



BAT SURVEY AT -
PARKDALE
WADDINGTON ROAD
CLITHEROE
BB7 2JE

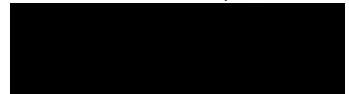
DATE AND TIME OF VISIT
5TH March 2024 10.00am

WEATHER CONDITIONS
Sunny periods, light westerly breeze. 7 C

REFERENCE NO. 7014



SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG



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
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

Demolition of existing garage prior to construction of new garage.

Impact of development in relation to potential bat habitat:-

Removal of a building.

TYPE OF BUILDING

The building is a detached single storey garage within the curtilage of an adjacent house.

Front North west elevation



Side North east elevation



Side south west elevation



Rear south east elevation



METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trust .
(BCT- Bat surveys for professional Ecologists, 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

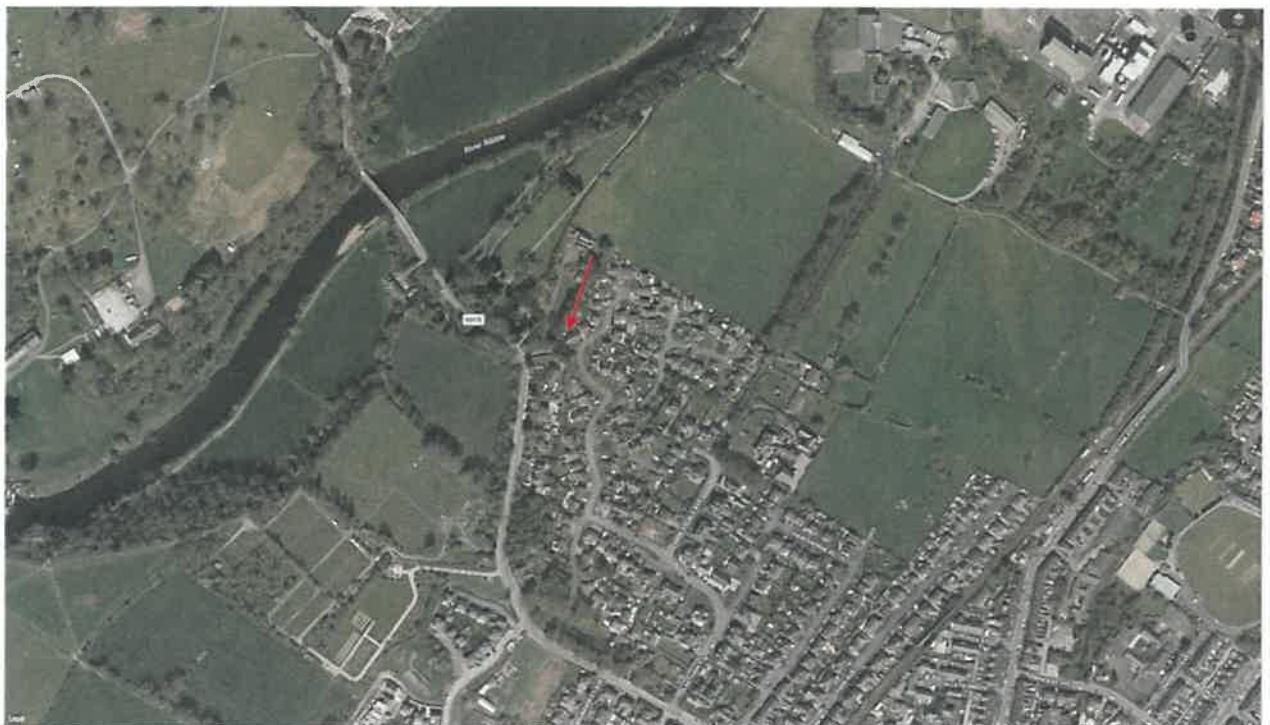
The survey will ; Identify past ,current or potential use of the site by protected species.

Assess any impact of the proposed development on these species

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

LOCATION SD740426 73m elevation

The property is located on the north west edge of the settlement area of Clitheroe, 40m to the east of Waddington road immediately to the south of Brungerley park.



FORAGING POTENTIAL IN THE LOCATION

The garage is on the edge of Clitheroe settlement area. To the east and south of the site are large relatively new residential developments the line of properties adjacent to Waddington road are of an earlier period.

Pastureland is immediately adjacent to the west side of the road which leads down to the River Ribble 230 m to the north west .The location is well served with significant mature tree lines connecting the site to the river and the greater locality and wooded areas(Brungerley Park 50m north west and Dog House wood 280m to the west on the east bank of the river)

The location provided optimal forage potential.



WALL CONSTRUCTION

The walls are single leaf solid brick, the north east corner has some ivy coverage,



BAT ACCESS POINTS IN WALLS

The walls and pointing are in average condition. There was however a vertical movement crack present to the right hand side of the window head, close inspection did not reveal any bat roost potential.



ROOF CONSTRUCTION

The roof is pitched with a corrugated fibre cement sheet roof.



The upvc gutters to the eaves are on brackets.

The front gable has a Upvc fascia,



The rear has a rendered verge



BAT ACCESS POINTS IN ROOF

The roof sheets are aged and have significant moss coverage this said no gaps in the laps were evident.

Some gaps were present at the abutment of the ridge trim with the sheets, however the gaps are open to the interior, no voids are formed to provide any roost habitat. The eaves could only be accessed via the gutter however any gaps in the corrugation are open to the interior and as such were fully visible internally no voids, cracks or crevices are present with the potential to provide any bat roost habitat.



The eaves are obscured by the tight fitting gutters.



The pointed verge is in reasonable condition the exception being the southern corner where the pointing is missing. It was possible to inspect the small crevice present. No potential habitat was evident.



There was a gap behind the upvc fascia to the front elevation. The void is wide and the abutment with the wall is tight fitting. No roost potential was present.



ROOF SPACE

There is no enclosed roof space in the building the structure was fully visible. The timber purlins and truss were in good condition with no cracks or crevices. The underside of the ridge trim and the eaves were visible, no voids, cracks or crevices were present. The interior of the roof structure did not provide any potential bat roost habitat.



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

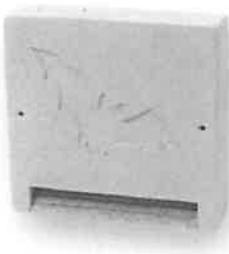
The external features of the garage were the focus of this scoping survey. The walls and all surfaces could be examined closely, for any staining, grease marks or dropping evidence paying particular attention to the eaves and the wall crack. The ivy and the wall behind were inspected. No evidence of current or historic bat access to the building was found to be present. No high value roost potential 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 garage interior is used for storage. all surfaces were inspected for any of the above listed evidence. The result was negative

CONCLUSION

There is no evidence of current or historic bat presence or potential access points / crevices in this building. The building does not provide any high value roost habitat, The removal of the building will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the removal. The scale of the new garage will not impact on any local bat population forage or commute routes It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation However due to the location having optimal forage potential it is an opportunity to enhance the roost habitat in the building by the provision of a bat panel which can be built into the south facing wall ideally above min 4m above ground level.



SCHWEGLER 1FE BAT ACCESS PANEL

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

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.