SUNDERLAND PEACOCK ARCHITECTS

# BAT SURVEY, AT -
# THE GREEN
# BOLTON BY BOWLAND

DATE AND TIME OF VISIT
18TH March 2025 9.00am

WEATHER CONDITIONS
Sunny, 17-34 mph east southeast breeze.5 C

REFERENCE NO 7184



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

The proposal is to remove 3no single storey lean to extensions to an existing cottage.
Impact of development in relation to potential bat habitat:-
Removal of buildings which may have the potential to provide roost habitat.

## TYPE OF BUILDING

The building is a detached cottage which has over the years been extended by the addition of 3no single storey extensions and a porch.


Southwest front Elevation


Southeast Elevation


Northeast Elevation


Northwest Elevation

LOCATIONS OF EXTENSIONS TO BE REMOVED

Lean to for removal

Garage

Porch

Lean to for removal

## 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)

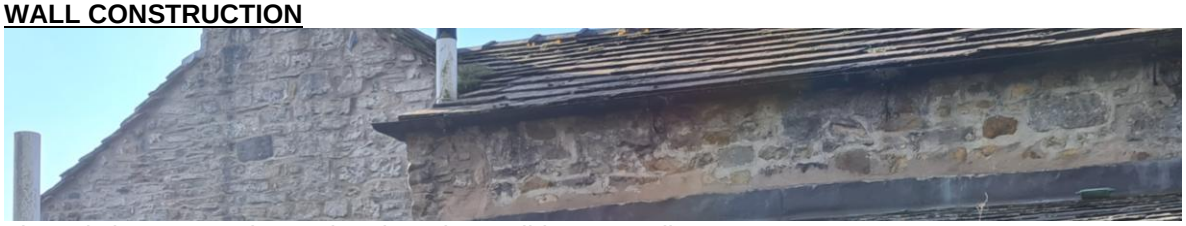
**LOCATION SD 787494 99 m elevation**

Bolton by Bowland is a small village located on the east bank of Skirden Beck a few kilometres before its confluence with the Ribble. It lies approximately 9 kilometres north east of Clitheroe and 9 kilometres south-east of Slaidburn in the Forest of Bowland Area of Outstanding Natural Beauty.


**FORAGING POTENTIAL IN THE LOCATION**

The site is in a sheltered rural position on the edge of Bolton by Bowland village settlement area. Other dwellings of a similar period and type are within a 100m radius. The village is surrounded by pastureland and fragmented woodland. The roads and Kirk beck (38m to the NW) are lined by mature broad leaf trees. There is good connectivity to the forage potential in the greater locality
The location is considered to provide a moderate level of forage potential.

**WALL CONSTRUCTION**



The existing cottage has pointed random solid stone walls

The garage has block/ brick walls with a smooth render finish.

The southwest lean to extension has stone faced side walls and a smooth rendered finish to the southwest elevation.

The Northeast lean to has a rough cast render finish.

Solid stone base walls with glass above.

## BAT ACCESS POINTS IN WALLS

All the stone and rendered walls are in reasonable condition. There are no significant cracks in the render walls. All the pointing is present to the stone sections of wall. No access points were found to be present in the walls to be removed.


## ROOF CONSTRUCTION

The roof structures which are to be removed are lean to, all the roofs abut the walls of the existing house with lead flashings. The finish is blue slate with flush fixed timber fascia boards at the eaves. The verges are pointed.

The Garage roof.

House extension Northeast elevation

Porch roof

Sitting room extension southwest elevation

Bay window on the sitting room extension

BAT ACCESS POINTS IN ROOF

The roofs are in reasonable condition, there are no slipped slates, and all are tight fitting as are the flashings at the wall abutments.

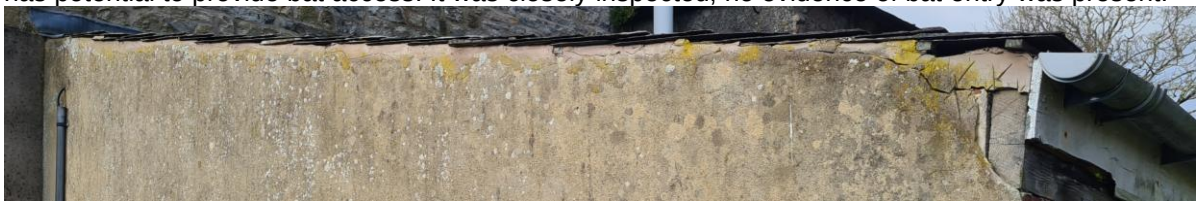
The timber fascia's on all the structures were largely flush fitting, any marginal gaps could be closely inspected.

The garage door opening timber beam has split leading to deflection in the roof and preventing entry into the building. The eaves and any crevices were closely inspected. There were no signs of current or historic bat presence and any high value roost potential was not found to be present.

All the verges were well pointed northwest elevation of southwest extension

Northwest elevation of the Northeast extension.

Garage southeast elevation, some slight degradation of the pointing at the eaves forming a gap which has potential to provide bat access. It was closely inspected; no evidence of bat entry was present.

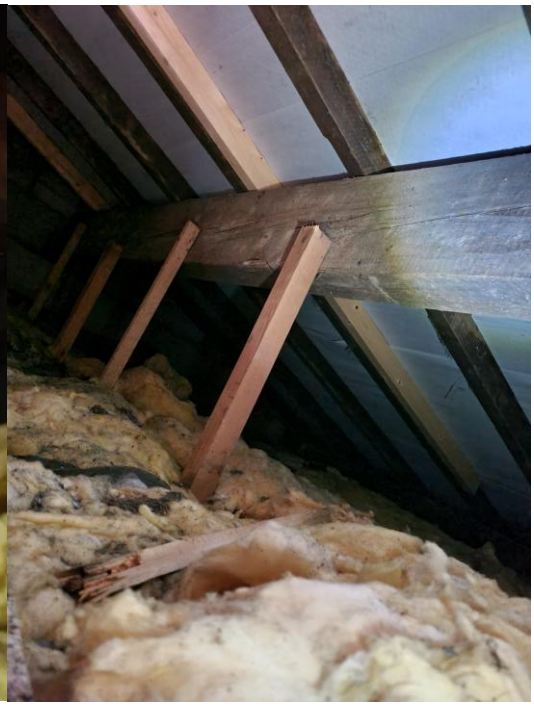


The porch and bay window roof did not provide any bat roost potential.

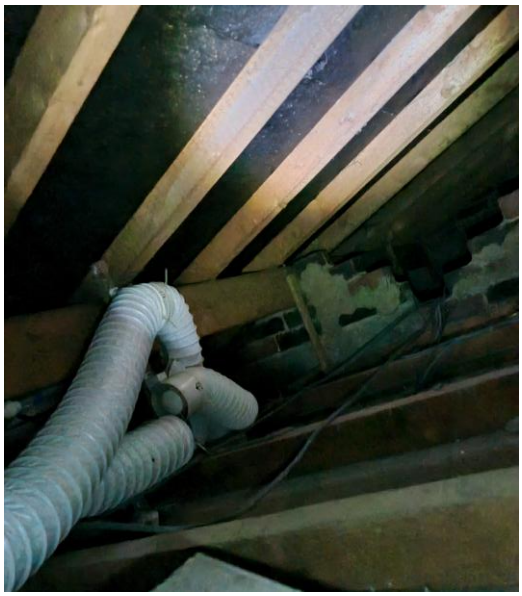
**ROOF SPACE**

The porch and bay window do not have an enclosed roof void.
The garage will not have an enclosed void as the pitch is so shallow.

The roof void over the sitting room extension was viewed from the ceiling hatch. The timbers were in good condition as was the modern roof underlay. Insulation quilt was present at ceiling level.
The space was clean with no insect or dropping remains. The structure did not have any cracks or crevices with the potential to provide roost habitat for bats No current or historic evidence of bat presence was found.



The roof void over the northeast extension was viewed from the ceiling hatch. The timbers were in good condition as was the roof underlay. Insulation quilt was not present at ceiling level.
The space was clean with no insect or dropping remains, the structure did not have any cracks or crevices with the potential to provide roost habitat for bats No current or historic evidence of bat presence was found.



| | | Yes | No |
|---|---|---|---|
| **BAT SIGNS, EXTERNAL** | SEEN | | X |
| | DROPPINGS | | X |
| | BATSCANNER BAT DETECTOR RESULT | | N/A |

The exterior walls of all the Lean to extensions, porch and bay window were the main focus of this scoping survey.
The flashings, eaves, slates, render / stone walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. A thorough close inspection was carried out, the walls and roofs are in reasonable condition with only one potential access crevice (garage verge pointing) which was examined and discounted as providing any potential bat roost habitat. No evidence of bat ingress was present in these lean to additions.

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 interior of all the affected structures (garage excepted) were examined for any of the above listed evidence. The result was negative

**CONCLUSION**
This scoping survey has been carried out during the inactive period, bats hibernate during the winter months, so the use of the detector was not required. What can be determined during the winter months is if the buildings can be accessed by bats, if it is currently being used for hibernation or if there are any signs that bats have used the building previously for roosting, feeding or maternity.

The survey concluded that the removal of the lean to additions on the original cottage will not impact on any local bat population by removing or disturbing any existing roost potential. The removal will not have a negative impact on the existing cottage particularly regarding the existing roof structure.

The survey concluded that no bats will be harmed or impacted upon by the proposed removal of the extensions. Further survey effort is not required
However, roost enhancement measures should be incorporated in the scheme.
The basic requirement being that a Sku Beaumaris (or similar) bat box be fixed to the Southeast / southwest elevation, relatively sheltered from strong winds and ideally 3-4m above ground level., in accordance with manufacturer's instructions
See illustration below.

**BEAUMARIS BAT BOX**

SKU 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 ` 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 | Natural England |
| Quadrant House | Cheshire-Lancashire Team |
| 250 Kennington Lane | 2nd Floor, Arndale House |
| London SE11 5RD | Manchester M4 3AQ |
| 0845 1300 228 | 0300 060 3900 |

## LIVING WITH BATS

The integration of bat roosting habitat will not cause disturbance to the inhabitants nor visually affect the property. It can be incorporated easily and comply with Planning and building regulation requirements.

Bats do not nibble or gnaw at wires, insulation or timbers. The droppings are dry and crumbly without a strong aroma and have no known health risks with them.

- **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.