

**BAT SURVEY AT -
MEADOWCROFT
CLOUGH LANE
THORNLEY**

**DATE AND TIME OF VISIT
16th NOV 2023, 9.30AM**

**WEATHER CONDITIONS
Dry , Overcast , light westerly breeze. 8 C**

REFERENCE NO. 6895

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: 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 EMERGENCY SURVEYS ARE CARRIED OUT WITH A SECOND SURVEYOR WITH SIXTEEN YEARS EXPERIENCE OF ASSISTING ON EMERGENCY 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

Removal of the existing glazed Conservatory prior to the construction of replacement Garden Room.

Impact of development in relation to potential bat habitat:-

Removal of a structure and disruption to a section of the existing roof where the new roof will abut.

TYPE OF BUILDING

The property is a detached converted house and barn with a rear conservatory /garden room extension.



Rear Elevation



Rear Elevation of the conservatory

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

A scoping survey was carried out during the hibernation period.

All the structure was easily accessible.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

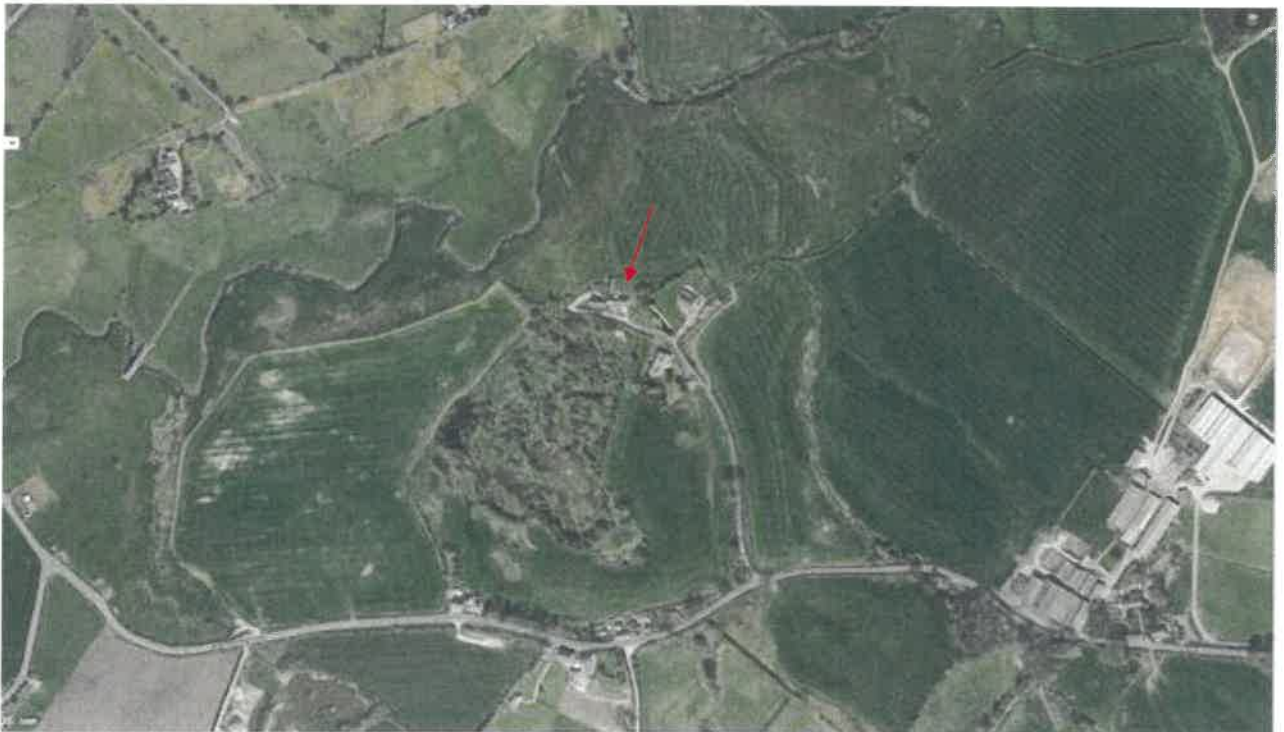
The survey will ; Identify past ,current or potential use of the site by protected species.

Assess any impact of the proposed development on these species

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

LOCATION SD628413 96m elevation

The House is located amongst a small group of 4 residential properties approx 320 m from Hesketh Lane to the south East . Longridge is 4.25 km to the south west.



FORAGING POTENTIAL IN THE LOCATION

The property is situated in a large garden in a rural location surrounded by large acreage pasture land, largely bound by hedgerow and small trees. A small young plantation of trees have been planted by the owners on the eastern boundary of the garden. A larger more mature plantation is present to the south complete with 3 ponds of various sizes. The location can be considered to provide an optimal level of bat forage potential.



Numbers indicate locations of TPO'S



Small plantation

Location of conservatory

WALL CONSTRUCTION

The walls of the conservatory are white Upvc boarded effect with Upvc glazed frames above. The adjacent house wall is random natural stone with recessed pointing. The natural stone garden wall is built up to the support the outer edge of the floor .



BAT ACCESS POINTS IN WALLS

The walls are in very good condition and devoid of cracks or crevices the exception being a small crevice to the left hand side of the conservatory. It was not possible to inspect internally this said external inspection did not reveal any staining or grease marks which may indicate Bat ingress.



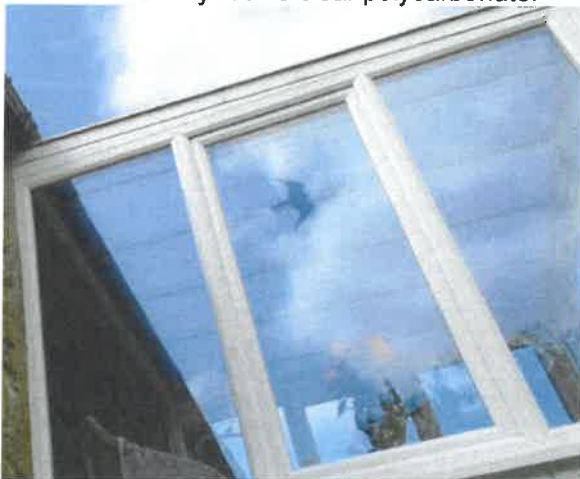
The built up garden wall had an inner leaf of blockwork. There were no cracks or crevices noted however a small void was formed between the garden slope the wall and the conservatory floor above. The void was fully visible and no presence of current or historic bat presence was found.

Inner leaf of garden / supporting wall and void behind

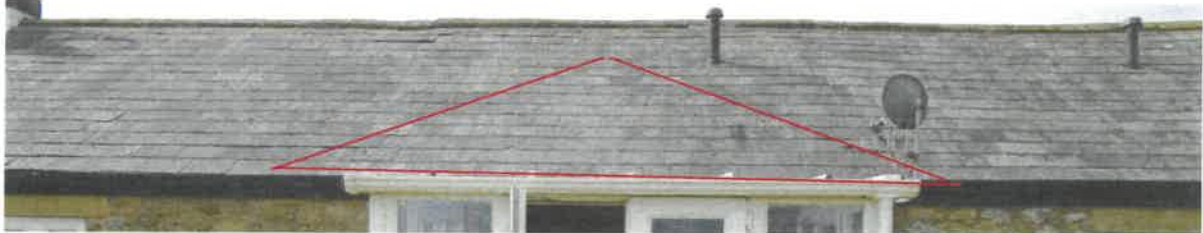


ROOF CONSTRUCTION

The conservatory roof is clear polycarbonate.



The main rear roof pitch being disturbed by the proposal is Blue slate with pointed ridge tiles. The timber fascia's are flush fixed to the walls.



The front blue slate pitch has a large section of solar panels.

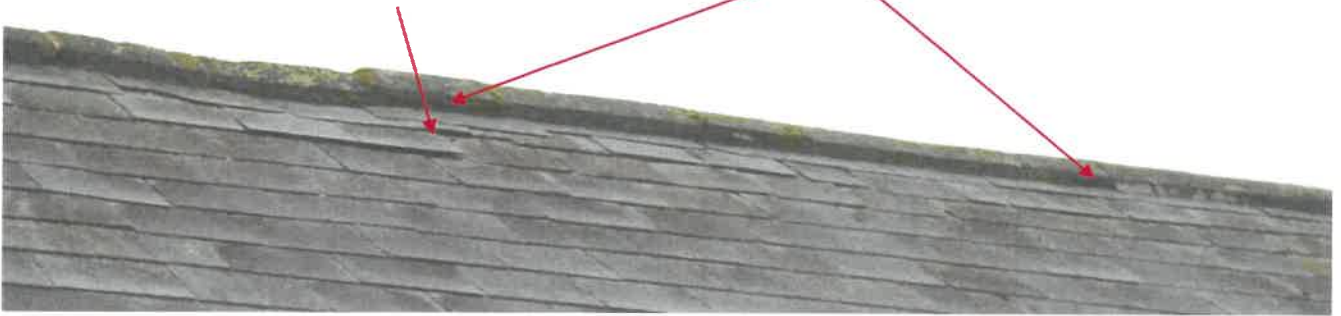


BAT ACCESS POINTS IN ROOF

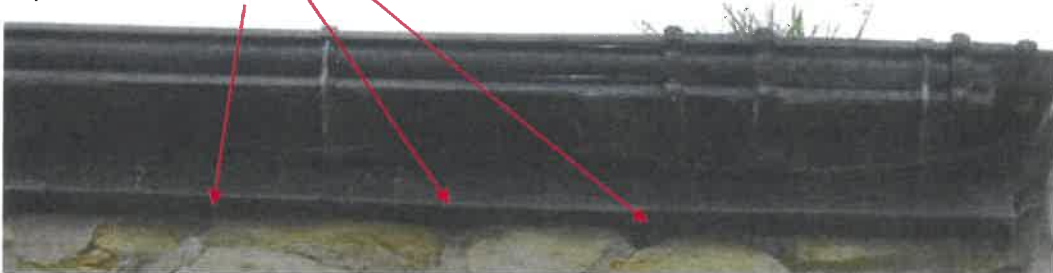
The conservatory roof was in good condition with no access points. The roof was well flashed to the wall with no gaps or crevices suitable for Bat ingress.

The main roof was examined with the aid of Binoculars from the raised ground level..

The main roof rear pitch was in reasonable condition with no obvious slipped slates and all appeared tight fitting, the exception being some missing pointing to the ridge tiles
And a couple of lifted slates adjacent to the ridge.



The timber fascia on the section of roof affected had some gaps behind which may have the potential to provide roost habitat.



The visible slates on the front pitch of the main roof were in good condition and no potential access points were noted.

ROOF SPACE

There were 2no. roof voids in the property, both were accessed, however only void 2 will be disturbed by the extension.

Void 1 - is the section that will not be affected by the proposed work at the south east end of the house, it is currently used for storage. The space was clean with no dropping or insect remain evidence present. The timbers were in reasonable condition with no cracks or crevices suitable for bat ingress. The space provided sub optimal roost potential and no evidence of current or historic bat presence.

Void 1



Void 2 – Has a truss rafter roof, all timbers are in good condition as is the felt underlay. Insulation is present at ceiling level. The space was clean with no droppings or insect remain evidence present. The timbers were in reasonable condition with no cracks or crevices suitable for bat ingress. The space provided sub optimal roost potential and no evidence of current or historic bat presence.



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

The external features to rear of the property and the roof space were the main focus of this scoping survey. The lead flashings, fascia soffits ridge slate pointing, walls, the identified wall crack, lifted slates and fascia gaps were visually examined with Binoculars 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
			X

The interior of the building and conservatory were inspected for any evidence of current or historic bat presence. None was found.

CONCLUSION

The removal of the conservatory will not disturb any bat population nor result in the loss of any high value roost habitat.

The roof voids and all exterior surfaces did not reveal any signs of bat presence. However the construction of the new garden room will involve the removal of some slates on the rear pitch of the existing roof and as the scoping survey found some lifted slates, missing ridge pointing and gaps behind the fascia adjacent to the new roof position, it was not possible to completely discount the presence of bats. It is therefore recommended that prior to commencement of construction works on site an emergence survey be carried out during the activity period (April - Sept) .to confirm that no bats will be disturbed/ uncovered.

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.)

MEDIUM

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.