

320240625P



**BAT SURVEY AT -
High Lea Cottage,
Whins Lane.
Simonstone.**

DATE AND TIME OF VISIT

Scoping Survey 3rd June 2024 9.30am
Emergence survey 27th June 2024 9.15 pm

WEATHER CONDITIONS

3rd June - Overcast , 15-22 mph, west wind. 14 C
27th June- Overcast 21-30 mph, West, south west wind . 12-13 C

REFERENCE NO. 7040



SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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

Alterations and extensions involving the removal of the existing conservatory and the flat roof garage and oil tank room. Prior to construction of new porch and kitchen extension. New single storey extension to the rear of the house.

Impact of development in relation to potential bat habitat:-

Removal of two structures and disruption to the existing rear pitch of the house roof.



TYPE OF BUILDING

The property is a detached bungalow with attached garage to the north east end.



Rear Elevation

Location of the extension

Section to be removed



Part north west side elevation

Front entrance elevation.



South west Side 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 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 SD773354 183m elevation

The house is located among a small group of 4no dwellings remote from other properties approx 211m to the north of Whins Lane on the northern edge of Simonstone settlement area.



FORAGING POTENTIAL IN THE LOCATION

The location is rural, the properties are set in gardens all surrounded by large acreage pasture land. Significant groups of mature native trees are located to the south lining the access road from Whins Lane. To the west an extensive wooded area extends to the south west. The locality is considered to provide optimal forage potential for bats due to the extensive wooded areas and the good connectivity provided by the numerous strong tree lines.



WALL CONSTRUCTION

The walls are coursed natural stone with brick quoin effect detail to corners and windows



The conservatory base wall is natural stone. Upvc glazed frame above.



BAT ACCESS POINTS IN WALLS

The walls are in good condition all the pointing is present and no cracks or crevices with the potential to provide bat habitat were evident.



ROOF CONSTRUCTION

The main roof was pitched with valley gutters at the abutments. Timber barge boards and fascia's. Blue slate finish with pointed ridge tiles. Lead flashing to chimney.



The conservatory roof is clear polycarbonate with white upvc frame, lead flashing at abutment with the house walls.



The flat roof over the garage is Asphalt. with a small parapet wall to 3 sides. Felt upstand and lead flashing at abutment with the house wall.



BAT ACCESS POINTS IN ROOF

The roof was in reasonable condition. All slates were in place and tight fitting. The ridge tiles were all In situ and the pointing was present. The gutters and fascia's were in reasonable condition and did not provide any suitable crevices for Bat ingress.



The conservatory roof did not provide any roost habitat for bats and the abutment flashing was tight fitting.

ROOF SPACE

The roof space is divided into 2no sections the west end has a boarded floor, the gabled projection to the front elevation was probably an extension as it is divided by a wall from the main void .it was however possible to inspect from an opening broken out in the wall. The main void had timber boarding fixed to the underside of the rafters.



The pitch to the East appears to have been re roofed the rafters and felt were in very good condition the insulation quilt present between the ceiling joists was clean with no evidence of droppings or insect remains. Bats were not present nor were any signs of current or historic use. The space did not provide any high value roost potential.



The garage roof is boarded to the underside with no roof void.



The Conservatory roof is clear polycarbonate, it did not provide any potential bat roost habitat.



	Yes	No
<u>BAT SIGNS, EXTERNAL</u>		X
SEEN		X
DROPPINGS		
MAGENTA BAT5 DETECTOR RESULT		

During the scoping survey the external wall to the rear of the property, the conservatory, Garage structure and the roof space being affected by the development were the main focus. A thorough close inspection was carried out of all the flashings, fascia soffits, slates, walls and any sills for any droppings, staining or feeding remains. Access points or crevices suitable for bat ingress were not evident.

EMERGENCE SURVEY - Commenced at 9.15pm during reasonable weather conditions for Bat forage activity.

9.40 pm - Detector recorded activity no sighting at this time .
9.48 pm - 1no Common Pipistrelle emerges from the neighbouring garden to the west. crosses the rear garden of High Lea Cottage before heading to the north.
9.55 pm - 1no Common Pipistrelle emerges from the neighbouring garden to the west. crosses the rear garden of High Lea Cottage before heading to the north.
10.00 pm - 1no Common Pipistrelle emerges from the neighbouring garden to the west. crosses the rear garden of High Lea Cottage before heading to the south
10.07 pm - 2no cross the garden in an easterly direction.
10.15 pm -2no Pipistrelle return from the east to the House / garden west of Lea view .

Throughout the survey the point of emergence / roost was not determined being obscured by mature, All activity emerged from the houses/ gardens to the west of Lea View.
The rear garden was a commute route for a small local bat population. To the extensive forage potential in the greater locality to the east of the site.
There was no bat emergence from Lea View.



 Indicates commute route
 Flight route

BAT SIGNS, INTERNAL

	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

The inspection of the interior of the house did not reveal any bat presence or any high value roost habitat.

CONCLUSION

Bats were not present in the house. A small local bat population emerging from the west (adjacent house/garden) commute across the rear garden to the pasture land and mature tree lines in the east. The removal of the conservatory and garage structure will not result in the removal of any high value roost potential nor will any bats be disturbed or uncovered during the demolition.

The construction of the new extension to the rear and disturbance to the rear roof pitch is highly unlikely to uncover/ expose any bats however the slate removal should be carried out by hand.

The local bat population present at this location will not be impacted in any way as roost potential is not being removed and it is highly unlikely bats will be uncovered/ exposed.

The scale of the rear and side extensions being single storey will not disrupt / break the commute route across the rear garden.

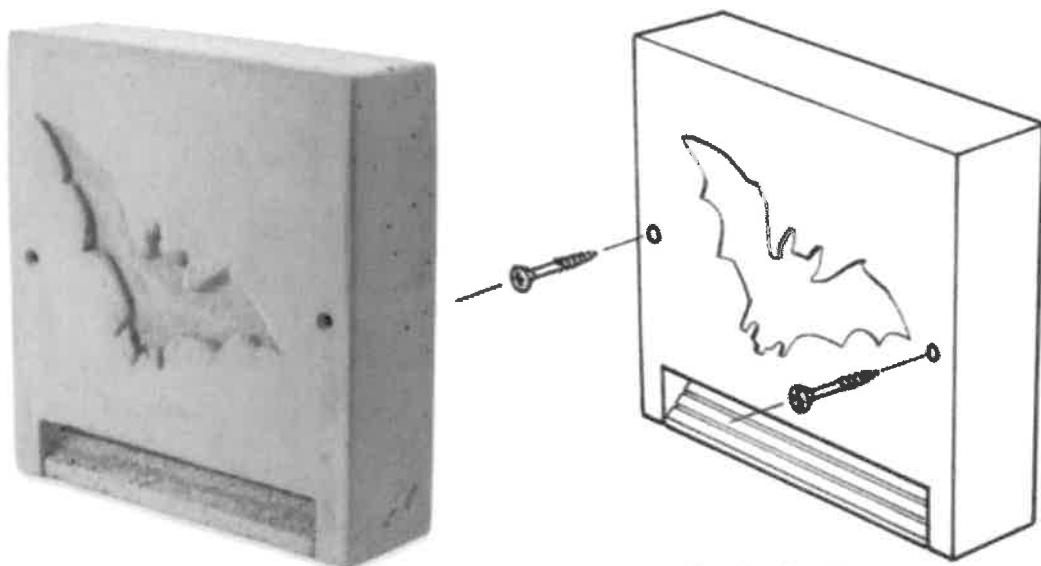
No further survey effort is considered necessary nor is mitigation essential. However roost enhancement is recommended. See below:-

ROOST ENHANCEMENT

Min 1 no Schwegler or similar Bat panel to be incorporated in the south east elevation of the rear extension at high level .

Bat Access Panel 1FE

Built in or surface mounted



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.