

3/2022/0206  
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**BAT SURVEY AT -  
8 SPRING GARDENS  
WADDINGTON  
CLITHEROE**

DATE AND TIME OF VISIT  
22<sup>nd</sup> March 2022 9.15pm

WEATHER CONDITIONS  
Sunny ,3-10 mph East wind, 10 C

REFERENCE NO. 6572



SURVEY CARRIED OUT BY:



**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 NINE 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 2no garages prior to the construction of a new two storey extension to the side of the property.

Impact of development in relation to potential bat habitat:-

Removal of potential bat habitat, the main house roof is not being affected.

## **TYPE OF BUILDING**

The property is a period end terrace in a row of three houses, there is a lean to garage which is a later addition on the side together with a further detached garage. The property is currently inhabited.



Front elevation lean to



Side and part rear elevation.



Rear elevation of the lean to garage.



Detached garage and lean to side wall



side elevation of detached garage

**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**

Survey carried out towards the end of the hibernation period however due to the current temperatures bats remain inactive.

#### **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: 730435 73m elevation

The house is located on the main Clitheroe road through Waddington to the south end of the village within the main residential area.



### **FORAGING POTENTIAL IN THE LOCATION**

The house is located adjacent to houses of the same period, but the village generally consists of properties and buildings dating back centuries to more contemporary housing estates.

The house has a small garden to the front and a yard area to the rear.

The house does not have any significant mature trees within a 50m radius, there is a hedge within 30m of the house lining the road to the south east however generally there is a lack of high value forage vegetation in the immediate locality although the roost potential is good.

There are no areas of standing water within 200m of the site but Waddington brook flows 14m to the east running along the side of the road a further stream flows 150m to the west.



### **WALL CONSTRUCTION**

The main house and garage walls are natural stone with strap pointing.



The detached garage has a rough render finish, with timber boarding over the garage door.



### **BAT ACCESS POINTS IN WALLS**

The walls are in perfect condition, no possible access points with the exception of a gap in the pointing above the garage door head. It is a shallow gap which was examined with the aid of an endoscope, no bats are currently present nor is there any evidence of previous use by bats.



The render on the detached garage is in good condition and does not provide any potential access points. The timber boarding although in poor condition does not provide any suitable roost habitat for bats.

### **ROOF CONSTRUCTION**

The garage roof is a lean to with lead flashing at the abutment with the house wall. The side wall of the garage forms the boundary with the neighbouring property. The rain water gutter is fixed to a timber fascia flush fixed to the wall with render the verge is also pointed. The finish is blue slate.



The detached garage has a pitched roof with a slate finish. Pointed verges and a rain water gutter fixed to a timber fascia/ boarding flush fixed to the wall.



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

The slates are very tight fitting and the lead flashing and verges are in good condition. There are no gaps, cracks or crevices in the roof.

However in the recent storms a slate has been dislodged adjacent to the ridge tile on the detached garage, currently forming a potential access point for bats. It can be confirmed that at the time of the survey no bats are present, it is however important that the gap be blocked immediately to prevent future ingress during the bat activity period ( April - sept).



### ROOF SPACE



Timber truss rafter roof in Lean to with underlay all in perfect condition. No enclosed roof void.



The roof structure in the detached garage is boarded out to the underside of the rafters.

### BAT SIGNS, EXTERNAL

SEEN  
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>

The exterior of the buildings specifically the garages were inspected for any dropping, staining or grease marks. No signs were 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 interior of both the garages was clean and free from any of the above listed evidence.

**CONCLUSION**

The buildings do not provide any potential habitat for bats, it is not possible for bats to enter or find any crevices. ( since the survey was carried out the owner has filled the two potential future access points see below.as at 24<sup>th</sup> March 2022 )



The removal of these buildings and the construction of the extension will not will not impact or disturb any local bat population.

The newly formed roof access has been blocked as has the gap in the stonework to the front of the lean to preventing any potential future ingress.

No further survey effort is required, nor is any mitigation necessary.

**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  
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