BAT SURVEY AT -
1 LANE ENDS
SABDEN

DATE AND TIME OF VISIT
14 th Oct 2021 5.15 pm

WEATHER CONDITIONS
Overcast. Light breeze , 10 C

REFERENCE. Mr and Mrs A. Read

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH AssocRICS

LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
BB129LA

RICS
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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 single storey extension, conservatory and detached garage prior to construction of new two storey side extension and single storey rear extension.
Impact of development in relation to potential bat habitat:-
Disruption to a section of the verge to the rear roof pitch and removal of buildings which may have the potential to provide roost habitat for protected species. Dormer window will not be effected.

TYPE OF BUILDING

Semi detached cottage probably dating from the early 19th C with a single storey outrigger and conservatory to the rear, together with a dormer window and a detached 20th C garage.


Side elevation


Rear elevation


Detached Garage

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

The scoping survey was carried out during the early part of the hibernation period.

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: 781370 220m elevation

The house is located in an elevated position on the southern end of Sabden village settlement area, at the junction of Simonstone road and Padiham road.

FORAGING POTENTIAL IN THE LOCATION

The house is accessed off Simonstone road with a garden area to the front, side and rear which is bound by mature conifer trees and contains domestic planting and shrubbery. There are no significant mature broad leaf trees within 50m of the property. Other properties of various types and ages are adjacent to the south and west all being situated in gardens. The garden boundaries are adjacent to Simonstone road and Padiham road however the greater locality extends to large acreage farm land.
There is a small reservoir at 216m to the south west of the house which is the nearest area of standing water and the water course Sabden brook is 288m to the north.
The immediate locality has a medium level of forage potential which does however have some connectivity to the high level potential in Black Hill wood which at its nearest point is 70m from the property to the south.

WALL CONSTRUCTION

The original house walls are natural random stone with a rendered rear wall, The outrigger and the conservatory base wall is brick/block render. The dormer has horizontal timber boarded finish front and slate hung sides.

The garage wall is block with render finish

BAT ACCESS POINTS IN WALLS

All walls are in good condition with no cracks, crevices or access points suitable for bat ingress. The timber dormer boarding was examined from the ground level with binoculars, all boards were tight fitting, no gaps or rotten wood was observed.

ROOF CONSTRUCTION

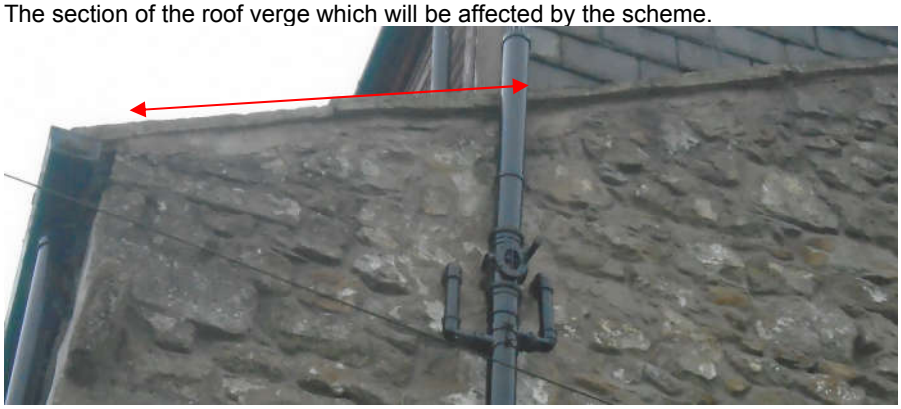
The house roof is pitched with a slate finish and stone verge to the gable. No fascias were present.
The outrigger roof was a mono pitch with blue slate finish with vented fascia to the eaves and lead flashed to wall.

The Conservatory roof is clear polycarbonate sheets and upvc frame.


Garage roof is corrugated steel sheet mono pitch with upvc trim. There is significant ivy and moss coverage to the sheets.

BAT ACCESS POINTS IN ROOF

The main roof was examined from ground level with binoculars, the slates were tight fitting with well pointed ridge tiles. The verge stones were well pointed . No access points were evident.
The section of the roof verge which will be affected by the scheme.



The lean to roof was observed from a window opening, all the slates were very tight fitting,the flashings at the abutment with the wall were in very good condition and tight fitting. The fascias at the eaves are in good condition with a grille vent soffit , all tight fitting with no access points.

The steel sheets on the garage roof were in good condition with tight laps but had extensive ivy coverage. Access points were not evident nor were there any crevices suitable for bat ingress.

The conservatory roof flashings and eaves were tight fitting and did not provide any access points.

ROOF SPACE

The out rigger roof having such a shallow pitch with a flat ceiling internally would have a very small void but there was no hatch to access it.

The main roof void has been converted to provide accommodation , however there was a small accessible void to the front elevation eaves. It was inspected from a small access hatch ,the timber rafters were visible there was no underlay present and the ceiling joists had a boarded finish. The timbers were in reasonable condition. The small section which was visible did not have any evidence of bat presence.

The garage roof was steel sheet fixed over timber joists and purlins. The structure could be closely examined and found not to provide any potential roost habitat for bats.

The conservatory roof did not provide any did not provide any roost habitat for bats.

		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT			X

The external features (outrigger, conservatory and detached garage)at the rear of the property and the corner roof verge being affected by the development were the main focus of this scoping survey. The lead flashings, facia's, soffits, ridge slates, walls and any sills were visually examined for droppings, staining or feeding remains. No evidence was found.

		Yes	No
BAT SIGNS, INTERNAL	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

All floors and surfaces were examined. None of the above evidence was found internally.

CONCLUSION

The removal of the garage, conservatory and outrigger will not impact on or result in the removal of any high value roost habitat. The disruption to the main roof is restricted to the removal of some of the verge stones towards the rear corner of the house, which did not have any roost potential.
There is no evidence that bats are currently hibernating or that there has been any historic use by bats.
Close inspection did not reveal access points nor any crevices or cracks with the potential for use by Bats.
It is very unlikely that roosting bats will be disturbed or exposed during the building works on this property nor will any high value roost potential be removed.
The scale of this extension will not have a negative impact on the forage or commute routes of any local bat population .
It is not considered necessary to carry out an emergence survey.
Mitigation or timing constraints are not required.

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

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.