SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -
91 Ribchester Road
Clayton Le Dale
Blackburn
BB1 9HT

DATE AND TIME OF VISIT
12 th June 2024 9.15am

WEATHER CONDITIONS
Overcast . 11-25 mph westerly wind 12 C

REFERENCE NO. 6984

SURVEY CARRIED OUT BY: [redacted]
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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.

- 11 Species have been recorded in Lancashire the most common being :-

- **Common Pipistrelle** – Widley distributed across the UK.. Known to roost in buildings and trees.
- **Soprano Pipistrelle**- – Widley distributed across the UK.. Known to roost in buildings and trees
- **Whiskered / Brandts** – Roost mainly in buildings or trees.
- **Long eared Ba**t - 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

Demolition of a detached garage prior to construction of new two storey side extension and further extension to the single storey extension.

Impact of development in relation to potential bat habitat:-

Removal of a building and disruption to the existing house roof (to the gable end) and the flat roof where the new extensions abut.

TYPE OF BUILDING

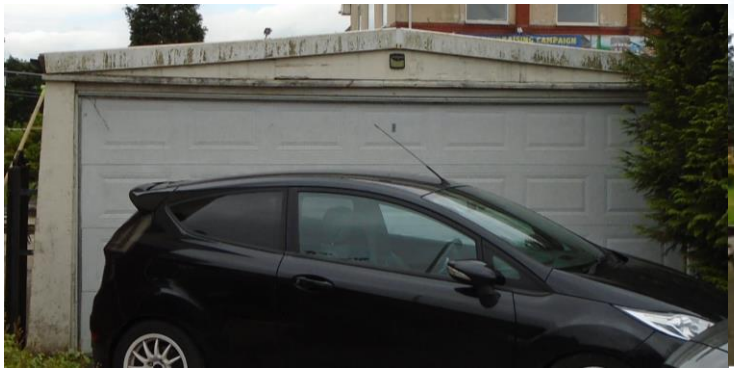
The property is a semi detached dwelling with an adjacent detached garage. The house possibly dates from the 1940's /50's. The house has had a modern flat roof extension to the rear.

Front Elevation

Rear Elevation

Side Elevation

The Garage is a detached pre fabricated structure.



Front Elevation

Side Elevation (adjacent to the house)

Side and part rear Elevation

Rear Elevation

METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trusts (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 activity 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 SD680328 145m elevation

The house is located directly on the south side of Ribchester road within the built up settlement area of Clayton le Dale

FORAGING POTENTIAL IN THE LOCATION

The house is located amongst other properties of a similar type and age all having gardens containing domestic planting. and lining the south side of Ribchester road.

Directly behind the house are playing fields which extend to the pastureland which surrounds the settlement area to the north and south. Lines of mature trees are present around the church 59m to the north east. A further line of mature trees extends along the east boundary of the playing fields . The greater locality to the West and East has minimal forage potential, to the south of the house and north (adjacent to the church) has some mature tree lines with the potential to provide forage and commute routes.

WALL CONSTRUCTION

The walls to the original house are brick to first floor level with a render finish above. The rear extension is rendered.

The garage is prefabricated concrete, the rear elevation has a timber slat panel attached.

BAT ACCESS POINTS IN WALLS

The house walls are in reasonable condition with no cracks, crevices or access points present.

The Garage walls are solid concrete with no gaps at the panel abutments. No access points are present. The timber slat panel did not form any suitable bat roost habitat.

ROOF CONSTRUCTION

The roof is a hipped construction with a blue slate finish with ridge and hip tiles. The eaves overhang has a boarded soffit with timber fascia's

The flat roof extension has a felt finish with a lantern light . Upvc fascia's are fixed flush to the walls. Lead flashed to the rear house wall.

The garage roof is corrugated fibre cement sheets with upvc gable trims.

BAT ACCESS POINTS IN ROOF

The house roof is in reasonable condition with no evident lifted or slipped slates. The pointing to the ridge and hip tiles is in reasonable condition with no cracks or crevices. The soffits are all present and tight fitting to the wall.

There is a rotten fascia on the south west corner of the House as indicated below which is currently being used by nesting sparrows.

Location of current Sparrows nest

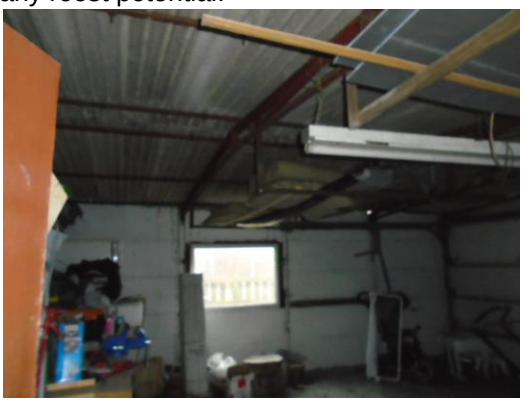
The flat roof covering is in good condition as are all the abutment flashings. The fascia trim is tight fitting to the walls. There are no access points in the roof.

The Garage roof sheets are in reasonable condition with tight laps, however the corrugations to the eaves form openings directly to the interior.

ROOF SPACE

The roof space accessible via hatch is very compact, the timber rafters, hips and purlins were in reasonable condition, no cracks or crevices were present. Underlay was in average condition and in some sections ridged insulation had been fit between the rafters. Insulation quilt was present. Partial boarding to the floor. All surfaces were clean with no sign of droppings or insect remains. The space did not provide any high value roost potential .No signs of current or historic presence was found.

The garage did not have an enclosed roof void, it was a marginally pitched roof of corrugated fibre cement sheets over steel trusses. Gaps were present at the eaves in the corrugations where the sheets met the wall. The roof structure did not provide any roost potential.



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

All the external walls and roofs of the property and adjacent garage were the main focus of this scoping survey. The lead flashings, facia soffits ridge/hip slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found .

BAT SIGNS, INTERNAL

The interior of the garage and the roof space of the house were inspected closely for any of the below list evidence of potential bat presence. The result was negative.

	Yes	No
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

CONCLUSION

The property is located in a semi urban location with marginal vegetation in the immediate locality. The removal of the Garage will not result in the disturbance or removal of any bat roost habitat and neither will any bats be uncovered during its removal.
The construction of the two storey extension and its abutment with the existing hipped roof will not impact on any local bat population by disturbing roosting bats, removing any roost potential or by disrupting any potential commute/ forage routes.
The scale of the new extension will not disrupt any potential forage /commute routes.

No further survey effort is considered necessary and mitigation is not essential however No work should commence until the birds nest has been vacated after which the hole in the fascia should be blocked to prevent any future ingress prior to the next nesting season and work commencing on site.

In order to enhance roosting and nesting potential in the property It is suggested that min
1No. **Schwegler 2FE wall mounted bat shelter** fixed to the south facing elevation.
1No **Schwegler 2GR** (**or similar) bird nest box** fixed to a sheltered position on the north west facing elevation.

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 ` 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.