards – no droppings were found elsewhere within the garage and it is likely that the droppings were old as access to the garage would be limited to when the doors are open.



**Photographs 7: Internal View of Garage 2**

### **Impact Assessment and Recommendations**

The survey did not record any evidence of roosting bats. The building has features that could be used by roosting bats (e.g. lifted roof tiles, pointing missing on ridge tiles, gaps in stone slates and missing pointing), therefore it is possible that low numbers of bats/individual bats may use these features as occasional/transient roost sites. The features present are unsuitable for maternity roost and roosts of large numbers. Therefore the garages and outbuildings are considered to be low risk for providing a bat roost.

Considering it is unlikely the garages provides moderate or high potential roost habitat further surveys are not advised. However as there are features that could be used by low numbers/individual bats at certain times of the year, it is advised that precautionary measures are taken during any works. These measures include:

- Ensuring all contractors are made aware of the possible presence of bat roost features, and the signs that may indicate evidence of bats (see Bat Awareness Sheets at Appendix 1).
- All roofing material to be removed by hand.
- Care to be taken when removing the stone cladding on the front (above the doors), this should be undertaken by hand.
- If evidence of bats or a bat is found, works must stop and an ecologist must be consulted immediately.

The bird box should be removed outside of the bird nesting season (September-March). If birds are nesting within the box it should not be moved or disturbed until any young have fledged.

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## Appendix 1 - Bat Awareness Sheet

### Legislation Covering UK Bat Species

All UK Bat species are protected by European and UK law, in practical terms this means it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat;
- Intentionally or recklessly obstruct access to a bat roost.

Penalties on conviction: the maximum fine is £5,000 per incident or per bat (some roosts contain several hundred bats), up to six months in prison, and forfeiture of items used to commit the offence, e.g. vehicles, plant, machinery.

### Defenses include:

- Tending/caring for a bat solely for the purpose of restoring it to health and subsequent release.
- Mercy killing where there is no reasonable hope of recovery (provided that person did not cause the injury in the first place – in which case the illegal act has already taken place).



### Where bats can be found:

- Free hanging from ceilings/pipes
- Under barge boards
- In cavity walls
- Under roof coverings
- Between beams
- In cracks in stone or concrete
- Behind peeling paint/wall coverings
- In holes in walls or pipes
- Gaps behind window frames, door frames, lintels
- Behind ivy-cladding
- In trees (cracks, holes, ivy cladding)



**Signs to Look for:**

**Live or Dead Bats** – these can be found in various places in buildings or within trees.

**Bat Droppings** – the presence of droppings indicate a bat roost and can be found in all the places mentioned above and on the ground beneath these features. Bat droppings look like mouse droppings but will crumble between your fingers (they are dry and made entirely of insects).

**Procedure if bats are found:**

If you find a bat or suspect bats to be present you must **stop works immediately** and contact the **project manager**. Contractors should avoid handling bats as a very small number of bats in the UK have been identified as carrying a rabies virus called European Bat Lyssavirus (EBLV). If handling is absolutely essential to move bats away from harm, gloves must be worn.

**If bat is in imminent danger**

Stop works ----- > Gloves on ----- > place bat in a box/safe place ----- > Call Bowland Ecology (Tel. 01200 446777)

**Bat is not in immediate danger**

Stop works ----- > Call Bowland Ecology (Tel. 01200 446777)

## Appendix 2 - Legal Information 1

Species	Legislation	Offences	Notes on licensing procedures and further advice
<b>Species that are protected by European and national legislation</b>			
<b>Bats</b> European protected species	Conservation of Habitats and Species Regulations 2010 Reg 41	Deliberately <sup>1</sup> capture, injure or kill a bat; Deliberate disturbance <sup>2</sup> of bats; Damage or destroy a breeding site or resting place used by a bat The protection of bat roosts is considered to apply regardless of whether bats are present.	An NE licence in respect of development is required in England. <a href="https://www.gov.uk/bats-protection-surveys-and-licences">https://www.gov.uk/bats-protection-surveys-and-licences</a> <i>European Protected Species: Mitigation Licensing- How to get a licence (NE 2010) Bat Mitigation Guidelines (English Nature 2004) Bat Workers Manual (JNCC 2004) BS8596:2015 Surveying for bats in trees and woodland (BSI, 2015)</i>
	Wildlife and Countryside Act 1981 (as amended) <sup>4</sup> S.9	Intentionally or recklessly <sup>3</sup> obstruct access to any structure or place used for shelter or protection or disturb a bat in such a place.	Licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.
<b>Birds</b>	Wildlife and Countryside Act 1981 (as amended) <sup>4</sup> S.1	Intentionally kill, injure or take any wild bird; Intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built; Intentionally take or destroy the nest or eggs of any wild bird.	No licences are available to disturb any birds in regard to development. Licences are available in certain circumstances to damage or destroy nests, but these only apply to the list of licensable activities in the Act and do not cover development. General licences are available in respect of 'pest species' but only for certain very specific purposes e.g. public health, public safety, air safety. <a href="https://www.gov.uk/wild-birds-protection-surveys-and-licences">https://www.gov.uk/wild-birds-protection-surveys-and-licences</a> <a href="https://www.gov.uk/prevent-wild-birds-damaging-your-land-farm-or-business">https://www.gov.uk/prevent-wild-birds-damaging-your-land-farm-or-business</a>

<sup>1</sup>Deliberate capture or killing is taken to include "accepting the possibility" of such capture or killing <sup>2</sup>Deliberate disturbance of animals includes in particular any disturbance which is likely a) to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of hibernating or migratory species, to hibernate or migrate; or b) to affect significantly the local distribution or abundance of the species to which they belong. Lower levels of disturbance not covered by the Conservation of Habitats and Species Regulations 2010 remain an offence under the Wildlife and Countryside Act 1981 although a defence is available where such actions are the incidental result of a lawful activity that could not reasonably be avoided. Thus deliberate disturbance that does not result in either (a) or (b) above would be classed as a lower level of disturbance. <sup>3</sup>The term 'reckless' is defined by the case of Regina versus Caldwell 1982. The prosecution has to show that a person deliberately took an unacceptable risk, or failed to notice or consider an obvious risk. <sup>4</sup>The Wildlife and Countryside Act (1981) has been updated by various amendments, including the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006. A full list of amendments can be found at <http://jncc.defra.gov.uk/page-1377>

<sup>1</sup> This report provides guidance of potential offences as part of the impact assessment. This report does not provide detailed legal advice and for full details of potential offences against protected species the relevant acts should be consulted in their original forms i.e. The Wildlife and Countryside Act, 1981, as amended, The Countryside and Rights of Way Act 2000, The Natural Environment and Rural Communities Act, 2006 and The Conservation of Habitats and Species Regulations 2010.