

3/2024/0089

25/3/2024



Advice note

23 Smithy Row, Hurst Green BB7 9QA

This is a note to confirm the findings of a daytime bat survey undertaken on 5th March 2024

The survey comprised internal and external inspections of the entire property to look for bats and/or signs of bats prior to planning submission.

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Date: 12/02/2024

Survey Results and Advice

1. Signs of bat roosting, in the form of bat droppings were found in the roof void confirming bats have been (and still could be) present.
2. The bat species cannot be confirmed at this stage. Several species of bats are known to roost in buildings in Lancashire, the most frequent being common and soprano pipistrelles.
3. Although it is most likely that bats use or have used the property in spring, summer, and/or autumn, roosting bats could also be present during the winter months.
4. Bats and their roosts are protected at all times (even if bats are not present) under UK legislation. The legislation includes entering bat roosts (except by appropriately licensed persons), changing, disturbing and destroying bat roosts, and also blocking up bat roosts. This means that any further changes or disturbance to the building could be illegal.
5. Based on the proposed plans, the works are likely to cause disturbance and/or obstruction to bats, affecting their ability to leave and gain entry to the roof space and roof coverings (refer to images included).
6. The implications of the above are that the proposed works have potential to cause disturbance to bats and roosts, in a way that could cause offences under wildlife legislation (Wildlife and Countryside Act 1981 as amended, and Conservation of Habitats and Species Regulations 2017 (as amended)).
7. These types of impacts would require a licence from Natural England to be undertaken lawfully. The type of licence required would be determined by the number of bats likely to be affected and the time of year when the work would take place.
8. Our findings and the presence of bats **do not prevent** the development going ahead. However, in order to take full account of bats, there is some further investigation required.
9. As it is necessary to undertake further surveys, in order to inform the proposed works, these surveys should follow the current best practice guidance Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

best practice guidelines are that 3 evening emergence or early morning surveys should be carried out between May and August to investigate use by bats. Surveys must be at least three weeks apart.

We will be happy to undertake these surveys and associated reporting for you, and to advise on the implications for the proposed development.

10. For the planning application, the Local Planning Authority will expect the following:

- Full details of all proposed works, and their likely impact on bats and roosts, to be identified in advance of any works. Normally, the LPA will not issue you with planning permission until they have this information.
- Full information about the bat species, numbers, type of roost and timing of use by bats. This would normally be in the form of a detailed bat report, prepared by an ecologist.
- Any loss of bat roosts to be mitigated and fully licensed.
- Works to be undertaken at the most appropriate time. For example, this may mean avoiding certain times of year, such as mid-summer (when baby bats are born) and winter (when bats are hibernating).

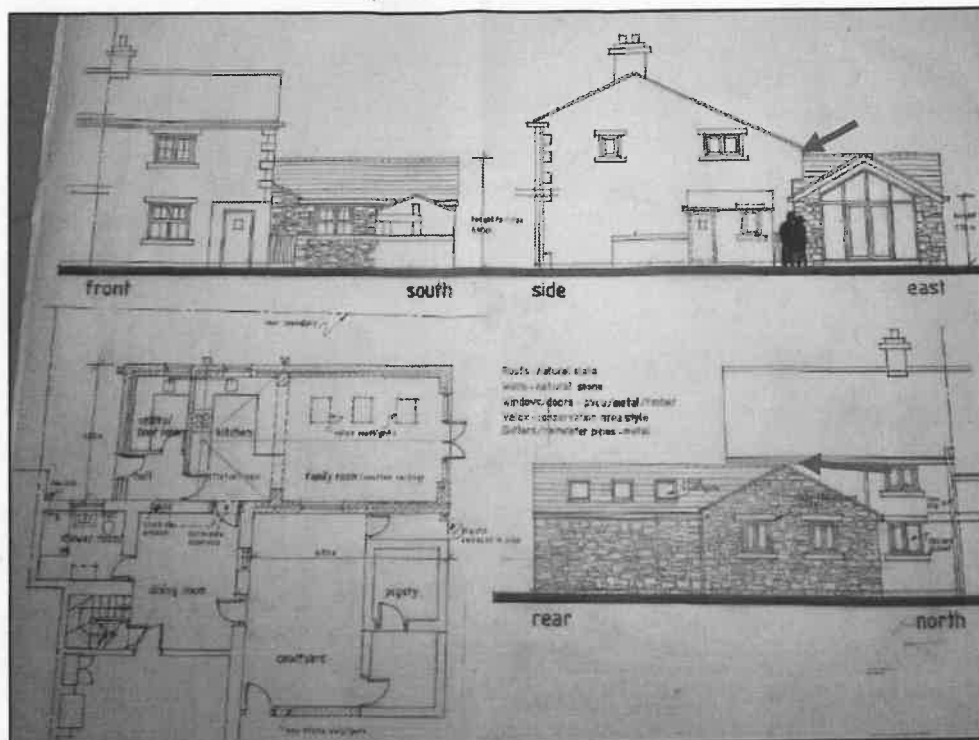
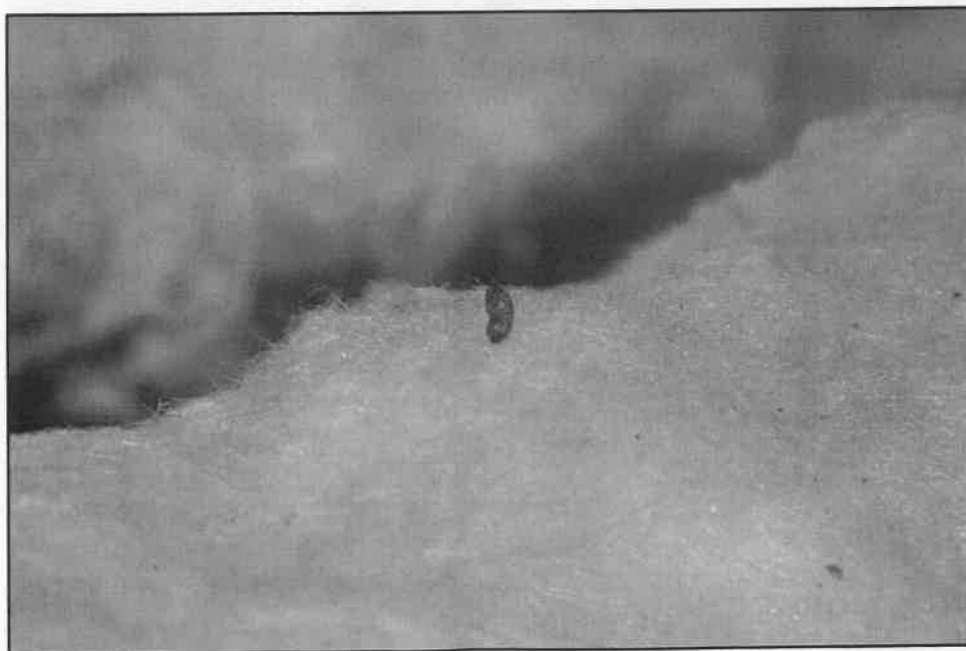


Image showing proposed plans. Note new extension ties into/close to the rear roof edge which is an area of potential bat access (red arrows)



Example of image showing bat dropping found in roof void on 5th March 2024



Image of rear roof and roof edge. Note gaps between slates (red arrow) and timber fascia (white arrow). These features provide high potential bat roosting and bat access points on this building.



Image of showing roof void showing timber roof supports and bitumastic hessian roof liner. The roof void at 23 Smith Row provides suitable conditions (draught free, dark, undisturbed space) for use by roosting bats.