

**BAT SURVEY AT -**  
57 St Mary's Drive  
Langho  
Blackburn

DATE AND TIME OF VISIT  
20<sup>th</sup> Sept 2021 12.00pm

WEATHER CONDITIONS  
Sunny, 7-13 mph west north west breeze, 17 C

REFERENCE NO. 6511

## 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**

Proposed new Dormers to front and rear.

Impact of development in relation to potential bat habitat:-

Disruption to existing roof.

## **TYPE OF BUILDING**

The property is a semi detached bungalow with converted roof space and a single storey extension to the rear.



Front elevation



Rear 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**

Scoping survey carried out, 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 SD705339 128 m elevation**

The house is situated in suburban location, in the settlement area of Langho. The house is located St Marys Drive , Whalley new road is 176m to the northwest. St Mary's Church and the school playing field is directly opposite to the north west.



**FORAGING POTENTIAL IN THE LOCATION**

The house has a small garden to the front and a paved and lawned area to the rear which abuts a small wooded area which extends in a south easterly direction bordering York lane and continues to line the lane on both sides with mature trees.

Similar properties line St Marys Drive to either side of the house

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 due to its proximity to the wooded areas.



### **WALL CONSTRUCTION**

The walls are brick with a small section of render to the front elevation.



### **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.

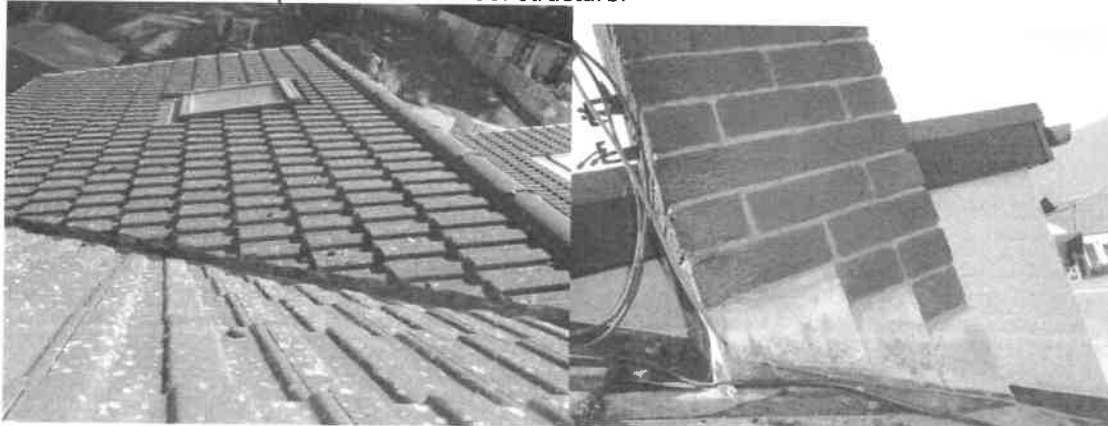
### **ROOF CONSTRUCTION**

The roof is pitched over both the main roof and the extension to the rear, with upvc fascia's, barge boards, soffits and edge trims. The finish is tile. The roof space has been converted to living accommodation with 3 no roof lights.



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

The roof tiles are in very good condition tight fitting with no cracked or loose tiles. The ridge tiles are well pointed. The soffits, barge boards and fascia's are tight fitting and in good condition with no access points. The chimney and velux roof window flashings are tight fitting. There were no access points into this roof structure.





### **ROOF SPACE**

The roof space has been partially converted to form rooms, there is an access hatch through to the remaining roof void. See below. The structure is timber rafters and purlins with felt underlay, Insulation quilt is present, 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  
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes      No

	X
	X
	X

The external features of the property were examined. 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  
DROPPINGS  
DETECTOR RESULTS  
STAINING/GREASE MARKS  
SUSPECT SUMMER ROOST  
SUSPECT WINTER HIBERNACULA  
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

The roof space voids were 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 and insertion of dormers 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.

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