

# **Preliminary Bat Roost Assessment Report**

**2 Northacre Drive,  
Barrow Brook,  
Clitheroe,  
BB7 9XT**

**15.09.2021**



**Report prepared by:  
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## **Summary**

In August 2021 Batworker consultancy was commissioned to undertake a survey of 2 Northacre Drive, Barrow Brook, Clitheroe, BB7 9XT to assess the potential for use by bats and breeding birds. The property consists of a detached two storey house with an adjoining single storey garage to the frontage.

A daytime survey was carried out on 2<sup>nd</sup> September 2021 to support residential development plans to extend to the rear of the property including work to the existing roof.

No evidence of use of the property by bats was recorded during the survey and the building was assessed as offering negligible roosting potential due to a general lack of potential roosting features and the general well sealed nature of the property.

The integrated bat box on the southern gable showed evidence to suggest use by a low number of bats and a single common pipistrelle was observed to be using the box to roost. The proposed works are not expected to affect the box, and the continuing ecological functionality of the roost.

Given the lack of roosting potential within the property it is considered that the development proposals do not risk negative impacts on roosting bats.

**No evidence was recorded to suggest bats were roosting within the building.**

**No bats were observed or recorded using the building for roosting.**

**The building is considered to be of negligible potential for roosting bats.**

**The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.**

**The surveyor does not consider the proposed development and change of use is likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.**

**Precautionary reasonable avoidance measures have been included in this report. With regard to positioning of scaffolding to ensure that the entrance of the integrated bat box remains clear, and unobstructed flight lines are possible.**

## Introduction

In August 2021 Batworker consultancy was commissioned to undertake a survey of 2 Northacre Drive, Barrow Brook, Clitheroe, BB7 9XT to assess the potential for use by bats and breeding birds. The property consists of a detached two storey house with an adjoining single storey garage to the frontage.

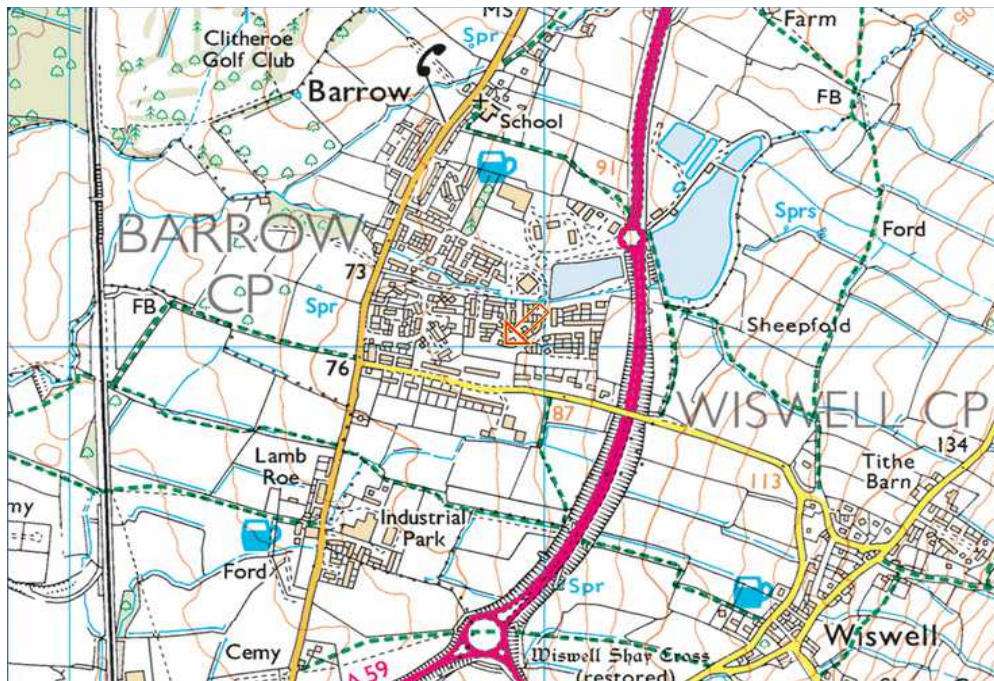
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## Survey and Site Assessment

### 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 SD7396238017

## Site Description

The property consists of a modern detached two storey brick built house with a double pitched tiled roof, the property has a single storey single pitch roofed single garage and porch to the frontage. External walls are well pointed with no obvious cavities, cracks, gaps or crevices present. The gables are well sealed.

Roof tiles are close fitting with no lifted, slipped, or missing tiles present. The ridge is pointed and well sealed. Lead flashing where present is close fitting. Upvc soffits are close fitting and well sealed

The building can be considered to offer negligible bat potential.



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

A search of the MAGIC ([www.magic.gov.uk](http://www.magic.gov.uk)) website revealed one EPS licence applications within a 1km radius.

EPSM2011-3043    SD73693770    Destruction of a common pipistrelle resting place.

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 on the rural fringe with surrounding habitat a mosaic of mature domestic gardens, improved and semi improved grassland, semi natural deciduous tree cover and open water.

Connectivity to the wider landscape is moderate. Bat foraging potential is moderate to high.

## Field Survey Methodology

### Visual inspection

An inspection was carried out to search for and identify potential feeding perches, roosting opportunities and signs of bat use both internally and externally. The visual inspection focussed on searching for feeding remains and bat droppings both within the building and on external walls. Crevices and other potential roost sites were investigated for smear/grease marks, lack of cobwebs, urine staining.

Equipment used included:

- ! Lupine Pico LED torch
- ! SeeSnake CA 300 video endoscope
- ! Opticron close focusing binoculars

### Personnel

All surveys were conducted by Dave Anderson MSc, Natural England Science, Education and Conservation bat licence holder (2015-15784-CLS-CLS) a bat surveyor and ecologist with over 20 years experience.

### Survey Summary

Survey	Date	Timings
Visual	02.09.2021	1 Hour
Emergence	11.09.2021	2 Hours

### Survey constraints

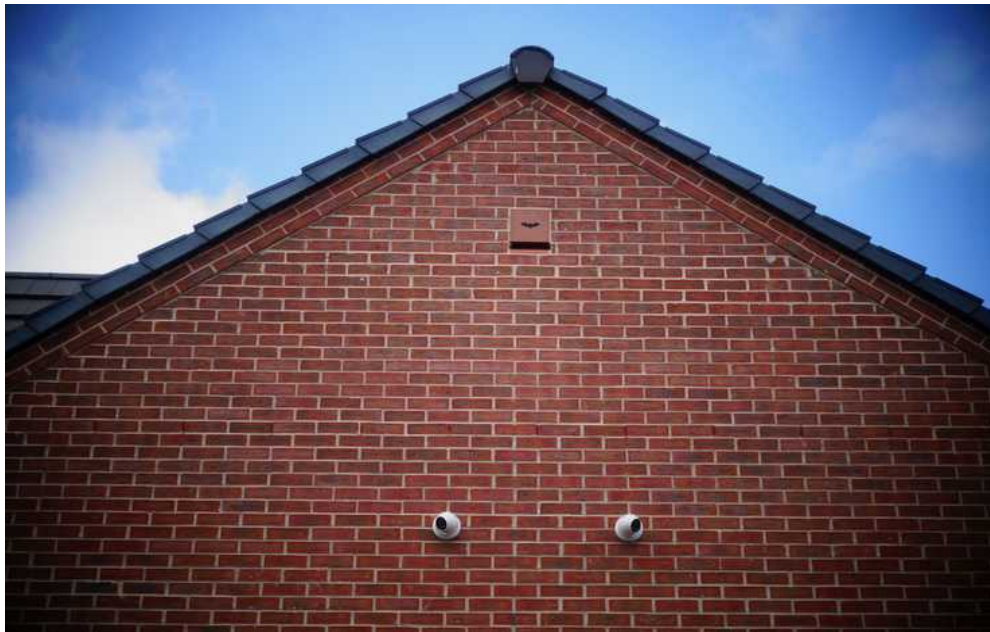
Access to all areas of the exterior of the buildings was possible and good visual inspection at ground level was possible. Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; apparent absence of evidence is therefore evaluated with caution. In many situations it is not possible to inspect every locations where bats are present therefore it should be assumed that an absence of bat evidence does not necessarily equate to evidence that bats are absent.

Some species such as pipistrelle sp bats are opportunistic and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys. Due to current Covid19 restrictions and IUCN BSG advice to batworkers no internal inspection was carried out, however given the well sealed nature of the building this was not considered a constraint.

## **Survey Results**

### **Visual Inspection - Bats**

The building was assessed as offering negligible roosting potential with no obvious gaps or crevices suitable for roosting bats on external walls or roof areas. The building is generally well maintained and well sealed.



The property has an inbuilt bat box located on the southern gable end. 3 bat droppings adhering to the box entrance were observed, suggesting use by a low number of bats. The box is not expected to be affected by proposed plans.

### **Emergence Survey**

An emergence survey on 11<sup>th</sup> September 2021 was carried out with surveyors using a combination of Anabat Walkabout and Anabat Scout full spectrum bat detectors and a Canon XA25 nightshot video camera with Infrared illuminators. Calls were analysed post survey using Anabat Insight software.

A single common pipistrelle was observed to emerge from the integrated bat box and head east along tree cover to the south of the property. No bats were observed to emerge from the building itself.

### **Visual Inspection – Nesting birds**

No evidence of nesting birds was recorded.



## **Evaluation of the results**

No evidence of use of the property by bats was recorded during the survey and the building was assessed as offering negligible roosting potential due to a general lack of potential roosting features and the general well sealed nature of the property.

The integrated bat box on the southern gable showed evidence to suggest use by a low number of bats and a single common pipistrelle was observed to be using the box to roost. The proposed works are not expected to affect the box, and the continuing ecological functionality of the roost.

Given the lack of roosting potential within the property it is considered that the development proposals do not risk negative impacts on roosting bats.

## **Conclusion**

**No evidence was recorded to suggest bats were roosting within the building.**

**No bats were observed or recorded using the building for roosting.**

**The building is considered to be of negligible potential for roosting bats.**

**The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.**

**The surveyor does not consider the proposed development and change of use is likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.**

## **Accidental exposure of bats - EMERGENCY ADVICE**

In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

Call Dave Anderson (Batworker) on 07894 338290 (mobile); a site visit will be arranged to assess the situation and recover any bats / safely remove them from site.

## **Method Statement and Reasonable Avoidance Measures**

The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'. The Method statement is designed to minimise or remove any potential disturbance to roosting bats.

A Method Statement is normally required by the local planning authority to ensure that procedures are in place before the development works are carried out.

No work should commence without contractors receiving a toolbox talk.

All contractors will be made aware of the legal protection afforded all species of bats in the UK and procedures will be in place to mitigate for the potential impact on bats before any building work is undertaken.

Scaffolding should stay clear of the integrated box on the southern gable end to ensure the roost entrance remains clear and flight lines remain unobstructed.

Scaffolding should not be positioned within 2m of the roost entrance.

A copy of the Method Statement should be available to site / project managers in advance of any works being carried out.

The existence of a Method Statement helps to establish a defence against prosecution for intentional (WCA), deliberate (Habitat Regulations.) or reckless (WCA) disturbance of bats or damage to roosts. All work should take place under the supervision of the ecologist.

## **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.

## **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.

## **SCHEDULE 12 AMENDMENTS RELATING TO PART I OF WILDLIFE AND COUNTRYSIDE ACT 1981**

1. In section 1(5) of the 1981 Act (offence of intentional disturbance of wild birds) after "intentionally" there is inserted "or recklessly".

### **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.

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