



SUNDERLAND PEACOCK ARCHITECTS

**BAT SURVEY
OUTBUILDING at
TWINBROOKS FARM
UPBROOKS
CLITHEROE**

**DATE AND TIME OF VISIT
10th May 2021 1.30pm
19th May 2021 9.00pm**

**WEATHER CONDITIONS
Sunny, light southerly breeze 14 C -10th
Sunny. South easterly 25 mph breeze 11 C -19th**

REFERENCE NO. 5765

**SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG**



RICS

The mark of
property professionalism worldwide

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH AssocRICS

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

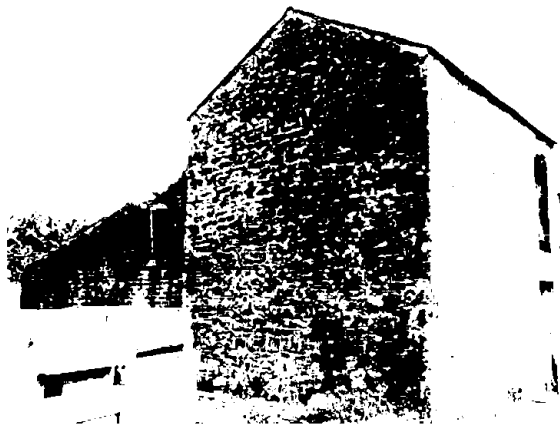
Demolition of an outbuilding, prior to construction of 3no single storey dwellings.

Impact of development in relation to potential bat habitat:-

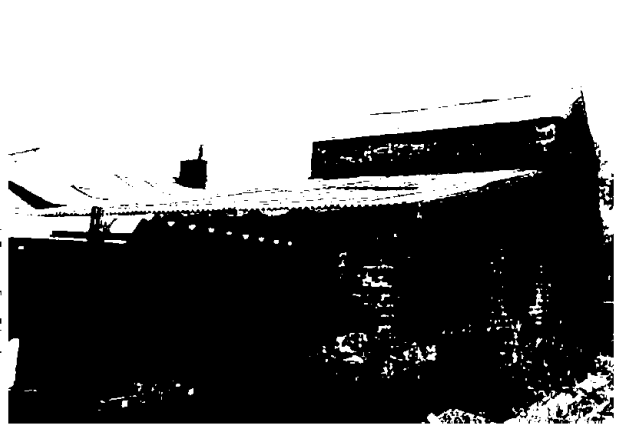
Removal of a building.

TYPE OF BUILDING

Detached outbuilding ancillary to Twin brooks Farm. It is a small two storey building with a rear single storey lean to.



South and west elevation



Rear north elevation

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 in the main section of the building. The lean to section was examined internally from the door, the roof structure was not safe for entry.

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 754423 84m elevation

The outbuilding is located within the curtailage of Twin Brooks farm on the eastern edge of the settlement area of Clitheroe. Surrounded on 3 sides by Salthill industrial estate.



FORAGING POTENTIAL IN THE LOCATION

The outbuilding and its associated house (Semi detached recently converted barn) are located in a garden to the west, north and east which is currently mainly laid to hard standing. The location is generally semi urban, however the southern boundary of the site is adjacent to residential properties in mature gardens with pastureland beyond .The access road which follows Mearly brook 18m to the south of the site is lined with mature trees which form a significant area of potential forage habitat and connects to further wooded areas to the north east.

There are no significant areas of standing water within 800m .

The site does not provide any high value forage potential, however it is adjacent to high value forage habitat which will not be affected by the proposals.



WALL CONSTRUCTION

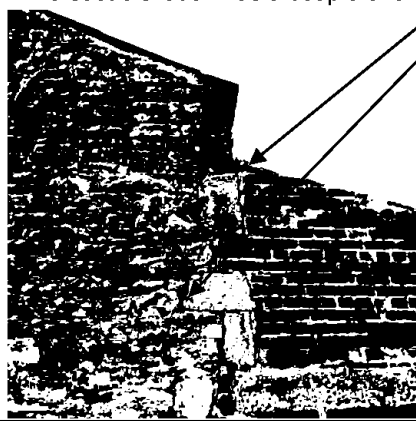
The main building walls are random natural stone with flush pointing. The lean to has brick walls.



BAT ACCESS POINTS IN WALLS

The front elevation pointing is generally in tact with the exception of a crack to the left hand side of the door and window jamb.

The east elevation has a couple of cracks/ crevices



The head of the front window was missing and has some historic plant growth.



ROOF CONSTRUCTION

The pitched roof was examined from ground level with the aid of binoculars. The blue slate finish is in good condition with no gaps or slipped slates. The ridge tiles are well pointed with no cracks. The roof does not provide any access points to the interior nor any cracks or crevices accessible to bats.

The lean to roof is corrugated fibre cement sheet, it is in poor condition with some missing and slipped sheets. The interior is accessible to bats however the sheets do not provide any potential roost habitat.



ROOF SPACE

Main pitched roof did not have an enclosed roof space and was examined from the first floor level the structure appeared relatively new, the timbers and underlay were in excellent condition free from any cracks, crevices or rot. The eaves were inspected to ensure there were no access points. Evidence of current or historic use by bats or other protected species was not recorded.



The lean to roof does not have an enclosed roof void, it has a timber supporting structure with corrugated sheets fixed directly over. Although the building was not fully accessible the structure was totally visible. The roof did not provide any potential roost habitat for bats.



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

The exterior of the building, eaves, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. Particular attention was paid to surfaces near the cracks and crevices, it was possible to inspect them closely. No evidence was found.

Emergence survey - carried out 19th May 2021 9.00pm during good conditions for bat forage activity.

The building was monitored until it was too dark to see, In accordance with the findings of a previous emergence survey (2018) in this location, activity over the site or emergence from the building was not recorded.

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

The outbuilding interior was closely examined (stone section) for any of the above listed evidence, surfaces, structural cracks in walls and floors were checked for any feeding or dropping evidence, the result was negative the floors were clean.

There are no signs that bats are currently or have historically used the building.

The interior did not provide any high value roost potential.

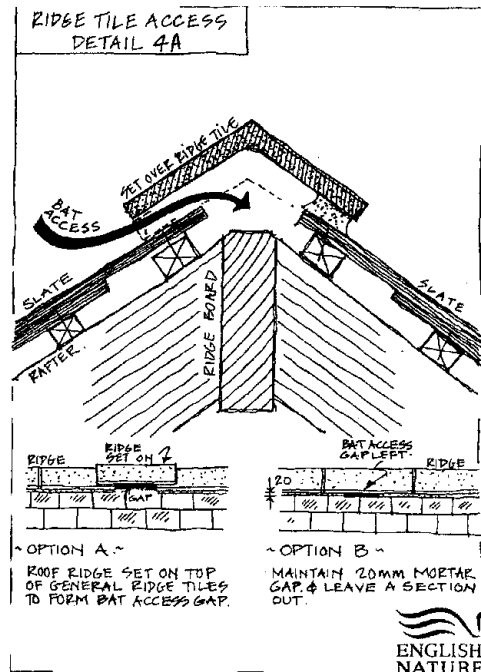
CONCLUSION

The demolition of the outbuilding will not impact on the local bat population and will not remove any high value roost / hibernation potential there is no evidence of past or present use.

The scale of the development will not disturb roosting/ hibernating bats or impact / destruct, any bat roost or forage/commute routes.

No mitigation or further survey effort required however due to the high level of forage and roost potential near the location, roost enhancement should be incorporated in the new roof structures of the development by inserting ridge access. See below for details.

PROVIDE 2 No RIDGE ACCESS TILES ALONG THE ROOF RIDGE.	RECOMMENDED BY NATURAL ENGLAND: either raised ridge tiles providing 15 – 20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles.
SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.	Pipistrelles and long-eared bats will enter roofs via narrow gaps under the ridge tiles; additional benefits are provided when small gaps are provided through the roofing felt or sarking membrane thus enabling bats to enter any retained roof voids.
Ridge access tile Detail 4A (below)	



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.