SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -
ABBEY HOUSE
WORSTON

DATE AND TIME OF VISIT
5TH Nov 2021 9.00am

WEATHER CONDITIONS
Partly cloudy, 8-20 mph West north west wind 7 C

REFERENCE NO. 6198

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RICS
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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 garage prior to constructing new single storey extension
Impact of development in relation to potential bat habitat:-
Removal of a building which may have the potential to provide habitat for bats.

TYPE OF BUILDING

The building is a detached garage adjacent to a detached property. It comprises of a garage section with an adjacent store area, accessed via a personnel door. At the rear corner of the building an open sided wood store is formed by infilling the corner with a timber wall and with roof over. There are no window openings in the building. The rear wall of the garage is on the boundary of the property.

Front elevation

Infill timber roof over open store

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 inactive 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 768428 112m Elevation

The house and its associated garage are located within the settlement area of Worston village ,170 m to the East of the A59. Clitheroe is 2.2km to the south west.

FORAGING POTENTIAL IN THE LOCATION

The house and garage are located on the main road through the village, directly opposite ' The calfs head ' public house. There is a garden to the front and rear with other residential properties surrounding the site. Significant groups of mature trees are located 20m from the property which are also well connected with dense tree lines and hedgerows to the optimal forage potential in the greater locality. The village is bound to the west at 170 M with the A59 which is lined with a significant line of mature trees. The village is located in a rural area and the greater location is small acreage pastureland largely bound by hedgerow and significant lines of mature broad leaf trees. Worston brook at its nearest point is 57m to the S.E which is also lined with mature trees. The nearest area of standing water is a small reservoir 601m to the south west. There are 2no local nature reserves within 2km of the village the nearest being Salthill quarry at 1.2 km to the west.
The Area is considered to provide optimal forage and roost potential.

WALL CONSTRUCTION

The garage is a relatively new structure in relation to the adjoining house. the walls are block work with a stone cladding to the front north east elevation. the north west side elevation has a smooth unpainted render finish. the south west and rear elevation has a rough cast painted render finish.

Front elevation

South west elevation

North west elevation

Interior of single skin timber wall to open store

BAT ACCESS POINTS IN WALLS

All the walls are in reasonable condition and do not have any cracks, crevices with the potential to provide any roost habitat, nor access points into the interior.

ROOF CONSTRUCTION

The roof is flat with a patchwork of bitumus felt covering. The open shed roof is set below the main roof felt fixed over timber deck as before.

BAT ACCESS POINTS IN ROOF

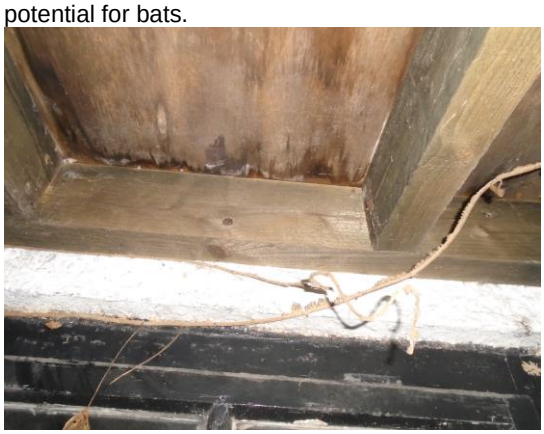
Although the roof appears to be in a poor condition, close inspection did not reveal any ingress points, tears or lifted sections at the verges with the potential to provide any roost opportunities for bats. The front, north west side and rear fascia's are flush to the walls and in reasonable condition and do not provide any crevices behind. However the north corner is rotten and does provide a gap which was possible to examine closely, the gap was shallow and did not provide any roost habitat.

The south east elevation fascia has a small void behind but was easily examined, there was no access to the interior and the void was completely visible. No current or historic evidence of bat presence was found.

ROOF SPACE

There was not an enclosed roof space in the garage the ply deck and joists were fully visible and closely inspected. The timbers were in good condition with no cracks or crevices the structure did not provide any roost potential for bats.

The Open store roof is timber rafters with ply fixed over, as before the structure did not provide any roost potential for bats.



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

The external features of the building were examined during daylight hours for dropping or staining / grease mark evidence. The ground surrounding the building was checked for droppings, the results were negative.

		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

The interior of the building was inspected closely walls, floor and roof structure, the interior did not provide any roost habitat and no evidence of any bat presence currently or historically.

CONCLUSION

The lack of evidence and lack of potential access points or crevices in this garage indicates that the extension will not impact adversely on any local bat population nor will any bats will be uncovered or disturbed during the roof removal. The scale and location of the single storey extension is unlikely to impact on any bat commute or forage routes. It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme.

However due to the fact the proposal is located in an optimal forage area it is a good opportunity to boost the local roost habitat by fixing a couple of Kent bat boxes to the walls illustrated below. Locations to be confirmed.

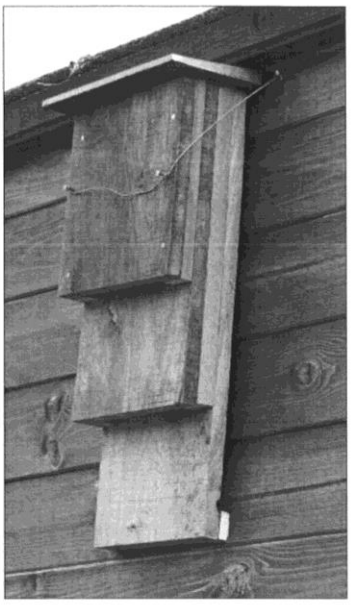
The Kent bat box

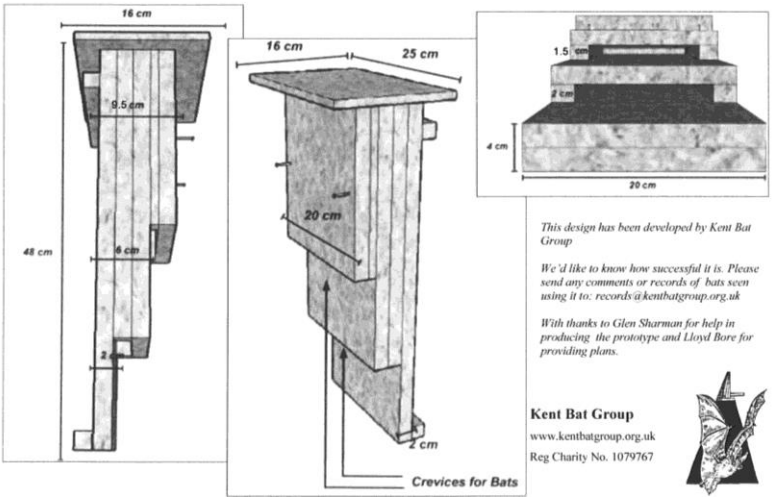
Simple to construct, self-cleaning and low maintenance.

The only critical measurement is the width of the crevices—these should be no larger than suggested. Other measurements are approximate.

Materials and construction
Box to be made from untreated rough-sawn timbers
Timber should be c,20mm thick
The box should be rainproof and draught-free
Crevices can be between 15 and 25 mm wide
Fixing may be by use of brackets, durable bands or wires

Location
Boxes are best fixed as high as possible in a sheltered wind-free position, exposed to the sun for part of the day.
They can be fitted to walls, other flat surfaces or trees
A clear flight line to the entrance is important





<u>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</u>

<u>RISK ASSESSMENT</u>
(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

<u>NOTES:</u>
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.