BAT SURVEY AT -
1 HAWTHORNE PLACE
CLITHEROE

DATE AND TIME OF VISIT
4th Aug 2023 5.30pm

WEATHER CONDITIONS
Sunny intervals , Light westerly breeze. 15 C.

REFERENCE [redacted]

SURVEY CARRIED OUT BY: [redacted]

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.
-
- 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: [redacted] 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

- 'BATSCANNER BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

PROPOSED DEVELOPMENT

Extension to existing single storey outshot to the rear and removal of existing shed and garage prior to construction of new detached garage.

Impact of development in relation to potential bat habitat:-

Disruption to the existing outshot roof and removal of 2no outbuildings which may have the potential to provide bat roost potential.

TYPE OF BUILDING

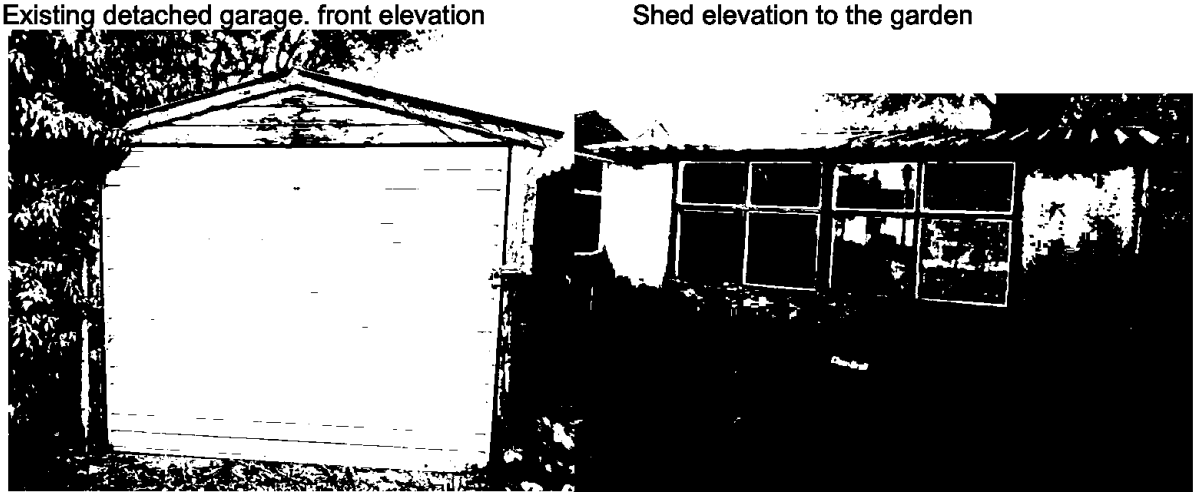
End terrace period property with a single storey rear out shot.

Location of proposed extension on the rear elevation.

North east elevation of the out shot

Existing detached garage. front elevation

Shed elevation to the garden



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

Due to the scale of the buildings involved in the proposed scheme. All could be very closely inspected, there were no constraints.

AIMS OF THE SURVEY

To ensure the proposed development of roof space will not affect any protected species

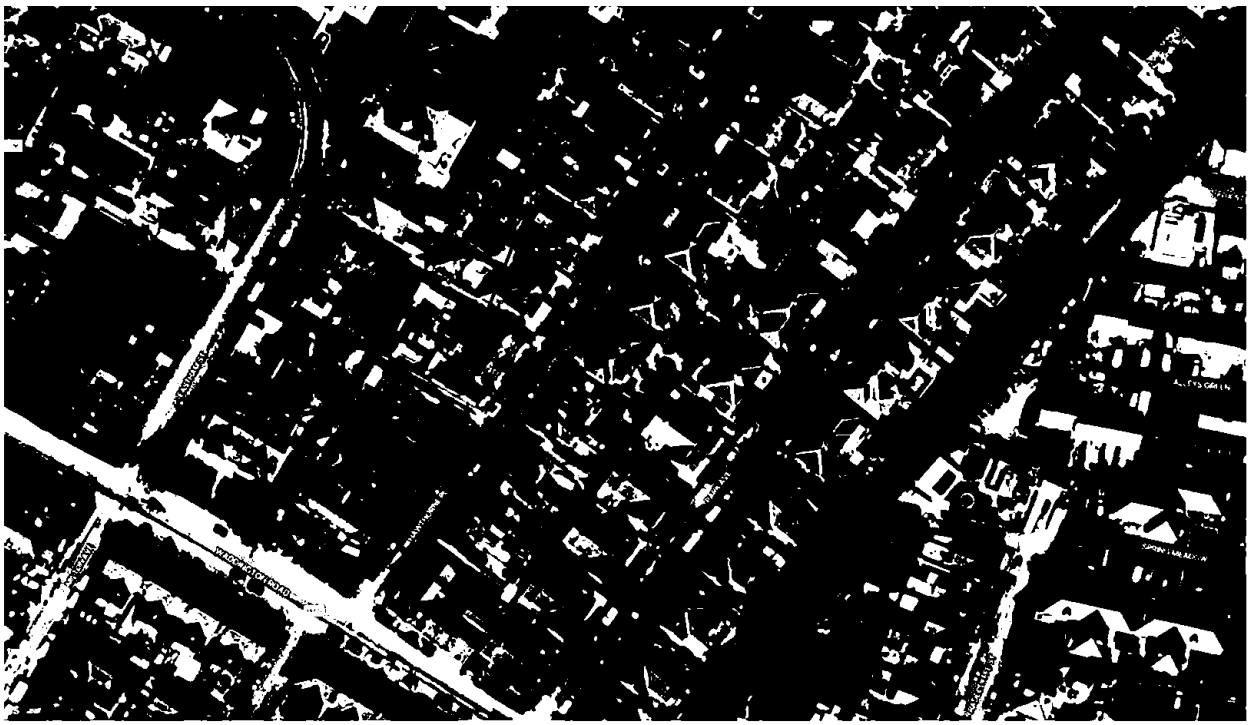
The survey will ; Identify past ,current or potential use of the site by protected species.

Assess any impact of the proposed development on these species

Outline a mitigation scheme for any species affected by the development (if required)

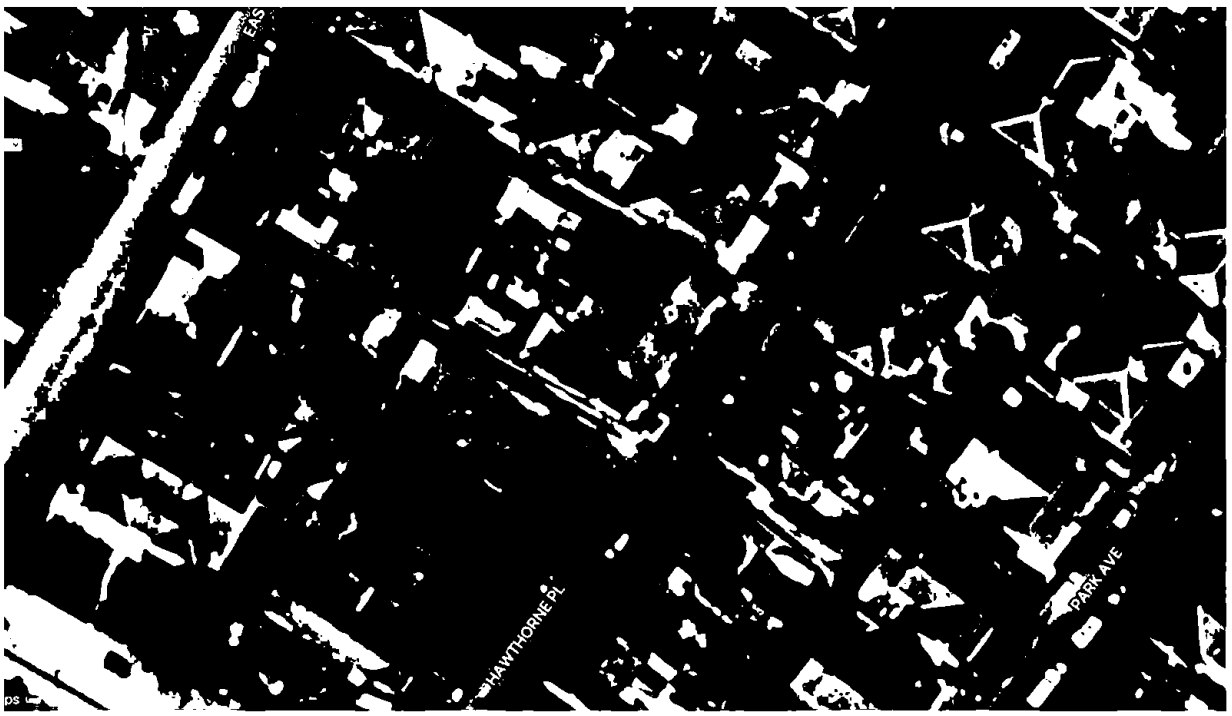
LOCATION SD742723 80 m elevation

The house is located in a well established residential area of Clitheroe among houses of a similar period and type. The house is 145m to the north west of Waddington road .



FORAGING POTENTIAL IN THE LOCATION

The property is adjacent to houses of similar type and age, all having gardens mainly containing domestic planting. An area of pasture land is located 222m to the north east bound by some marginal hedgerow/ shrubbery. There are some mature trees present in adjacent gardens to the south/ south west which have some marginal connection to the more optimal forage potential in the greater locality. The immediate locality can be considered to provide a moderate level of forage potential.

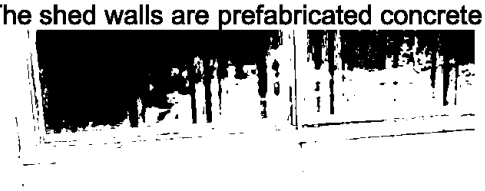


WALL CONSTRUCTION

The house walls are stone with a rough cast render finish with stone quions.

The garage walls are prefabricated concrete with a rough cast render finish. timber boarding to the apex to the front and rear.

The shed walls are prefabricated concrete with a painted finish externally



BAT ACCESS POINTS IN WALLS

The outshot walls are in good condition with no cracks or crevices suitable for bat ingress .

The garage walls are in reasonable condition with no cracks or crevices suitable for bat ingress. The timber boarding is in aged condition, this said there was no rot present nor any gaps with the potential for bat ingress.

The garden shed has a section of timber boarding to the north east apex which does have a gap behind, it was possible to inspect closely with an endoscope. The recess behind the boarding was shallow ,the result was negative, no current or historic presence of bats was evident.

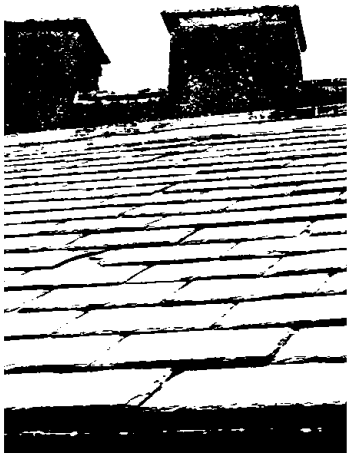
Shed East gable wall

Shed wall Garage wall

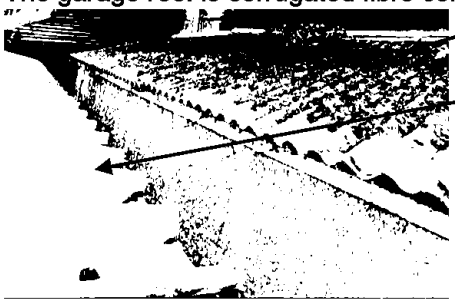
The walls do not provide any potential roost habitat for bats

ROOF CONSTRUCTION

The out shot roof is mono pitched against a castellated wall with a slate finish and timber fascia fixed flush to the wall. Lead flashing is present to the house and castellated wall.



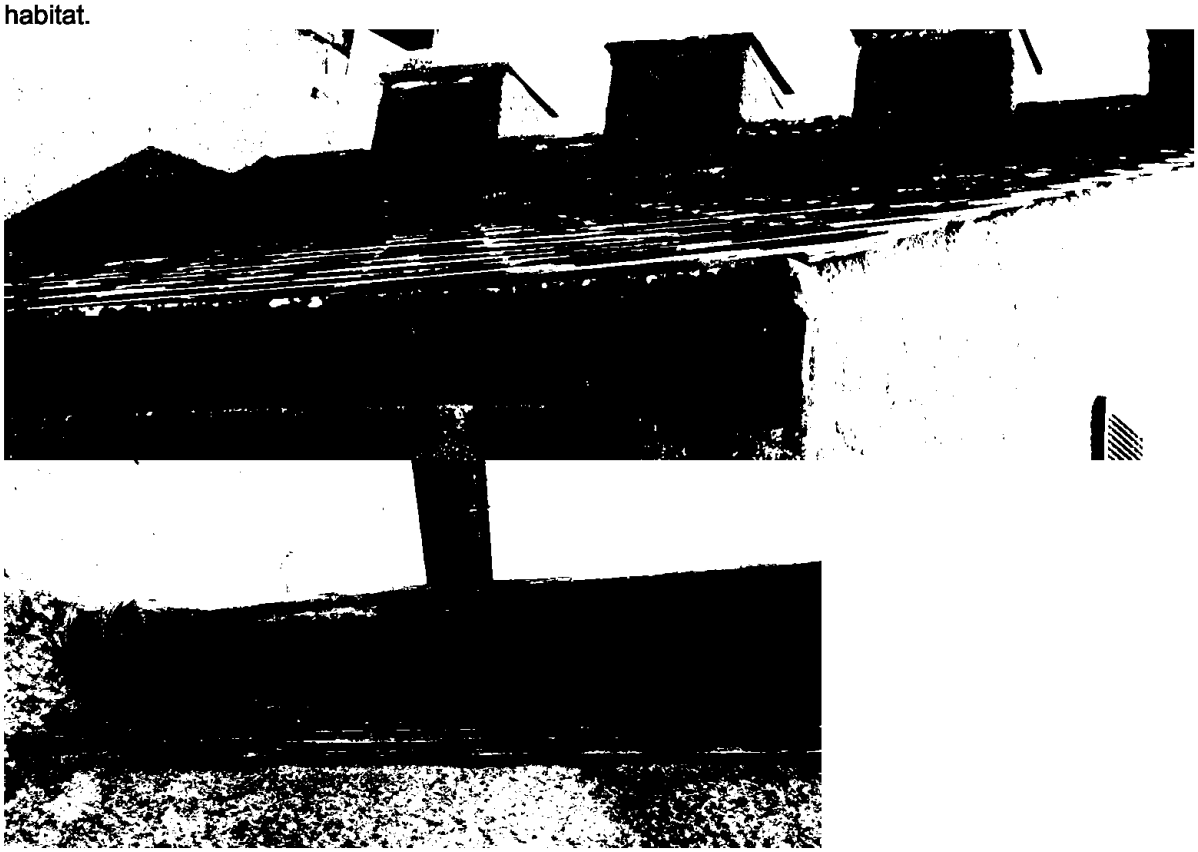
The garage roof is corrugated fibre cement sheet. The shed roof is profile steel sheet



BAT ACCESS POINTS IN ROOF

The roof slates are tight fitting with no gaps or slipped slates. There are no gaps present behind the fascias and the lead flashings are in good tight fitting condition. The slates at the verge are very tight fitting and do not have any gaps suitable for bat ingress.

The roof structure does not provide any cracks or crevices with the potential to provide bat roost habitat.

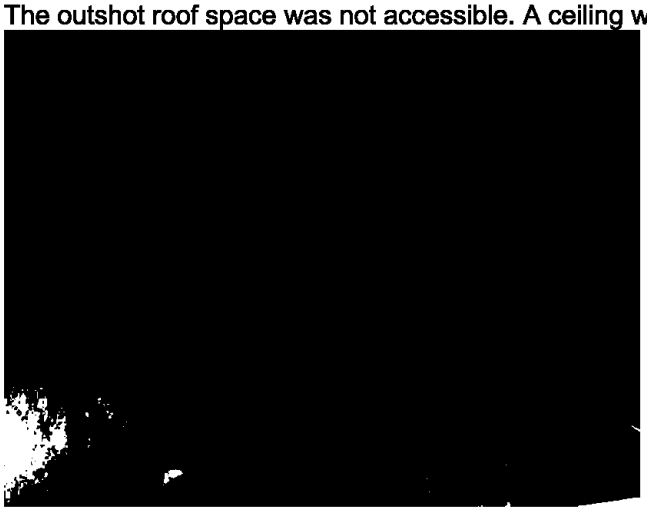


The garage roof was in reasonable condition with significant moss coverage. The sheets are tight fitting and the eaves are sealed. The metal ridge is in poor condition with some gaps .

The shed steel roof sheets are in good condition with no access points , the exception being a gap in the eaves trip to the south west corner . An endoscope was used to inspect the small void, no bats were found to be present and no signs of any historic presence was found.

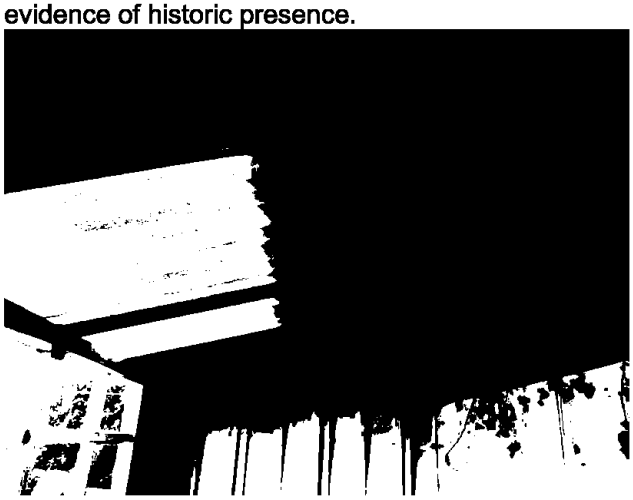
ROOF SPACE

The outshot roof space was not accessible. A ceiling was present.



The garage roof has no enclosed roof void, the steel trusses. timber purlins and the roof sheets are fully visible . Very close inspection of all the structure was carried out. The structure was found not to provide any high value roost potential for bats nor were any bats found to be present or evidence of historic presence. Signs of current or historic bat presence was not found.

The shed roof has no enclosed roof void, the steel ridge and supports has steel profile sheet fixed over. All the structure was fully visible and close inspection was carried out. The structure was found not to provide any high value roost potential for bats nor were any bats found to be present or evidence of historic presence.



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

The external features of the outshot roof structure and the garage and shed were the main focus of this scoping survey. The eaves, slates, roof sheets ,and walls 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 of the garage and shed did not reveal any evidence of current or historic bat presence. None of the above listed evidence was found. The spaces do not provide any roost potential for either crevice or void preferring bats.

CONCLUSION

The lack of evidence and potential access points or crevices in the outshot indicates that the extension to the gable will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the disruption to the structure.
The removal of the garage and shed will not result in the removal of high value roost potential nor will it result in the disturbance of any bats.
The scale of the proposals will not impact on any local bat commute or forage routes.
The level of survey effort is considered to be appropriate for the proposed scheme.
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
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