

**BAT SURVEY AT -  
84 WHALLEY ROAD  
CLITHEROE**

**2023 UPDATE**

DATE AND TIME OF VISIT  
8<sup>th</sup> June 2021 9.30am  
**8<sup>TH</sup> Sept 2023 1.15 pm**

WEATHER CONDITIONS  
Sunny, light south west breeze. 20 C  
**Sunny, Light westerly breeze. 25 C**

REFERENCE NO. 6410



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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**

Single storey ground floor extension to the rear elevation . Removal of detached garage prior to construction of new building. Insertion of in line slate vent in rear pitch of main roof.

Impact of development in relation to potential bat habitat:-

Minimal disruption to house roof to insert vent pipe and removal of building.

## **TYPE OF BUILDING**

A terraced 4 storey house with a detached single storey garage at the end of the garden.



Rear elevation



Garden elevation of garage



lodge at the southern end of the site. Whilst the location is considered to be urban with minimal forage potential the nature reserve does provide optimal forage habitat and tree roost potential.

### **WALL CONSTRUCTION**

The house walls are stone with a smooth render finish and stone sills and heads. The garage walls are prefabricated concrete with a pebble dash finish externally.



House



Garage walls

### **BAT ACCESS POINTS IN WALLS**

The render on the walls of the house is in excellent condition with no possible access points.

The garage walls are in perfect condition with no possible access points.

Wall condition remains unchanged.

### **ROOF CONSTRUCTION**

The house roof is pitched with a slate roof and ridge tiles. The upvc gutters are on hangers to the front and rear elevations.



The garage roof is mono pitch with a steel corrugated sheet covering, there is a plastic trim to the roof sheet front edge.



Roof condition remains unchanged

### **BAT ACCESS POINTS IN ROOF**

The main roof was examined from the ground with the aid of binoculars and the eaves from the second floor windows. The slates were in excellent condition and very tight fitting, the ridge tiles were well pointed. The eaves were closely inspected from the second floor windows, the slates were very tight fitting at the abutment with the wall, and the gutters were fixed close to the wall. No access points in the roof were found.



The Garage roof sheets were very tight fitting and in good condition, access points were formed in the rear elevation in the corrugations.



### **ROOF SPACE**

The house roof void was accessible, the timber purlins and rafters were in reasonable condition with no areas of rot or cracks/crevices. The underlay is very new indicating the house has been re-roofed relatively recently.

The insulation quilt is very clean with no droppings or insect remains. The space did not provide any potential roost habitat and no evidence of current or historic use by bats could be found.



**2023 Photographs**



The garage roof did not have an enclosed void, the sheets were fixed directly to steel purlins. The structure did not provide any potential roost habitat.



**2023 Photographs**



**Roof space and garage remains unchanged no bats present.**

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

The external features of the house roof and the garage were the focus of this scoping survey. The flashings, walls and roof structure were closely examined for droppings, staining, grease marks or feeding remains. The result was negative.

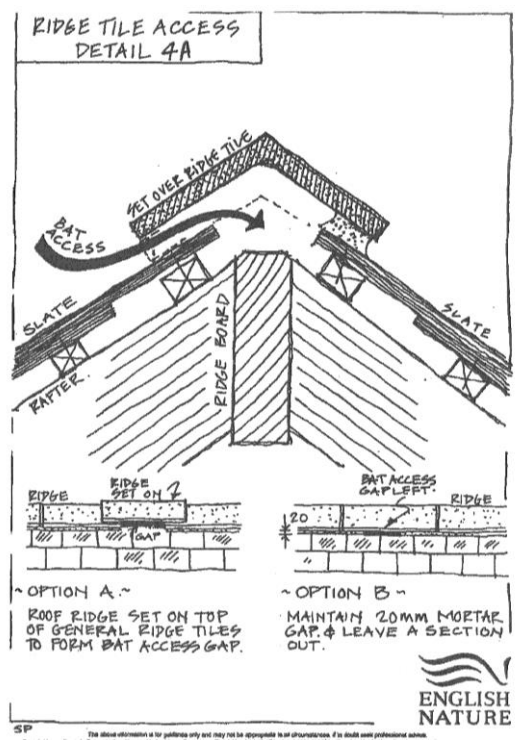
	Yes	No
<b>BAT SIGNS, INTERNAL</b>		
SIGHTED		X
DROPPINGS		X
DETECTOR RESULTS		X
STAINING/GREASE MARKS		X
SUSPECT SUMMER ROOST		X
SUSPECT WINTER HIBERNACULA		X
INSECT OR MOTH FEEDING EVIDENCE		X

The house roof and garage were inspected internally. The roof void was clean and devoid of any evidence of bat presence. Although the garage interior was accessible for bats, the construction of the building did not provide any roost or forage potential. The result was negative.

**CONCLUSION**

The status of the building remains unchanged from the previous 2021 survey.  
 The garage building does not provide any roost or forage habitat, its removal will not impact on any local bat population.  
 The insertion of the vent pipe in the rear roof pitch of the house roof will not disturb or uncover any roosting bats or disturb any local bat population.  
 No further survey effort is necessary nor are mitigation measures required. This said the new pitched roof on the garage does provide an opportunity to boost the roost habitat in this location and it is recommended that the ridge access ( see below ) is incorporated.

<p><b>METHOD 2:</b></p> <p>PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE.</p> <p>SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.</p> <p>Ridge access tile Detail 4A (below)</p>	<p>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.</p> <p>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.</p>
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SP The above information is for guidance only and may not be appropriate to all circumstances. It is made available for professional use.

**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