

BAT SURVEY AT -
7-9 King street
Clitheroe

DATE AND TIME OF VISIT
4th April 2023 2.00pm

WEATHER CONDITIONS
Sunny. 7-14 mph south breeze. 8 C

REFERENCE NO. 6726



SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
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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

Insertion of insulation internally in the existing roof structure and fixing externally Photo voltaic panels to the south east roof pitch. Removal of the existing single storey lean to roof prior to extending upwards to form two further storeys.

Impact of development in relation to potential bat habitat:-

Marginal disturbance of original roof structure and removal of the lean to roof.

TYPE OF BUILDING

The property is a currently empty retail outlet on the ground floor with storage space at first and second floor level. the single storey lean to section is currently used as a plant room.



Elevation to King street



Corner elevation



New Market street 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

Scoping survey carried out towards the end of the hibernation 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 SD742419 elevation

The shop is located in the centre of Clitheroe at the junction of Market street and King street immediately adjacent to the pavement .

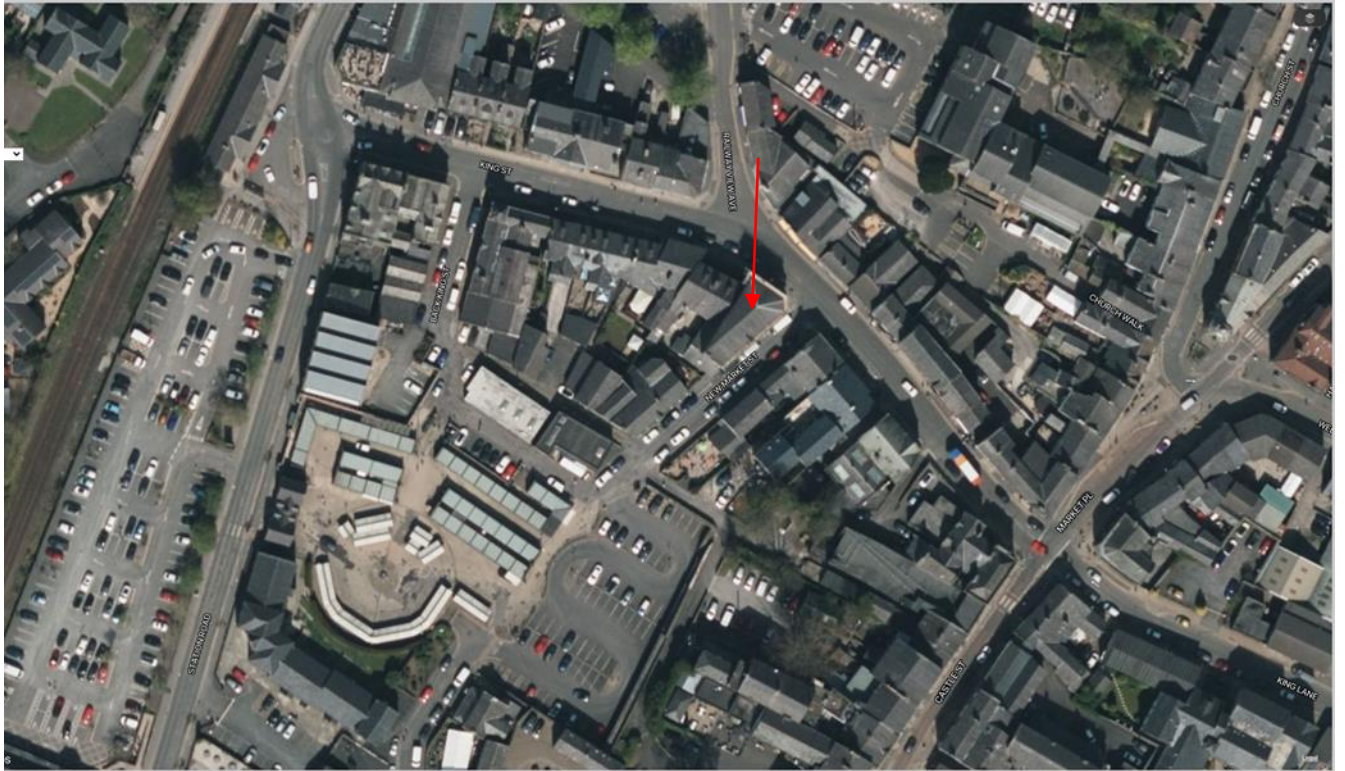


FORAGING POTENTIAL IN THE LOCATION

The property is located at the junction of two busy streets in the centre of Clitheroe surrounded by other retail properties all dating from the same period. The area is generally devoid of vegetation with the only exception being a couple of mature broad leaf trees being present approx. 55m to the south east of the property, they are isolated and do not connect to any other tree planting in the town centre.

There are no areas of open water within 500m of the building, Mearly Brook is the nearest running water at 350m to the west.

The locality provides sub optimal forage potential.



WALL CONSTRUCTION

The walls are natural coursed stone.



BAT ACCESS POINTS IN WALLS

No access points, cracks or crevices are present in the walls.

ROOF CONSTRUCTION

The main roof is a tapering pitch with the front elevation being hipped. Blue slate finish with hip and ridge tiles. Large cast iron gutters are present to the eaves.



Lean to roof has a slate finish, lead flashed to the main wall. Timber flush fitting fascia and barge board is present.



BAT ACCESS POINTS IN ROOF

The main roof was viewed from ground level with the aid of binoculars. The slates were all tight fitting, the ridge and hip tiles were in reasonable condition with no visible access points. The gutters were very tight fitting, the stone plinth below the gutter was examined for any dropping or staining evidence, the result was negative.



ROOF SPACE

The roof space has a boarded floor and is accessed from the second floor via a stair. The timber trusses are in good condition with no signs of rot. There is a plaster finish to the underside of roof pitch which has crumbled in places exposing the lath. The space is lit by a window



It was possible to see the underside of the slates where the plaster had crumbled, close inspection did not reveal any bat presence. The floor was dusty and covered with plaster debris but no signs of droppings or insect remains were evident. The space provides sub optimal roost potential, signs of current or historic presence were not found.



The lean to roof does not have an enclosed roof space the rafters are visible, the structure is in reasonable condition as is the felt. No bats are present in this space.



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

The external features of the property and the roof spaces were the main focus of this scoping survey. The lead flashings, eaves, ridge/ hip slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. The walls were clean and no evidence was found. The building appears to be inaccessible to bats.

		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 roof space had no evidence of bat access, none of the above evidence was found.

CONCLUSION

The building is not considered to provide any bat roost habitat due to its apparent inaccessibility and its location having sub optimal forage potential.

There are no pre existing records of bat roosts in this locality.

The insertion of insulation in the existing roof structure and fixing of photo voltaic panels to the roof will not impact on any Bat population it is highly unlikely to cause any harm or uncover any bats, the extension will not impact on roost or forage habitat nor impact on any potential commute routes. No further survey effort is necessary nor is any mitigation required.

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.

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Cheshire-Lancashire Team
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