

**BAT SURVEY AT -
11 PENDLEBROOK
CLITHEROE**

DATE AND TIME OF VISIT
19 th Oct 2023 2.30 pm

WEATHER CONDITIONS
Sunny, light breeze , 16 C

REFERENCE. Mr Wright

SURVEY CARRIED OUT BY:



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** – Widely distributed across the UK.. Known to roost in buildings and trees.
 - **Soprano Pipistrelle**- – Widely 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: [REDACTED] 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

- 'BATSCANNER' BAT DETECTOR
- BINOCULARS
- SHADOWHAWK 12000 lumen HIGH POWERED LED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Side extension to a semi detached Bungalow.

Impact of development in relation to potential bat habitat:-

Disruption to the verge of the house where the new roof abuts.

TYPE OF BUILDING

The property is a semi detached Bungalow.



Front Elevation



Rear Elevation .

METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trust 2016 (BCT- Bat surveys, good practice guidelines 4th 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

Survey carried out during the inactivity/ hibernation period. Scoping only survey carried out.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

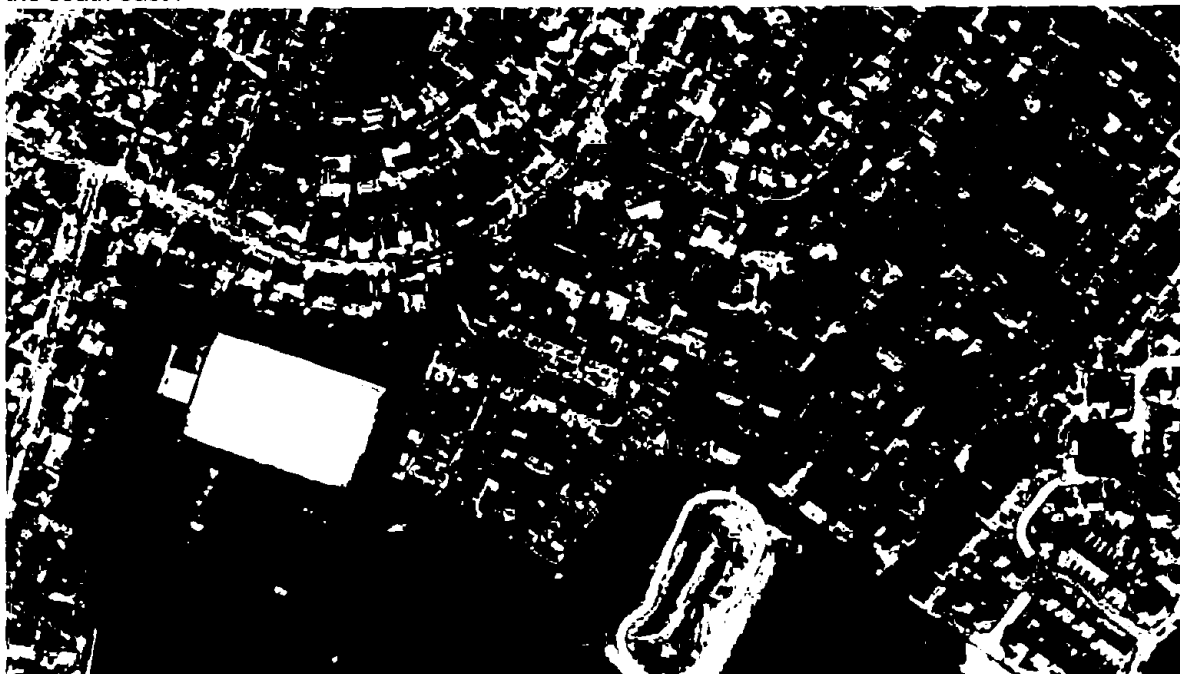
The survey will ; Identify past ,current or potential use of the site by protected species.

Assess any impact of the proposed development on these species

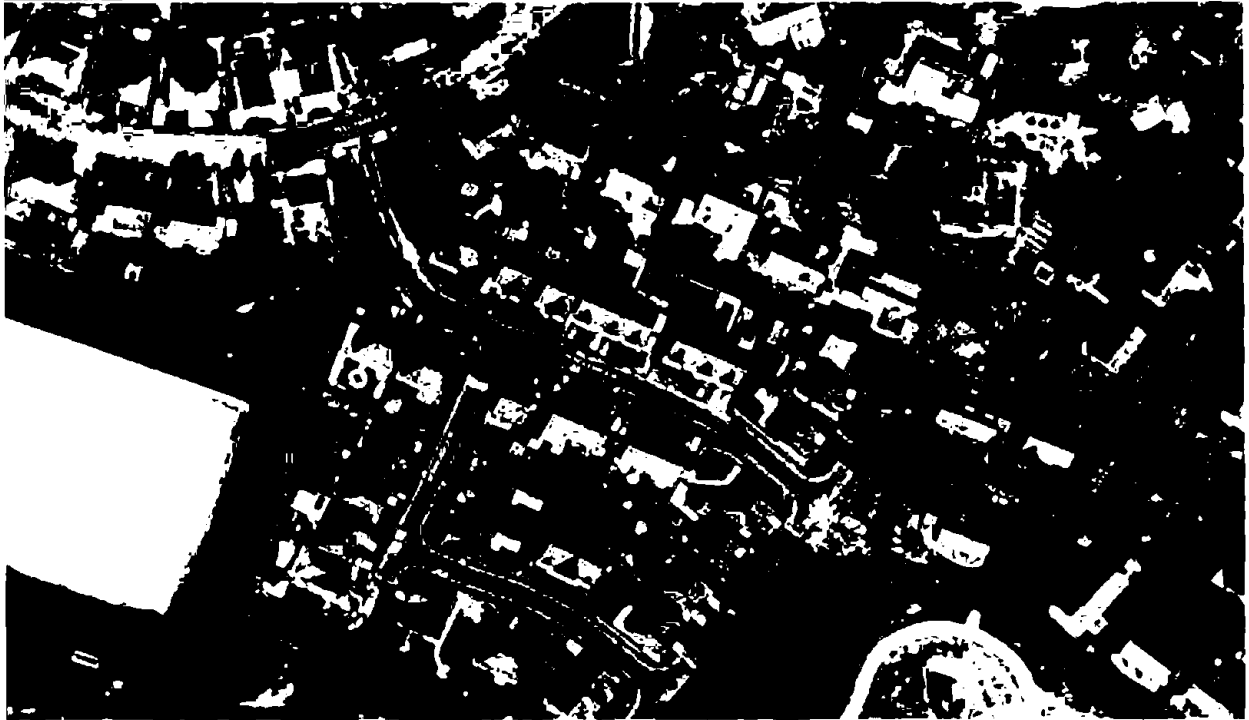
Outline a mitigation scheme for any species affected by the development (if required)

LOCATION SD 748410 101m elevation

The house is located towards the South east edge of Clitheroe settlement area, The A59 is 770m to the south east .



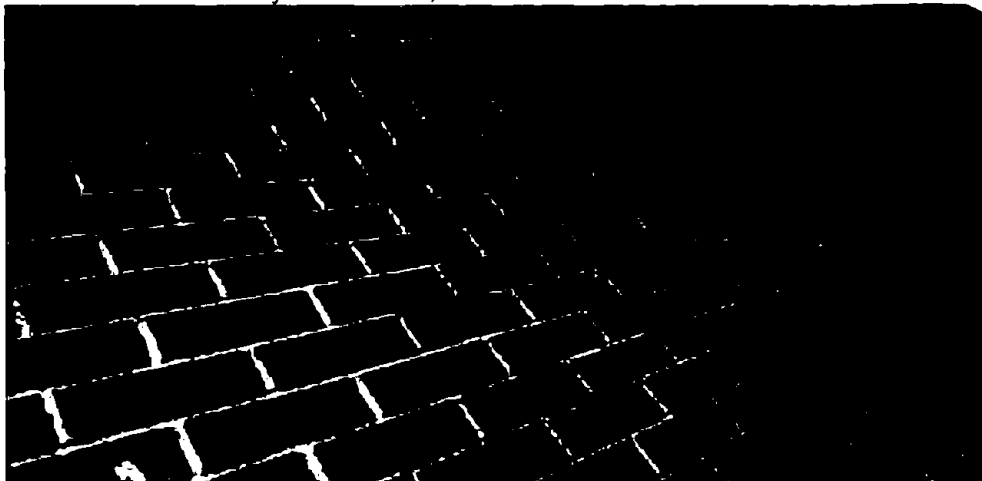
FORAGING POTENTIAL IN THE LOCATION



The property is located south of Clitheroe town centre in a residential area which has recently been extended with new housing developments Pendlebrook having been constructed approx 3 years ago. It is surrounded by houses of the same age and type, further afield to the north there are more established housing estates. The vegetation in the immediate locality is minimal as the attached gardens do not contain mature planting. The nearest group of mature broad leaf trees are approx 135m to the south east which are adjacent to Mearly brook. There are no significant wooded areas or areas of open water to provide high value foraging potential within 700m. The site is not in or near to any nature conservation sites. The property is detached from any potential forage corridors, the area does not provide high value foraging potential, there are no records of significant bat roosts in the greater locality.

WALL CONSTRUCTION

The walls are brick cavity construction,

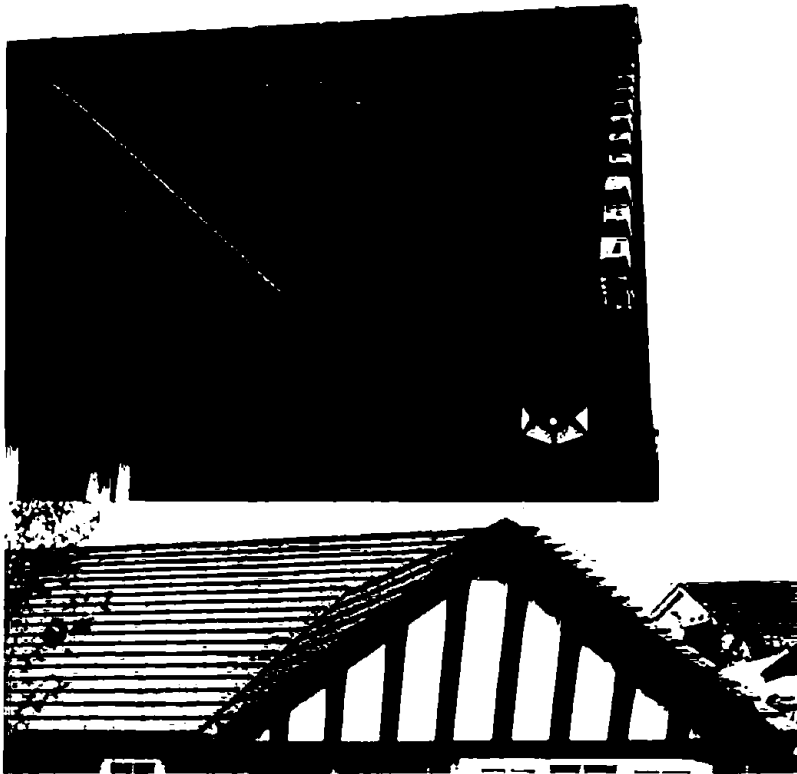


BAT ACCESS POINTS IN WALLS

The walls are in perfect condition, no access points or crevices are present.

ROOF CONSTRUCTION

The roof is pitched with a gable to the front elevation. The finish is tile with upvc verge and valley trims. The fascias and soffits are upvc.



BAT ACCESS POINTS IN ROOF

The tiles are in excellent condition and very tight fitting as are the soffits and trims . There are no access points present in the structure .



ROOF SPACE

The roof void was accessed via a ceiling hatch, the timber trusses and felt were in excellent condition. All the surfaces were clean with no evidence of droppings, staining or insect feeding remains. The space did not provide any roost potential for bats.



BAT SIGNS, EXTERNAL

The external features to the front, rear and side of the property and the roof space were the focus of this scoping survey. The flashings, fascia's, ridge slates, walls and any sills were visually examined for any potential access points, droppings, staining, grease marks or feeding remains. No evidence was found.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

The interior was examined for the above listed evidence the result was negative.

CONCLUSION

Bats are not present at this property, there are no access points or crevices with the potential to provide roost habitat for bats.

The removal of the tiles and upvc verge detail at the abutment with the new roof will not disturb any bat population nor will it remove any high value roost potential.

No further survey effort is required nor is any mitigation necessary

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

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

London SE11 5RD

Manchester M4 3AQ

0845 1300 228

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.

