

**BAT SURVEY AT -  
6 PENDLE VIEW  
GRINDLETON  
BB7 4QU**

DATE AND TIME OF VISIT  
13th Aug 2020 1.45pm

WEATHER CONDITIONS  
Sunny, light breeze 20 C

REFERENCE NO. 6078



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## 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.
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- As insect feeding species the preferred habitats include woodland, grassland, agricultural land, wetland and rivers which provide good foraging potential.
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- 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**

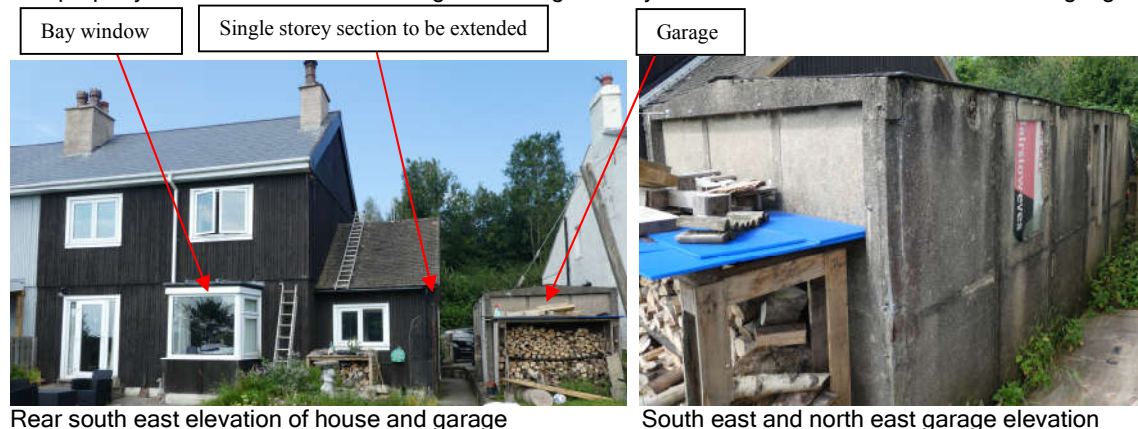
Demolition of garage prior to the construction of a replacement, Extend the existing single storey side extension at the gable. Remove rear bay window and form a single storey lean to extension to the rear.

Impact of development in relation to potential bat habitat:-

Removal of a building and disruption to the existing house walls to the rear at ground floor level and the roof of the single storey section.

## **TYPE OF BUILDING**

The property is a semi detached dwelling with a single storey section to the side and a detached single garage.



## **METHODOLOGY**

The survey methodology follows the guidelines published in the Bat Conservation Trust ( BCT- Bat surveys, good practice guidelines 2<sup>nd</sup> 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**

Garage fully accessible, it was not possible to inspect the roof space of the single storey section. Scoping only survey carried out.

## **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 SD758454 103m elevation**

The house is located on the western edge of the settlement area of Grindleton. It is located off Buck street approx 50m to the west of the top of Grindleton brow.



## **FORAGING POTENTIAL IN THE LOCATION**

The house is in the middle of a linear line of dwellings consisting of period cottages and semi detached houses possibly dating from the 1960's. All the houses have large gardens to the rear and small mainly hard standing gardens to the front. Greendale woods are immediately adjacent to the north side of Buck street 13m from the property, the wood covers an extensive area extending to the north and west with significant lines of mature trees to the south and north lining Grindleton brook ( nearest point 127m to the north west.) The greater locality is large acreage pastureland mainly bound by hedgerow.

Greendale mill is surrounded by the woods 131m to the west, its associated mill ponds are the nearest areas of standing water at 282m N.W and 181m to the south.

This location provides optimal forage and roost potential.



### **WALL CONSTRUCTION**

The garage walls are prefabricated concrete



The house walls are vertical timber boarding fixed over a timber frame on a brick base wall with render finish, plasterboard internally.



### **BAT ACCESS POINTS IN WALLS**

The garage walls although not in good condition having a small area which has crumbled does not provide any access points into the building. The crevice was at low level and was easily examined, it did not provide any bat roost potential.



The timber boarded walls are in reasonable condition with no areas of rot or missing boards. The boards are very tight fitting and do not have a void behind which could be accessed by bats.



### **ROOF CONSTRUCTION**

The main house roof will not be affected by the proposal however the single storey roof will be disturbed. The pitched construction has a concrete tile finish with a timber boarded verge which has been replaced quite recently. See photo below.



Single storey roof

The garage roof is a very low pitch with a bitumus felt finish over fibre cement board.



Garage roof

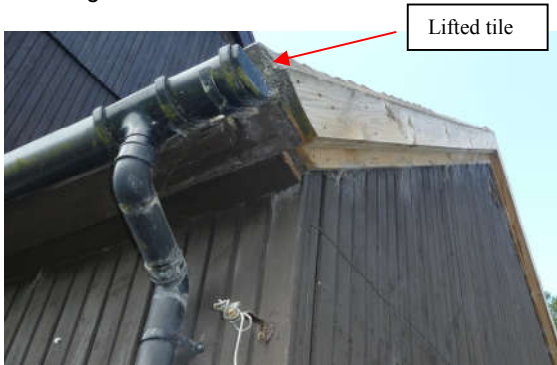
The bay window roof is a lead flat .



Bay window roof

### **BAT ACCESS POINTS IN ROOF**

The single storey roof has very tight fitting tiles with no gaps except for a lifted tile at the rear corner eaves. The gap was examined with the aid of an endoscope the result was negative with no signs of past or current use. The barge boards and fascias have been renewed recently and are in excellent condition and tight fitting.



Lifted tile



The bay window to be removed has upvc fascias and a lead flat with rolls. It is in excellent condition all joints and flashings are tight fitting with no possible access or roost points.



The roof covering on the garage is tight fitting with no gaps which would enable bat access, the structure does not provide any roost potential.



**ROOF SPACE**

The garage did not have an enclosed roof space the concrete beams with boards over were fully visible, The space did not provide any potential bat roost habitat.



		Yes	No
<b><u>BAT SIGNS, EXTERNAL</u></b>	SEEN		X
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT		X

The exterior of the garage, single storey section and the rear elevation of the house were the main focus of the scoping survey. The eaves, walls and any sills were visually examined for droppings, staining or feeding remains. The result was negative. The exterior did not provide any access points to the interior nor any cracks or crevices.

		Yes	No
<b><u>BAT SIGNS, INTERNAL</u></b>	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

The interior of the garage was inspected internally for any of the above listed evidence, the result was negative.

**CONCLUSION**

The house is located in an optimal forage and roost potential area however the buildings affected did not have any access points or crevices with the potential to provide bat roost habitat. The exception being the lifted tile on the south east corner of the single storey roof, it is important to **block this potential access point immediately to prevent bat access prior to the project commencing on site.**

The removal of the bay window and garage does not impact on any local bat population neither provide any bat roost potential.

The disruption to the single storey section and the house boarding ( up to first floor level on rear elevation where the proposed lean to will abut) will not impact on the local bat population as there is no current potential for access by bats.

The development will not disturb roosting/ hibernating bats or impact on / destruct, any bat roost or foraging/commute routes.

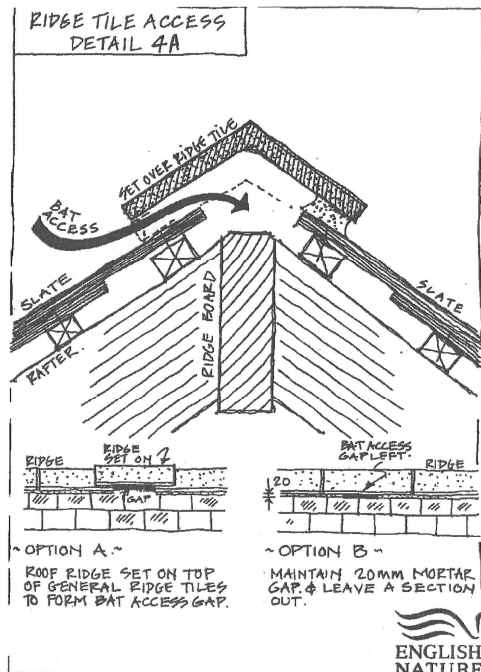
No mitigation or further survey effort required however due to the location it is suggested that the roosting potential of the property be enhanced by inserting ridge access in the roof of the single storey section . See below for details

PROVIDE 2 No RIDGE ACCESS  
TILES ALONG THE ROOF RIDGE.  
SPACE RIDGE ACCESS SLATES  
EVENLY ALONG LENGTH OF ROOF.

Ridge access tile Detail 4A (below)

RECOMMENDED BY NATURAL ENGLAND: either raised ridge tiles providing 15–20mm  
gaps or leaving access gaps under tiles to enable bats to enter the space beneath the  
ridge tiles.

Pipistrelles and long-eared bats will enter roofs via narrow gaps under the ridge tiles;  
additional benefits are provided when small gaps are provided through the roofing felt or  
sarking membrane thus enabling bats to enter any retained roof voids.



**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**

### **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

Natural England Cheshire-Lancashire Team  
Cheshire-Lancashire Team

8 Battersea Park Road  
London SW8 4BG  
0845 1300 228

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.