BAT SURVEY AT - WOODCOTE

YORK LANE
LANGHO

DATE AND TIME OF VISIT
12TH FEB 2025 5,00PM

WEATHER CONDITIONS
Overcast , Light westerly breeze. 5 C

REFERENCE. Mr R SINGH

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH

LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
BB129LA

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.
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- As insect feeding species the preferred habitats include woodland, grassland, agricultural land, wetland and rivers which provide good foraging potential.
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- 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.

The bat species most commonly found in the north west of England

COMMON PIPISTRELLE – known to roost on sites where suitable foraging habitat is available.

SOPRANO PIPISTRELLE – known to roost on sites where suitable foraging habitat is available.

WHISKERED/BRANDT'S – species often found roosting in buildings close to woodland.

NATTERER'S – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

DAUBENTON'S – a species commonly associated with aquatic habitats. Long Eared bat – a woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns

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

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH SHADOWHAWK 12000 lumen
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Alterations and extension to the House and reroofing the detached garage.
Impact of development in relation to potential bat habitat:-
Disruption and removal of some roof structures and walls.

TYPE OF BUILDING

The property is a semi detached bungalow which has been ad hoc extended to the side and rear with flat roof and pitched roof single storey extensions. There is a detached garage in the garden positioned to the rear of the house on the north west boundary. The house is currently uninhabited.

Front elevation

Side Elevation

Rea r Elevation

The Detached Garage

The garage is built on the north west garden boundary

Side elevation of the garage roof

Front gable elevation

METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trust
(BCT- Bat surveys, good practice guidelines 2nd 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

Scoping only survey carried out during the hibernation period.
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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 SD 705338 elevation

The house is located on the southern side of York Lane accessed via a drive from the road. Within the settlement area of Langho. The main thoroughfare of Whalley road is 255m to the north west of the site.

FORAGING POTENTIAL IN THE LOCATION

The house is located in a garden to the front and rear of the property. The garden containing mainly domestic planting and shrubbery is currently unkempt and overgrown.
The house is surrounded by properties of a similar type and period all having gardens.
A wooded area was located on the north side of York Lane directly in front of the house . A further significant wooded area is 70m to the south of the site.
There were no significant areas of standing water near the site, however a small pond was 308 m to the south east, no significant water courses were nearby.
The location can be considered to provide a medium/ high level of forage potential.

WALL CONSTRUCTION

The garage walls are single skin brick with a rough white painted render finish.

The house walls have a textured white painted render finish

BAT ACCESS POINTS IN WALLS

The walls whilst discoloured and aged were in reasonable condition. The render was in tact with no cracks or crevices with the potential to provide roost habitat..Access points into the building were not present.

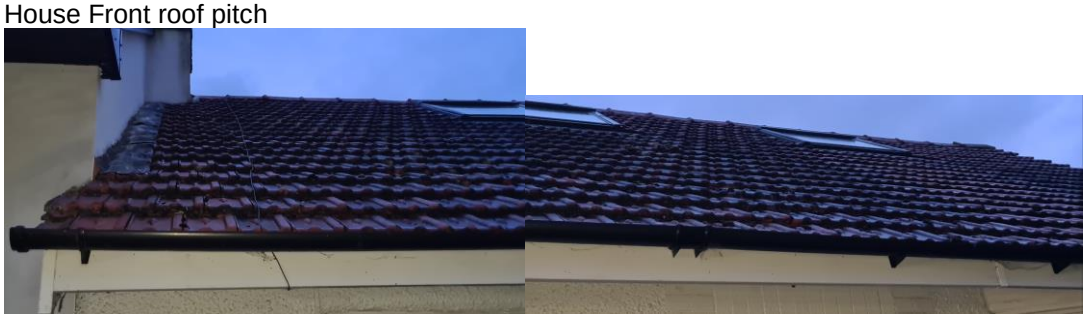
ROOF CONSTRUCTION

Garage roof

The garage roof is pitched with blue slate finish and ridge tiles. The verges are pointed.

There are no fascia boards present. .

House Front roof pitch



The house main roof has ridged concrete roof tiles with mortar fixed ridge tiles. Two roof windows are present in the front pitch. There is an overhang to the front elevation with a boarded soffit .The abutment with the adjacent property is lead flashed to the wall. The verges are pointed.

Rear extension with pitched roof.

Ridged concrete roof tiles with mortar fixed ridge tiles vented soffits to the eaves fascias.

Rear Flat roof extensions

The rear extensions have a felt finish with flush fitting fascias .

BAT ACCESS POINTS IN ROOF

The main roof and pitched rear extension tiles are all in reasonable condition and tight fitting it was possible to closely examine the roof The flashings were in good condition and tight fitting.

The verge pointing was slightly degraded, however there were no crevices deep enough to allow any bat ingress.

The overhang soffits are in very good condition and did not provide any access points

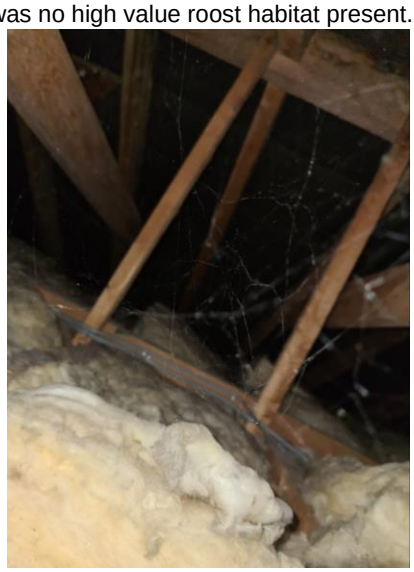
The flat roofs are in good condition with no degradation or lifted joints. The fascias are flush fitting, access points, cracks or crevices were not found to be present in the structure..

The Garage roof has some broken slates, however they are tight fitting with no gaps or lifted slates. The interior of the garage is freely accessible via the eaves which are open. .

ROOF SPACE

The main roof void has been converted to form a room which is accessed via a spiral stair the floor is boarded and the rafters are lined with plasterboard. The room is well lit by velux roof windows, stud walls are present with access hatches to the eaves voids which could be closely examined. The spaces were clean with no signs of current or historic signs of Bat presence they did not provide high value roost habitat.

The pitched roof void over the rear extension was accessible via a ceiling hatch. The timber rafters were in excellent condition as was the felt. Insulation quilt was present between the ceiling joists. The space was clean with no signs of current or historic signs of Bat presence there was no high value roost habitat present.



Garage roof structure was timber rafters with sarking board over. There was no enclosed roof void in the building the structure was fully visible and easily inspected . All the timbers were in reasonable condition with no rot , cracks or crevices . The space was very draughty due to the open eaves. No signs of current or historic Bat presence was found the space did not provide any potential roost habitat for bats.

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

A detailed exterior inspection of the bungalow and detached garage was carried out. Window sills, the eaves, walls and roof structures for any dropping, urine stains, grease marks or any insect or feeding remains.
The result was negative however this does not necessarily prove that bats are not using this site as adverse weather conditions can remove signs.
The exterior of the buildings were found to not provide any potential to host crevice dwelling bats.

		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 scoping survey examined the interior and roof voids for any Bat droppings, urine stains, grease marks or any insect or feeding remains. The result was negative.
Whilst the house is not accessible to bats, the garage is freely accessible, however the draughty interior does not provide any potential roost habitat.

CONCLUSION

Due to the lack of any bat roost potential in the Bungalow the proposed changes to the house will not remove or impact on any roost potential and it is highly unlikely that any bats will be exposed or disturbed during the work .
A small local bat population of Pipistrelle and Soprano Pipistrelle bats were found to be active in the area during historic localised Bat emergence surveys however any existing forage or commute routes in this locality will not be negatively impacted upon by the proposed alterations to the property.
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If the re roofing of the garage is to be carried out during the activity period (April-September)
although no signs of current or historic Bat presence were found, its accessibility necessitates a further inspection to check the status regarding bat presence prior to the re roofing commencing.

It is essential that roost enhancement measures should be incorporated in the scheme .The basic requirement being that some **Sku Beaumaris (or similar)** bat boxes be fixed to the South east / south west elevations, relatively sheltered from strong winds and ideally 3-4m above ground level., in accordance with manufacturer's instructions
See illustration below.

Home > Beaumaris Bat Box




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
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

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.