BAT SURVEY AT -
29 LANGSHAW DRIVE
CLITHEROE

DATE AND TIME OF VISIT
23rd June 2022 5.30 pm

WEATHER CONDITIONS
Sunny, light breeze, 19 C

REFERENCE. Mr & Mrs Harrison

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH AssocRICS

LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
BB129LA

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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

Rear and side single storey extension, alteration to existing front dormer and additional velux to front elevation.
Impact of development in relation to potential bat habitat:-
The rear extension abutment will involve the removal of a couple of rows of tiles at the eaves. Some disruption to the front roof pitch inserting velux window and disruption to existing front dormer roof. The side extension will not impact on the existing roof.

TYPE OF BUILDING

The house is an inhabited semi detached 1½ storey property, probably dating from the 1960's /70's

Front Elevation

Rear 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

It was not possible to examine the flat roof finish on the front and rear dormers. All other areas were accessible /visible.

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: 745409 95m elevation

The house is located in an extensive residential area in Clitheroe, on the East side of Langshaw Drive. The area is 850 m to the south of the town centre. The A59 is 1km to the south east.

FORAGING POTENTIAL IN THE LOCATION

The house is on a residential road surrounded to the north, west and south with properties of a similar type and age all having gardens to the front and rear containing domestic planting. The rear boundary of the garden to the east is adjacent to playing fields. There are some mature trees present to the boundary of the property and other adjacent gardens forming a tree line .The nearest water course is Mearly brook 500m to the north west. There are no significant wooded areas within 530m of the site, the nearest being a wooded area lining Mearly brook. The tree line connectivity to the greater locality is considered to be average. Bat foraging potential is present to a moderate/ low level.

WALL CONSTRUCTION

The walls are cavity construction with smooth white render finish. The rear dormer walls have a upvc sheet cladding finish. The front dormer has white upvc cladding walls.

BAT ACCESS POINTS IN WALLS

The wall render is in perfect condition with no cracks or crevices. The upvc cladding appears to be relatively new and is in excellent condition and tight fitting. Access points, cracks or crevices are not present.

ROOF CONSTRUCTION

The main roof is pitched with upvc fascias and soffits. The finish is profile tile with ridge tiles. There is a roof light and dormer present in the front pitch. A large dormer is present to the rear elevation.

Front roof pitch

Rear roof pitch section of eaves being affected by the extension.

BAT ACCESS POINTS IN ROOF

The roof is in reasonable condition with no slipped or missing tiles and all are tight fitting. The ridge tiles are well pointed. The upvc soffits and fascias are in excellent condition with tight abutments to the walls. The flashings to the rooflight and dormers are tight fitting. The verge is well pointed. The roof does not provide any access points for bats.

Section of roof being disturbed by the extension

A single crevice was noted to the side of the affected roof section however it was possible to closely examine, there was no sign of current or historic access to the crevice.

Front roof pitch did not have any access points

ROOF SPACE

As the roof void is mainly bedroom accommodation there was only a small void under the ridge which was accessible via a ceiling hatch. The timber rafters , purlins and underlay are in good condition and do not provide any cracks or crevices suitable for roost habitat The insulation quilt present to the floor was clean with no evidence of droppings or insect feeding remains. The space did not provide any high value roost potential for bats, and no signs of current or historic use was evident.

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

The external features of the house roof were the focus of this scoping survey. The lead flashings, facia soffits ridge tiles, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. The result was negative, 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

The roof space was examined for any of the above listed evidence.
The result was negative.

CONCLUSION

The lack of evidence and lack of potential access points or crevices at this property indicates that the disruption to the building will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the slate 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
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8 Battersea Park Road
London SW8 4BG
0845 1300 228

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Cheshire-Lancashire Team
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