SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -
ACORN HOUSE
MITTON ROAD
WHALLEY
BB7 9JN

DATE AND TIME OF VISIT
31ST May 2023 9.15am

WEATHER CONDITIONS
Overcast, 10-29 mph East north east wind . 12 C

REFERENCE NO. 6827

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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.

- 11 Species have been recorded in Lancashire the most common being :-

- **Common Pipistrelle** – Widley distributed across the UK.. Known to roost in buildings and trees.
- **Soprano Pipistrelle**- – Widley distributed across the UK.. Known to roost in buildings and trees
- **Whiskered / Brandts** – Roost mainly in buildings or trees.
- **Long eared Ba**t - Roost in older buildings, Barns, Churches and trees.
- **Daubentons** - Known to roost in trees, tunnels, bridges, caves, mines and cellars near to lakes, rivers or ponds.
- **Natterers** – Known to roost in old stone buildings , large timbered barns , tree holes , caves or mines.

- As insect feeding species the preferred habitats include woodland, grassland, agricultural land, wetland and rivers which provide good foraging potential.

- 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 SIXTEEN YEARS OF EXPERIENCE AND 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 SIXTEEN 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
- SHADOWHAWK 12000 lumen HIGH POWERED LED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

PROPOSED DEVELOPMENT

Alterations to the existing garage and new flat roof single storey extension formed to connect garage to proposed new single storey pitched roof extension and the existing pitched roof single storey outshot on the east elevation.
First floor flat roof extension over existing porch to form shower room.

Impact of development in relation to potential bat habitat:-

Disruption to garage roof where the new flat roof will abut. Disruption to the eaves of the existing East elevation outshot (approx. 1.5m length) where the new flat roof abuts the eaves.
Disruption to the eaves of the main roof adjacent to the proposed Shower room extension.

Proposed location of first floor shower room extension

TYPE OF BUILDING

The property is a detached house possibly dating from the 1920's. A single storey extension is a later addition to the East elevation

Front South Elevation

Location of proposed shower room

Part west elevation

Location of proposed flat roof link

North Elevation

East elevation

METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trust 2016
(BCT- Bat surveys, good practice guidelines 3rd 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. It was possible to closely inspect all affected areas.

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 726370 58m elevation

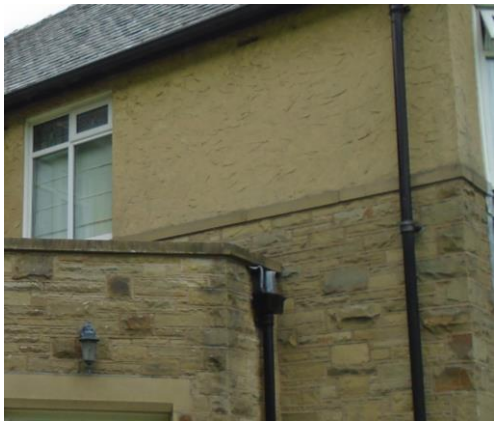
The property is located on the north edge of the Whalley settlement area accessed from and on the east side of Mitton Road . The Calderstones Hospital development is situated to the west.

FORAGING POTENTIAL IN THE LOCATION

The detached property is situated in a large garden mainly laid to lawn and bound by hedge/ trees, a cluster of mature trees are present to the east boundary. A significant wooded area is adjacent to the west side of Mitton road which extends in over the Calderstones hospital site . The nearest area of standing water is a small pond 44.9m to the south east of the house. The greater locality is considered to provide optimal forge potential, whilst the garden a moderate level of forage potential.

WALL CONSTRUCTION

The walls are in good condition being coursed natural stone up to a plinth above which is a textured render finish.



BAT ACCESS POINTS IN WALLS

All the walls are in excellent condition and do not provide any cracks, crevices or access points with the potential for bat ingress.

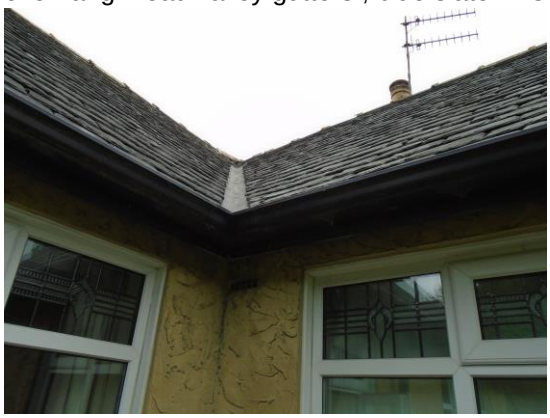
ROOF CONSTRUCTION

The garage and porch roof and has a parapet to the perimeter with an asphalt finish. and lead flashing to the adjacent house wall.

Porch roof

Garage roof

The main house roof is a gabled, pitched and hipped structure, with an exposed rafter eaves overhang. Lead valley gutters , blue slate finish and pointed ridge tiles.



Eaves effected by the abutment of proposed new flat roof shower extension

The roof of the east extension is pitched with slight eaves overhang. Slate finish with pointed ridge tiles.

Section of eaves being affected by the proposed extension

BAT ACCESS POINTS IN ROOF

The porch roof was accessible thus it was possible to closely inspect the eaves, slates and condition of the ridge pointing of the main house roof. The slates were in excellent condition and tight fitting. The ridge pointing was in very good condition. No access points or crevices were found with the potential for Bat ingress.

Eaves adjacent to proposed shower room

The garage and porch flat roofs were in excellent condition, flashings were very tight fitting and The parapet walls were well pointed and flashed. No bat roost potential was present in the flat roofs.

The east extension roof was in excellent condition it was possible to closely inspect all aspects of the structure. No cracks, crevices or access points were found to be present.

North roof pitch adjacent to the proposed flat roof connection.

The eaves of the extension where the proposed flat roof extension will adjoin

The extension gable barge board and soffit and slate abutment all in excellent condition and very tight fitting.

ROOF SPACE

The roof space adjacent to the proposed shower room was accessible The timbers were in good condition with the slates pointed over, no underlay was present. The space was dusty, however inspection of the insulation present between ceiling joists did not reveal any dropping or insect remain evidence. The space provided sub optimal roost potential and evidence of current or historic presence was not found.

The extension did not have an enclosed roof void.

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

The external features of the property, particularly the flat roofs , main house roof (south elevation) and the extension roof together with the associated roof space were the main focus of this scoping survey. The lead flashings, facia soffits ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. 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 interior and main roof void were inspected for any evidence of current or historic bat presence. The result was negative.

CONCLUSION

The scoping survey found the house to be in good condition and did not provide any potential access points or crevices suitable to provide bat roost habitat. Particular attention was paid to the approx 5m section of eaves to the main roof where the proposed shower room will abut. The single storey flat roof extension will also abut a 1.5m section of the existing extension eaves. Both sections could be easily inspected and discounted as providing any roost habitat together with the associated roof pitches. The existing flat roofs have no potential to provide bat roost habitat.

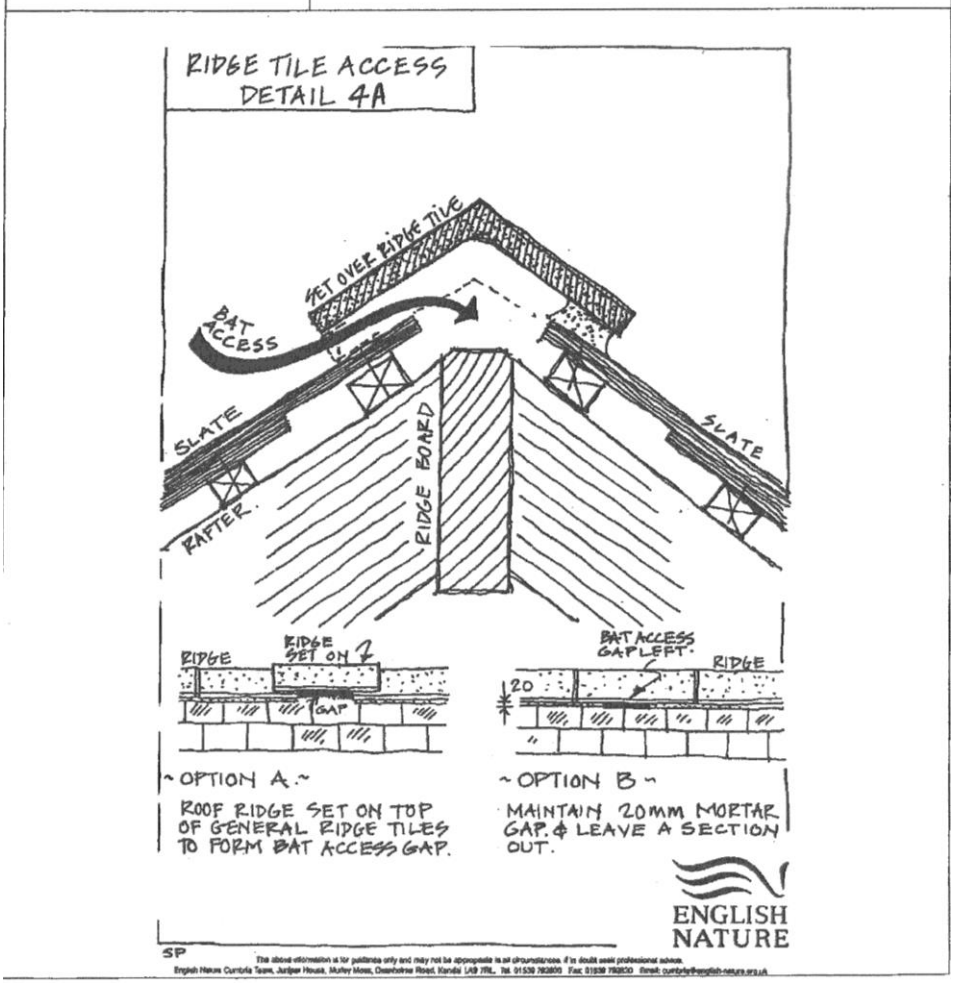
The main extension is single storey and its construction will not involve the use of any scaffolding higher than 2.5m thus will not impact on any potential bat forage / commute routes which may exist over the site.
The roof pitches adjacent to the proposed first floor shower room did not provide any potential access points. The disruption to the section of eaves affected is highly unlikely to uncover or disturb any roosting bats. Nor is the scale of the extension going to impact on any forage/commute routes.

A previous emergence survey found bats to be present in the locality however bats were not found to be present in the property. Due to the scale of the proposed extension and its marginal impact on the existing structure together with the fact the structure is very well sealed it is considered that an emergence survey is not necessary and the level of survey effort is proportionate to the potential of the scheme impacting in anyway on any local bat population.

The construction of the pitched section of the proposed extension does provide the opportunity to enhance the roost potential in the property and it is recommended that the following enhancement measures are incorporated in the roof.

ENHANCEMENT MEASURES (Bats - 2)

METHOD 2: PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE. SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF. Ridge access tile Detail 4A (below)	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. 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.



<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
Quadrant House
250 Kennington Lane

London SE11 5RD

0845 1300 228

Natural England
Cheshire-Lancashire Team
2nd Floor, Arndale House

Manchester M4 3AQ

0300 060 3900

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.