3/2023/0370 19/5/202

SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

29 PENDLETON ROAD
WISWELL

DATE AND TIME OF VISIT
19th May 2023 9.00am

WEATHER CONDITIONS
Overcast ,Light North north west breeze. 11 C

REFERENCE NO. 6836

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.

- 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 Bat** - 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

Removal of existing porch prior to constructing a replacement. Building up the existing gable wall adjacent to the dormers to form a small parapet .

Impact of development in relation to potential bat habitat:-

Removal of front single storey porch which may provide potential roost habitat. Disruption to the edge of existing flat roof structure where the new parapet wall is to be constructed. The pitched roof will not be affected by the proposed works.

TYPE OF BUILDING

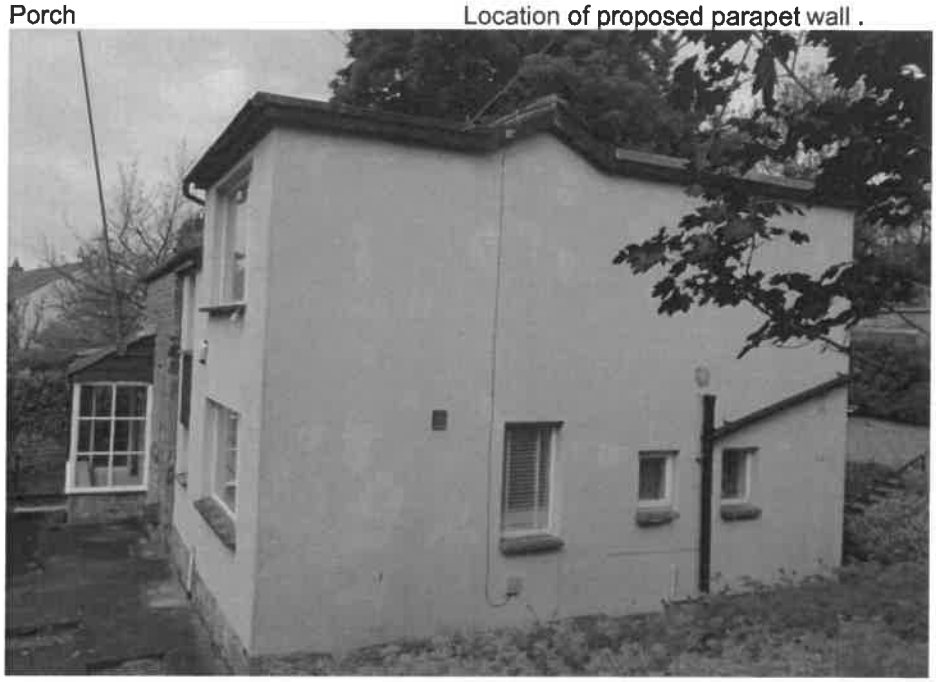
The property is a detached cottage which consists of a small original stone built building which was extended possibly in the 1970's with a rendered section to form a dwelling.

South east elevation facing Pendleton road.

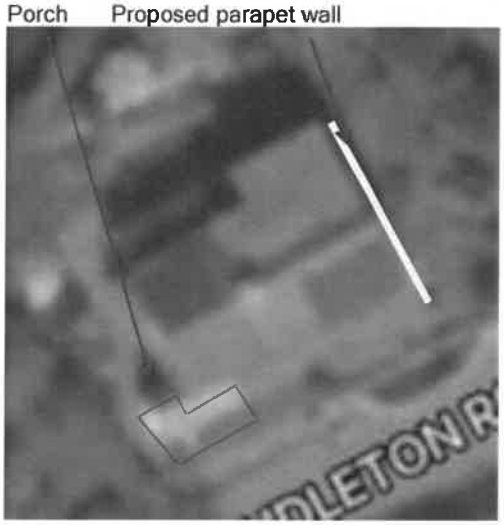
Porch to be removed

Flat roof dormers

North east side elevation.
Porch Location of proposed parapet wall .



Porch Proposed parapet wall



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

The porch was easily examined. The flat roof structure was examined from ground level with the aid of binoculars.

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 746375 127m elevation

The property is located on the perimeter of the east side of Wiswell village the front elevation being on Pendleton road.

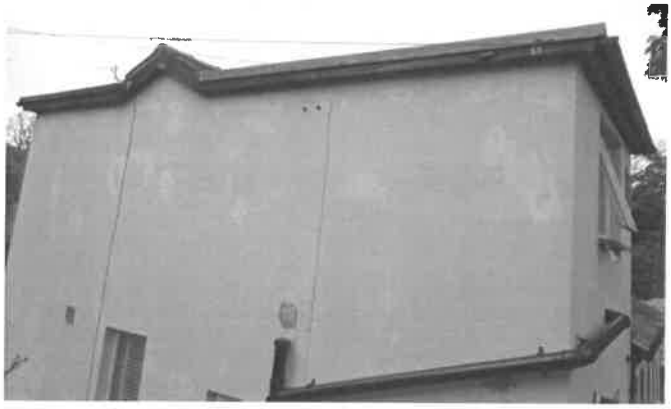
FORAGING POTENTIAL IN THE LOCATION

The House is set in a small garden surrounded by other properties to the north and west, open countryside consisting of large acreage fields which are boarded by hedges and trees is present to the south east . There are no significant areas of open water within 0.6 km of the site. There are no significant wooded areas of broad leaf trees, however the majority of the fields and roads are lined with mature trees and hedgerow forming a good network of potential forage and commute routes The area generally is considered to have a optimal level of foraging and roosting potential. There are no pre existing records of any significant bats roosts in the area

WALL CONSTRUCTION

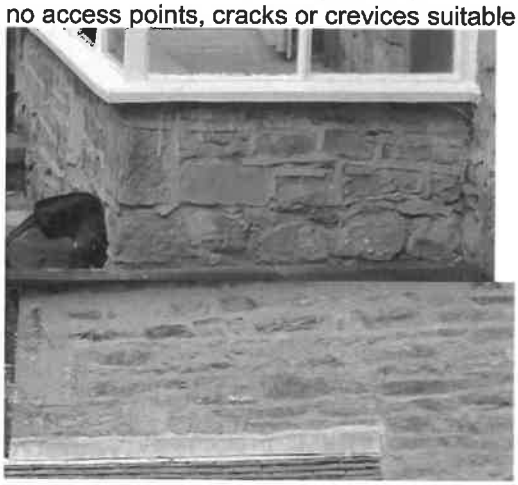
The porch base wall is natural stone. Timber framed windows and timber boarding over timber frame to the gables.

The north east elevation is brick/ blockwork with a smooth render finish.

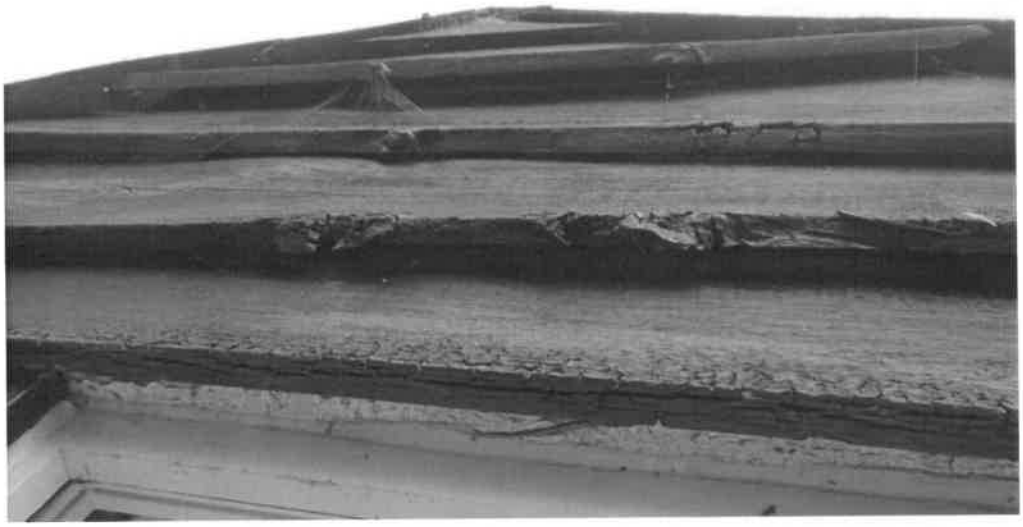


BAT ACCESS POINTS IN WALLS

The stone work and pointing to the porch and the adjacent house wall is in good condition, there are no access points, cracks or crevices suitable for bat ingress.

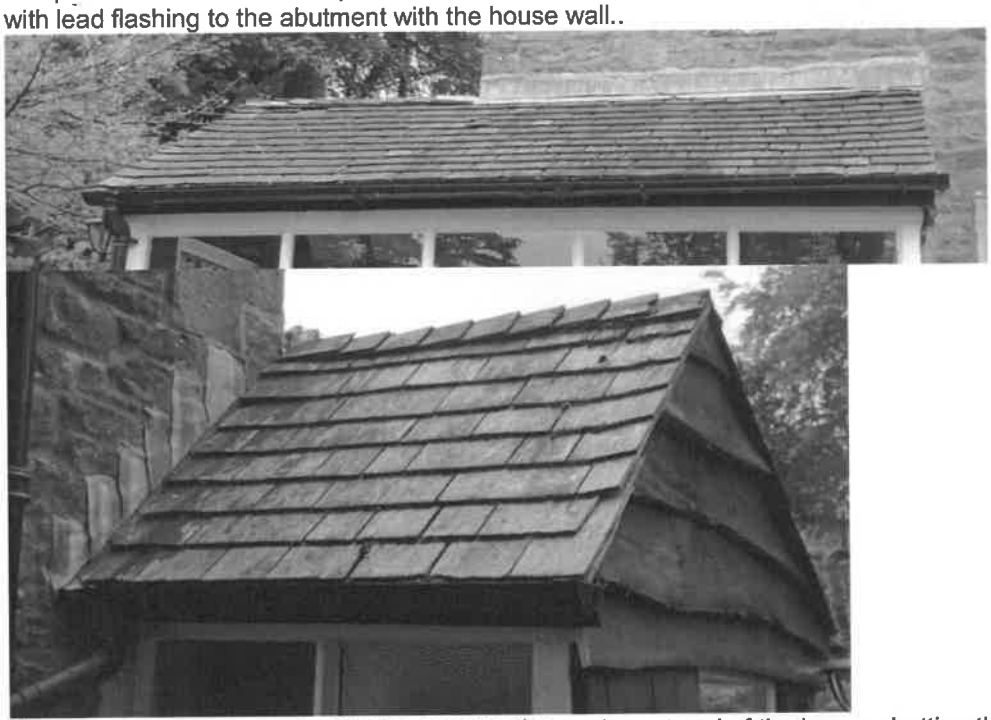


The render walls are in good condition and do not provide any potential roost habitat.
There are some recesses behind the boarding on the south west elevation of the porch, these on extend behind approx. 40 mm. All recesses could be easily examined ,current or historic bat presence was not evident.



ROOF CONSTRUCTION

The porch roof is lean to and pitched to the projection beyond the gable. The finish is timber shingle with lead flashing to the abutment with the house wall..



The dormers project to the front and rear on the north east end of the house abutting the pitched roof just below the ridge . The front dormer finish is felt however the rear roof has a fibreglass finish.

BAT ACCESS POINTS IN ROOF

The ridge shingles present to the porch ridge are slightly lifted. It was possible to inspect closely. The gaps did not provide suitable habitat for bat ingress.

The porch eaves were very tight fitting with no access points for bats.

The timber and upvc fascias and soffits to the dormer roofs were in reasonable condition and did not provide any suitable gaps for bat ingress. The roof finishes to the verges were in reasonable condition all flush fitting, with no tears or lifting noted.

Front dormer

Rear dormer

ROOF SPACE

There is no roof void in this property.

The porch roof structure is exposed internally, see below.

No bats were present in this roof structure.

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

The examination of the exterior of the Porch and the dormer roofs were the main focus of this scoping survey to determine if signs of droppings, urine stains and grease or scratch marks were in evidence. The walls and roofs were clean and no cracks crevices or access points were 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

No bats were found and neither were there any signs of past use. The Porch and flat roof dormers are not accessible to bats.

CONCLUSION

This property has no evidence of current or previous bat presence.

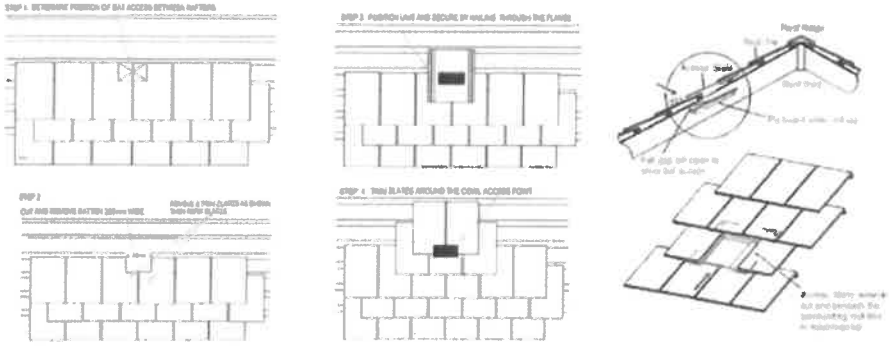
The porch is inaccessible and it does not provide any roosting or foraging potential internally or externally for bats. Its removal will not disturb roosting/ hibernating bats or impact on / destruct any potential bat roost habitat. The construction of the new porch with not obstruct any existing roost potential nor impact on any existing commute/forage routes.

The parapet wall will be constructed off the existing gable wall which will involve the stripping back of the north east verge and re flashing the roof into the new wall.

It is highly unlikely that any bats will be uncovered or disturbed .

No mitigation is essential however due to the optimal foraging potential in this location it is suggested that the roost potential of the property be enhanced by inserting 1 no bat tile in the Southwest pitch of the new porch roof. See below for details.

ROOST ENHANCEMENT RECOMMENDED



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
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.