

**BAT SURVEY AT -**  
16 THE WOODLANDS  
BROCKHALL VILLAGE  
OLD LANGHO  
CLITHEROE

DATE AND TIME OF VISIT  
11<sup>th</sup> Mar 2021 10.30 am

WEATHER CONDITIONS  
Overcast, 17 -35 mph west, south west breeze. 5C

REFERENCE NO. 6251



SUNDERLAND PEACOCK & ASSOCIATES LTD  
HAZELMERE, PIMLICO ROAD, CLITHEROE  
LANCASHIRE, BB7 2AG  
**T** 01200 423178 **F** 01200 427328  
**E** [info@sunderlandpeacock.com](mailto:info@sunderlandpeacock.com)  
[www.sunderlandpeacock.com](http://www.sunderlandpeacock.com)

## **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**

Extensions to rear of existing garage to form an annex..

Impact of development in relation to potential bat habitat:-

Disruption to the rear roof pitch of the garage where the extension abuts.

## **TYPE OF BUILDING**

The property is a detached dwelling with attached garage dating from the 1990 s.



Rear elevation of the garage.



Front elevation

## **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**

The scoping survey has been carried out during the hibernation period.

There were no access limitations.

## **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 703366 66m elevation**

The building is located on the large housing estate of Brockhall village.



## **FORAGING POTENTIAL IN THE LOCATION**

The property is located within Brockhall village housing estate it is surrounded by other properties of a similar type and age all having gardens. The garden to the rear of the house is surrounded by mature trees which connect to further tree lines within the estate. The greater locality is pasture land which surrounds the estate. The location provides a medium level of forage potential.



## WALL CONSTRUCTION



Brick cavity walls

## BAT ACCESS POINTS IN WALLS

The brick is in excellent condition and well pointed. No cracks or crevices with the potential to provide any roost habitat. The walls do not provide any access points.

## ROOF CONSTRUCTION

The roof is pitched with a tile finish, upvc fascias and eaves over hang. The gable has bargeboards with a upvc verge detail. Lead flashings at abutment with the wall.



Rear roof pitch

## BAT ACCESS POINTS IN ROOF

The tiles are tight fitting with no slipped or missing tiles. The fascias, soffits, gables and trims are all in perfect condition. With no access points, cracks or crevices.



Soffits



Gable barge boards and trim

## **ROOF SPACE**

There is not an enclosed roof void, the trussed roof structure is visible, the timbers and felt are in perfect condition .

All the surfaces and floors were inspected for dropping or feeding evidence the result was negative . No signs of any current hibernation or historic use by bats was evident .

The space did not provide any high value forage or roost potential.



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

The external features of the garage, the roof space and particularly the rear roof pitch being affected by the development, were the main focus of this scoping survey. The lead flashings, eaves, ridge slates, brick work and any sills were visually examined for droppings, staining or feeding remains

The result was negative.

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

None of the above evidence was found

## **CONCLUSION**

The building does not provide high value roost or foraging potential, the work to the rear roof pitch will not result in any loss of high value roost habitat. The garage is not accessible to Bats. It is highly unlikely that bats will uncover or disturbed during the disturbance to the rear roof pitch. The proposal will not impact on any potential commute or forage route of any local bat population.

**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  
8 Battersea Park Road  
London SW8 4BG  
0845 1300 228

Natural England Cheshire-Lancashire Team  
Cheshire-Lancashire Team  
Pier House  
Wallgate  
Wigan WN3 4AL