SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

FORMER LODEMATIC PREMISES
PRIMROSE ROAD
CLITHEROE

DATE AND TIME OF VISIT
17th Sept 2019 10.30 am and 7.15 pm

WEATHER CONDITIONS

Am - Sunny light northerly breeze. 16 C
Pm – Clear skies, light northerly breeze 12 C

REFERENCE NO. 5857

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RICS
The mark of
property professionalism worldwide

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH AssocRICS

UK BAT ECOLOGY

- It is thought that there are 18 native species of bats in the UK, most of which have seen declines in numbers over the last century.
-
- As insect feeding species the preferred habitats include woodland, grassland, agricultural land, wetland and rivers which provide good foraging potential.
-
- Bats typically roost close to foraging sites and use linear features such as hedgerows, tree lines and rivers to navigate. It is important to maintain these features, as removal is thought to contribute to the decline in numbers.

- Bats will roost in a wide variety of sites and built structures, including underground structures (caves , bridges) and trees . Types of roost and times of year used.

  Hibernacula - November to March
  Temporary roosts - March to April and August to October
  Maternity roosts – May to August
  Summer roosts – Used by Males and immature females
  Mating roosts – September and October

- Disturbance to a Hibernacula or Maternity roost is the most damaging for any local bat population. The same Maternity roosts are typically used year after year commencing between May to early June and are colonised with mature females and their young, any disturbance can lead to abandonment of the young and loss of the roost will have a significant impact on the bat population.
  Hibernacula roosts typically consist of underground sites caves, cellars etc or buildings which maintain cool and fairly constant temperatures. Bats hibernate (deep sleep , torpor) to survive the winter months when insects are in short supply so they hibernate to conserve energy and survive on their fat stores. Any disturbance which wakes the bats can result in unnecessary use of the energy reserves and thus reduces the chance of survival over the winter months.

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 WITH ELEVEN YEARS EXPERIENCE OF ASSISTING ON EMERGENCE SURVEYS

THE BRIEF

In conjunction with the submission of an application for planning approval, this survey was commissioned to identify if bats are currently present in the building, to assess if it has been used in the past or if there is any potential for future use of the building.

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010, the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006

BAT LEGISLATION - Summary of offences under the law:

Bats and the Law Wildlife and Countryside Act 1981,

Principally those relating to powers and penalties, have been amended by the Countryside and Rights of Way Act 2000 (CRoW Act). The CRoW Act only applies to England and Wales.

Section 9(1) It is an offence for any person to intentionally kill, injure or take any wild bat.

Section 9(4)(a) It is an offence to intentionally or recklessly* damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. (*Added by the CRoW Act in England and Wales only) This is taken to mean all bat roosts whether bats are present or not.

Section 9(4)(b) It is an offence to intentionally or recklessly* disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection. (*Added by the CRoW Act in England and Wales only)

The Conservation (Natural Habitats, &c.) Regulations 1994

Section 39(1)
It is an offence to
(a) Deliberately to capture or kill any bat
(b) Deliberately to disturb any bat
(c) Damage or destroy a breeding site or resting place of any bat. The difference between this legislation and the Wildlife and Countryside Act 1981 is the use of the word 'deliberately' rather than 'intentionally'. Also disturbance of bats can be anywhere, not just at a roost. Damage or destruction of a bat roost does not require the offence to be intentional or deliberate.

Countryside and Rights of Way (CRoW) Act (2000) Part III Nature conservation and wildlife protection 74 Conservation of biological diversity

(1) It is the duty of (a) any Minister of the Crown (within the meaning of the Ministers of the [1975 c. 26.] Crown Act 1975), (b) any Government department, and (c) the National Assembly for Wales, in carrying out his or its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention.

The Natural Environment and Rural Communities Act (2006) PART 3, (40): Duty to conserve biodiversity

(1) Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

(2) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

If it is discovered that development may impact upon bat roosts (thus leading to an offence being committed) a mitigation plan should be devised and a Bat Mitigation Licence applied for from the relevant government department (i.e. Natural England). Gaining a licence will depend on many variables, such as the bat species present, roost type, roost size and its local/regional/national importance

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. Crevice- roosting bats ie. Pipistrelles, some Myotis species and Brown long eared bats can remain unseen even after close inspection in small spaces ie. cavity walls, roof structures soffits or cladding.
- Bat roosting evidence ie. Droppings or insect remains can be removed by weather conditions or sweeping/ cleaning internally so this lack of evidence cannot always prove undoubtedly that bats are absent.

EQUIPMENT USED ON SURVEY

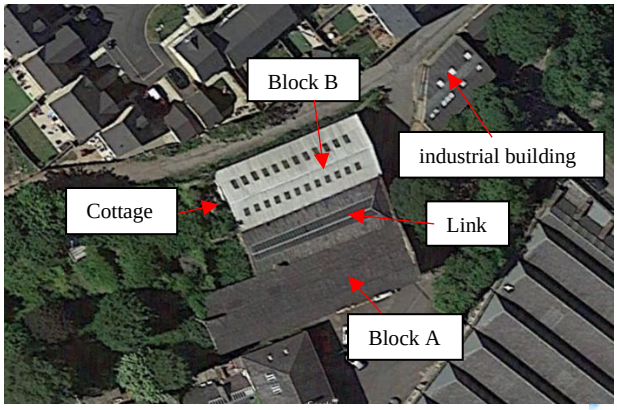
- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

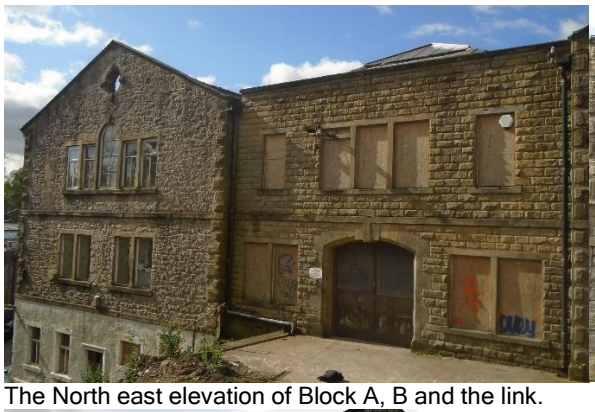
PROPOSED DEVELOPMENT

Conversion of a former factory/ mill comprising of two main blocks connected by a further building which comprises of two gable walls joining the main blocks with a roof over.
Impact of development in relation to potential bat habitat:-
Disruption to the wall and roof structure.

TYPE OF BUILDING AND SITE

The site is part of the larger Primrose works complex a former weaving mill which has been more recently divided into light industry units.
The application site (indicated in red below) comprises of a main three storey (ground floor split level) mill building attached to a further two storey building connected by two gable walls and a roof, there is a further small more modern detached industrial building to the north east. A fire damaged derelict cottage is adjacent to the rear of Block B
It is proposed to demolish 2 no small stone built outbuildings adjacent to the main block A's south west gable and the derelict cottage adjacent to the south west gable of Block B. The detached more modern industrial building is also to be demolished. Roof to be removed over the link building. Block A and Block B to be Re-roofed.
The site surrounding the buildings is a combination of hardstanding and recently cleared vegetated land.





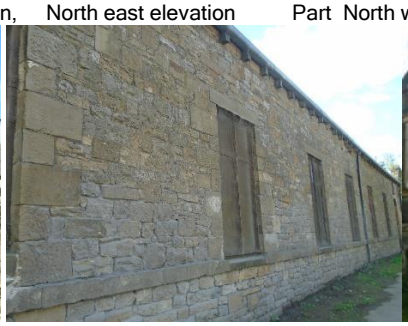
The North east elevation of Block A, B and the link.

Block A, main building south east elevation,

North east elevation

Part North west elevation

Block B, North east elevation



North west elevation

Cottage adjacent to the south west gable.

Link, North east elevation

Industrial building, South west elevation

West elevation.

Small single storey outbuildings

METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trust
(BCT- Bat surveys, good practice guidelines 2nd Edition)
Scoping survey ; (Non invasive) carried out by one surveyor to assess if the site has any potential value for protected species and determine if bats are currently or have historically used the building.
Emergence survey ; are conducted 20 minutes before sunset and up to two hours after. Emergence surveys are conducted between the months of April through to end of September (weather dependant).
October to April (winter months) bats are inactive during the hibernation period.
All surveyors used have many years experience in conducting bat emergence surveys.

CONSTRAINTS

The survey was carried out towards the end of the activity period prior to but during good weather conditions for both daytime investigation and evening emergence activity.

AIMS OF THE SURVEY

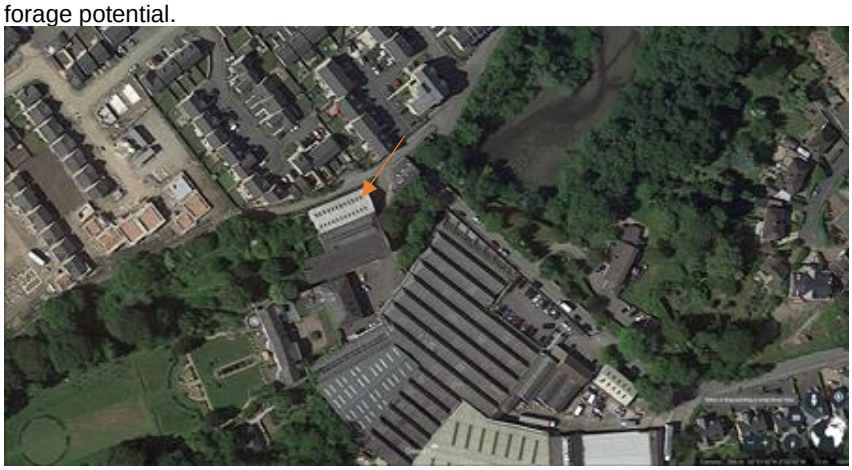
To ensure the proposed development will not affect any protected species
The survey will ; Identify past ,current or potential use of the site by protected species.
Assess any impact of the proposed development on these species
Outline a mitigation scheme for any species affected by the development (if required)

LOCATION SD: 737407 68m elevation

The site is located on the south west edge of Clitheroe town settlement area (1km southwest of the town centre), on the north west edge of the former Primrose mill complex now known as Primrose Works comprising of mill buildings now used as light industrial and retail units.

FORAGING POTENTIAL IN THE LOCATION

The 0.26 Ha site does not contain any vegitation or mature trees, however the site further west and south- west there are fields with hedgerows and mature broard leaf trees. There is a tree lined area of water which was previously the mill lodge 60m to the north east, which runs into Pendleton brook 78m to the south of the site both areas of trees have good connectivity to the greater area. The area is considered to provide optimal roost and forage potential.



WALL CONSTRUCTION

The walls are solid random lime stone to Block A and B with some sections of render to the lower floor on block A. Internally the walls are stone with a whitewash finish.



The link gable wall is coursed natural sandstone externally with brick lining partially whitewash finish. The side walls of the link (external walls of block A and B) are random stone and have recently been sand blasted.



The industrial building is block with a smooth render finish externally pointed internally.


Derelict cottage stone walls with render finsh externally, internal walls not visible.

BAT ACCESS POINTS IN WALLS

Block A – The walls are all in good condition as is the mortar with the exception of a few places where some mortar is missing. There are no access points in the walls however it is possible that access could be gained at the eaves/ top of walls at abutment with the roof. The interior walls did not provide any cracks or crevices suitable for bat habitat.

Block B – The walls are in good condition as is the mortar, some light stone cleaning has been carried out to the front elevation. There are no visible access points but as before access may be possible at the eaves behind the gutters.

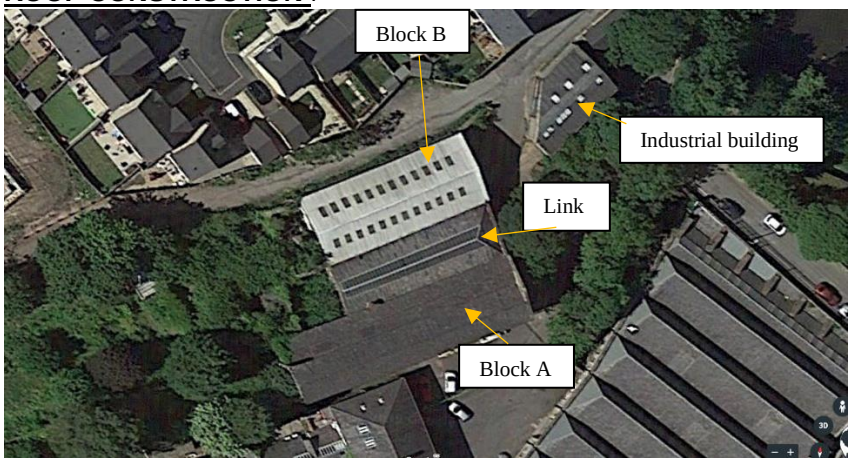
Link – The walls and pointing are in excellent condition with no possible access points, all the window openings have intact frames or are built up (rear elevation).

Industrial building – The walls are in good condition and do not provide any potential for roosting bats.

Derelict cottage – The external wall render finish is in reasonable condition and does not provide any cracks or crevices suitable as bat habitat.

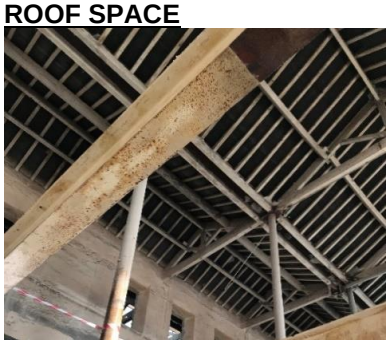
The walls of the out buildings are not in good condition the roof has been removed on one, exposing the top of the walls. Due to the scale of the buildings any cracks or crevices could be inspected no signs of use were evident and they provided low potential for use.

ROOF CONSTRUCTION .



Block A – The roof is a double pitched structure with a valley gutter, the finish is blue slate
Block B –The roof is a pitched structure, single skin steel sheet with clear panels.
Link - The roof is pitched with a hip to the north east end and a gable to the south west. It spans between the two adjacent buildings the ridge is glazed the remainder of the roof being slated.
The industrial building - Is pitched with a corrugated fibre cement sheet roof covering with clear panels. there is a matching verge trim to the gables.
Derelict Cottage – There is no roof present having suffered fire damage in the past.
Outbuilding roof – Hipped roof flashed into mill wall. With blue slate finish.

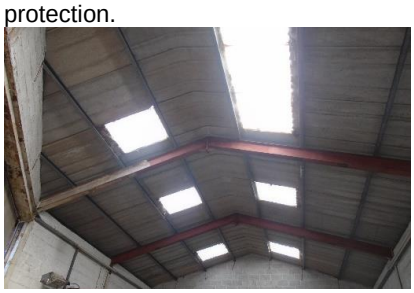
ROOF SPACE



Block A – The roof is timber trusses, rafters and purlins supported by steel columns. There is no enclosed roof void all the structure is exposed and examined with the aid of binoculars. The timbers are in good condition with no visible cracks or crevices, the slates are laid over bitumen felt. Whilst it is possible that bats could use any gaps in the slates or ridge tiles for roosting it does not provide any potential for hibernation due to lack of frost protection.

Block B – the roof has a timber and metal structure and no enclosed roof void. all the structure is exposed and examined with the aid of binoculars. The structure did not provide any potential summer roost or winter hibernation habitat.

Link roof – Is a timber trussed frame with rafters and purlins, again all the timbers were in good condition and easily examined with binoculars. The slated sections had a bitumen underlay. Whilst it is possible that bats could use any gaps in the slates for roosting it does not provide any potential for hibernation due to lack of frost protection.



Industrial Building – Steel beams and rails with corrugated fibre cement sheets with clear plastic panels. All the structure is exposed and examined with the aid of binoculars. The structure did not provide any potential summer roost or winter hibernation habitat.

Outbuilding roof- the remaining roof on the outbuilding is a timber structure with the slates fixed directly over. All the structure was easily examined and any crevices investigated. Past or current presence of bats was not recorded and the structure did not provide any hibernation potential.

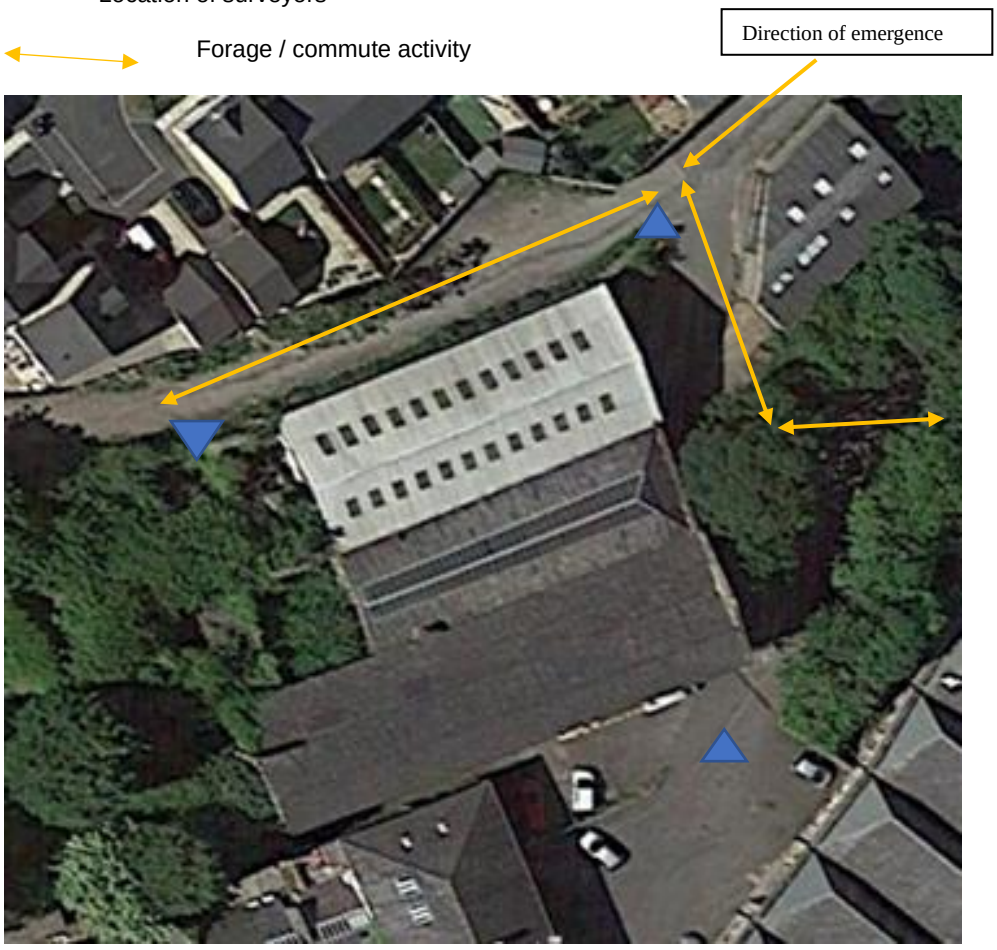
		Yes	No
BAT SIGNS, EXTERNAL	SEEN	X	
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT	X	

The exterior of the building was examined with the aid of binoculars for any signs of staining, grease marks or dropping evidence. Paying particular attention to the eaves and roofs. No obvious external evidence was found.

The Evening emergence survey commenced at 7.15 pm during good weather conditions for foraging activity. Two no. surveyors with 10 years experience of undertaking bat surveys.

Location of surveyors

Forage / commute activity



Activity was detected commencing at 7.20 pm a single common pipistrelle bat commuted along the track adjacent to the north elevation of Block B, further commute activity was recorded by single Common or Soprano Pipistrelles towards the culvert. The survey continued until it was too dark to see at 8.45 pm.
Emergence from the buildings was not recorded, however previous surveys have found some minor summer roost presence at the eaves of Block A and B.

		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

Extensive clearance work has commenced in the buildings, no bats have been found during the works nor has any dropping or feeding evidence been recorded. The interiors of the buildings typically did not provide high value roost potential.

CONCLUSION

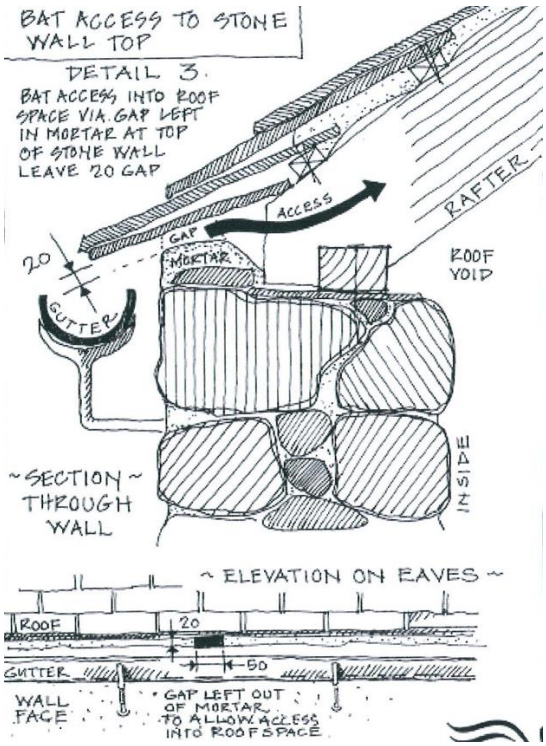
The buildings to be removed – Industrial building, Cottage, Link roof and outbuildings have been identified as not being currently or historically used by bats for summer roosting or for winter hibernacula. The removal will not impact on any bat population or result in the loss of any high value roost potential.
The site has been cleared of all vegetation the development of the site will not remove any high value forage potential.
The retained buildings do provide some potential for crevice roosting bats (Common and Soprano Pipistrelle) at the abutments of roofs and walls. Historic surveys have recorded lone bat roosts which have low conservation significance. The species are known to be resilient and respond to mitigation measures.

Although this survey recorded activity near and crossing over part of the site, actual emergence from the buildings was not witnessed.

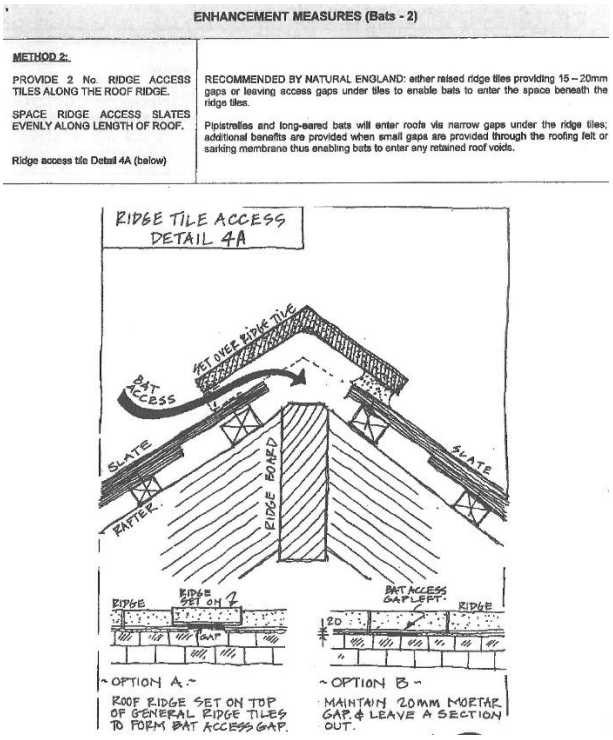
The buildings have been identified as not providing any hibernation potential, for this reason the work to the roofs should be carried out between the end of September and the end of April to avoid disturbing any bats.
Due to the time of year further emergence surveys could not be carried out as it was the end of the activity period and hibernation torpor was imminent. If the works are to be carried out between April – September further emergence surveys should be carried out to determine the current status of the building and mitigation measures adapted if necessary.

The conversion of the buildings will not remove any roosts and if carried out during the hibernation period no bats will be uncovered or disturbed. The new roofs will result in the enhancement of the existing crevice habitat due to insulation and under lay in the new roofs together with the enhancement measures illustrated below which must be incorporated in the new roofs.

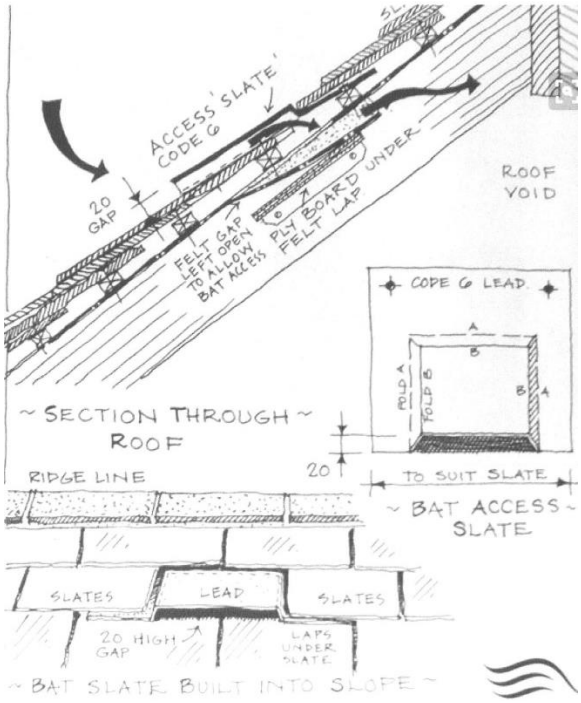
EAVES ACCESS



RIDGE ACCESS



LEAD SLATE



All contractors should be made aware of their responsibilities to protected species and work should proceed with due diligence and in the unlikely event that any bats are discovered work must be stopped immediately and a licensed bat worker must be contacted for advice on how to proceed

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

Low /medium

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

LIVING WITH BATS

- **Bats are not rodents**, and will not nibble or gnaw at wood, wires or insulation.
- **Bats do not build nests** and therefore do not bring bedding material into the roost; neither do they bring their insect prey into the roost.
- **All bats in the UK eat insects**, so they are a great form of natural pest control!
- **Bat droppings** in the UK are dry and crumble away to dust. As a result, there are no known health risks associated with them.
- **Female bats usually have only one baby a year**, so properties do not become 'infested'.
- **Most bats are seasonal visitors** to buildings - they are unlikely to live in the same building all year round, although they are loyal to their roosts and so usually return to the same roosts year after year.
- **Bats are clean and sociable animals** and spend many hours grooming themselves.