

3/2020/0909

## **Preliminary Bat Roost Assessment Report**

**Snowhill House,  
Main Street,  
Gisburn,  
BB7 4HD**

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## Introduction

In November 2020 Batworker consultancy was commissioned to undertake a survey of Snowhill House, Main Street, Gisburn, BB7 4HD to assess the potential for use by bats and breeding birds.

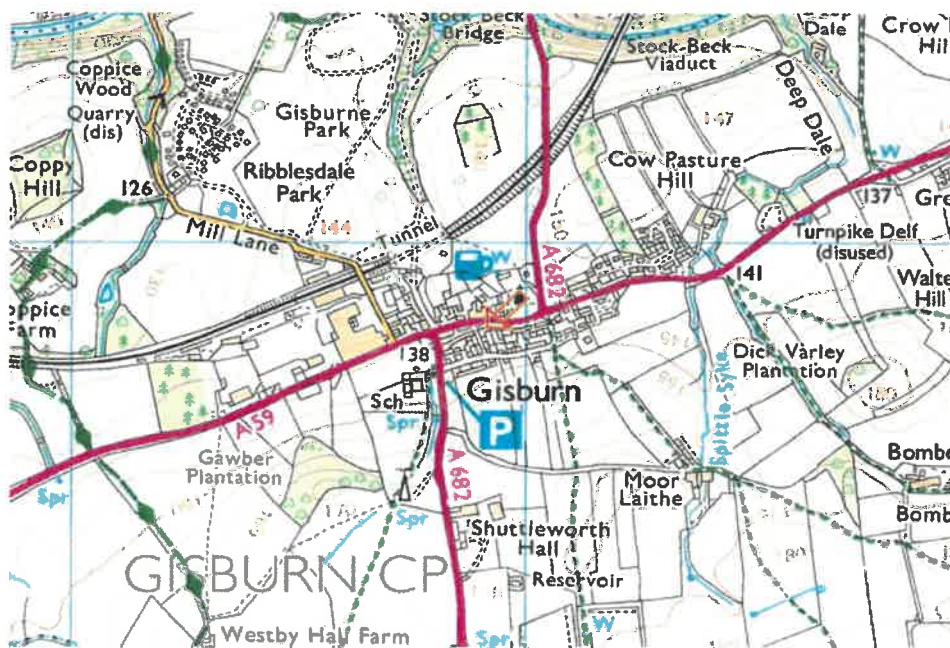
A daytime survey was carried out on 10<sup>th</sup> November 2020 to support proposed re-roofing and repairs to the roof of the property.

## Survey and Site Assessment

### Objectives of the survey

The survey was carried out to determine roost potential of the building, current usage by bats, and other protected species, of the site and to establish status of the bat species using the site prior to development work being carried out.

### Survey site location



A central grid reference for the site is SD8290948793

### **Pre Existing data on local bat species**

A search of the MAGIC ([www.magic.gov.uk](http://www.magic.gov.uk)) website revealed no bat EPS licence application within a 1km radius. The surveyor holds records for brown long eared and soprano pipistrelle roosts within 1km of the site.

From personal experience of surveying for and researching bats in Lancashire, Yorkshire and Cumbria, the following species were considered.

Common Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Soprano Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Whiskered/Brandt's – species often found roosting in buildings close to woodland.

Natterer's – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

Daubenton's – a species commonly associated with aquatic habitats.

Long Eared bat – a woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns.

### **Habitat**



The property is located within the village of Gisburn adjacent to the A59, habitat to the south of the property is dominated by semi improved grassland, but connectivity to the wider landscape is poor. Bat foraging potential is low.

## Survey Results

### Visual Inspection - Bats

The property was assessed as offering negligible roosting potential with no obvious gaps or crevices suitable for roosting bats.

No physical evidence of bats grease marks or urine splashing was recorded on or within the building despite suitable horizontal surfaces being present and undisturbed.

No evidence of roosting bats was observed either inside or on the exterior of the building.

### Visual Inspection – Nesting birds

No evidence of nesting birds was observed.

### Evaluation of the results

No evidence of use by bats was recorded during the survey and the building was assessed as offering negligible roosting potential.

Given the well maintained nature of the property, lack of loft space and nature of the roof insulation offering a lack of roosting potential, it is considered that the proposed roof works do not risk negative impacts on roosting bats.

Suitability	Description Roosting habitats	Communing and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging 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 <sup>a</sup> and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation <sup>b</sup> ).  A tree of sufficient size and age to contain PPFs but with none seen from the ground or features seen with only very limited roosting potential. <sup>a</sup>	Habitat that could be used by small numbers of commuting bats such as a guppy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.  Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions <sup>a</sup> and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.  Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree 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 <sup>a</sup> and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.  High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grassed parkland.  Site is close to and connected to known roosts.

*From Bat Survey Guidelines 3<sup>rd</sup> Edition*

## **E Bibliography**

Barn Owls and Rural Planning Applications	Barn Owl Trust 2009
Barn Owl Survey Methodology and Techniques for use in Ecological Assessments	Shawyer, C. August 2011
Bat Mitigation Guidelines	Natural England 2006
Bat Survey Guidelines 3rd Edition	Bat Conservation Trust 2016
Bat Workers Manual 3 <sup>rd</sup> Edition	JNCC 2004

### **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

(a) deliberately to capture or kill any bat

(b) deliberately to disturb any bat

(d) to 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.