

BAT SURVEY AT -

NORWOOD
YORK LANE
BLACKBURN

DATE AND TIME OF VISIT
15th Sept 2021 1.30 pm

WEATHER CONDITIONS

Sunny, light 5 -10 mph west North west breeze 18 C

REFERENCE NO. 6450

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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

Removal of existing conservatory and flat roof extension prior to construction of new single storey pitched and flat roofed extension to the rear.

Impact of development in relation to potential bat habitat:-

Removal of flat roof and conservatory, disruption to East end of main roof where the new pitched roof abuts.

TYPE OF BUILDING

The property is a bungalow with bedroom accommodation in the roof space. Possibly dating from 1950's / 1960's. It has been extended with a conservatory and flat roof addition.

North east elevation. Flat roof extension to be removed.





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

No constraints all areas accessible.

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 SD704338 128 m elevation

The house is situated in suburban location, in the settlement area of Langho. The house is located at the junction of York lane with St Marys Drive , Whalley new road is 176m to the northwest. St Mary's Church is directly opposite to the north west.



FORAGING POTENTIAL IN THE LOCATION

The house is set in a large garden with domestic planting and lawned areas. Properties surround the house on all sides with the exception of the south east boundary which is adjacent to a small wooded area which extends in a south easterly direction bordering York Lane which continues to be lined on both sides with mature trees.

A small pond is 391m to the south east which is the nearest area of standing water, there are no water courses within 1km.

The location does provide an optimal level of forage/ roost habitat.



WALL CONSTRUCTION

The walls are brick with some sections having a render finish with an exposed brick plinth.



BAT ACCESS POINTS IN WALLS

The walls are in good condition as is the pointing there are no access points or crevices suitable for bat ingress.

ROOF CONSTRUCTION



The roof is largely hipped with a gable to the north west adjacent to St Mary's Drive. There are 2no pitched dormers and roof windows all having a Rosemary tile finish. There is an overhang at the eaves with boarded soffits. The conservatory roof is a upvc frame with clear glass. The flat roof is felt.

BAT ACCESS POINTS IN ROOF

The roof tiles are in very good condition with no significant cracks or loose tiles. The ridge tiles are well pointed.



The felt roof is in excellent condition with no possible access points



The flashings to the conservatory and the valley gutters are in good condition and all tight fitting they do not form any gaps or access points.



The soffits are tight fitting and in good condition with no access points. There were no access points into the roof structure.

ROOF SPACE

The roof space has been partially converted to form a room, there is an access hatch through to the remaining roof void. See below. The structure is timber rafters and purlins with felt underlay, some sections have a boarded finish to the underside of the rafters. The centre of the floor is boarded and used for storage. Insulation quilt is present at the edges.

All the surfaces were clean and free from any dropping or feeding evidence. The timbers were in good condition as was the felt underlay, the space did not provide any roost potential for bats.



BAT SIGNS, EXTERNAL

SEEN	Yes
DROPPINGS	Yes
MAGENTA BAT5 DETECTOR RESULT	Yes

Yes	No
	X
	X
	X

The external features of the property were examined, the south east and north east elevations and the roof space were the main focus of this scoping survey. The lead flashings, fascia soffits, ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

BAT SIGNS, INTERNAL

SIGHTED	Yes
DROPPINGS	Yes
DETECTOR RESULTS	Yes
STAINING/GREASE MARKS	Yes
SUSPECT SUMMER ROOST	Yes
SUSPECT WINTER HIBERNACULA	Yes
INSECT OR MOTH FEEDING EVIDENCE	Yes

Yes	No
	X
	X
	X
	X
	X
	X
	X

The roof space was thoroughly examined for all the above listed signs. The quilt and the floor were inspected for dropping or feeding evidence, nothing was recorded.

CONCLUSION

The lack of evidence at this property indicates that the conversion of this roof space will not impact on any local bat population nor is it likely that any bats will be uncovered or disturbed during the tile removal. It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme.

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.

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0845 1300 228

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Cheshire-Lancashire Team
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