

**BAT SURVEY, AT -
THE COURTHOUSE
BOLTON BY BOWLAND**

DATE AND TIME OF VISIT

Scoping Survey 3rd June 2025 1.30pm
Emergence Survey 12TH June 2025 9.00pm

WEATHER CONDITIONS

3rd June- Overcast, 18-36 south, southwest wind 10 C
12th June - Overcast, 10-19 southeast, breeze 18 C

REFERENCE NO 7184

JULY 3rd 2025 EMERGENCY UPDATE

Weather conditions

Overcast . 14 - 26 mph west wind. 14 C



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

Re-roofing of the house Including small flat roof section and outbuilding.

The outbuilding will be converted internally for use as a wine store and utility.

Removal of some render to the walls and full repointing with lime mortar to all house and outbuilding walls.

Impact of development in relation to potential bat habitat:-

Disruption to the roof structures and repointing of the walls may result in the removal of gaps / crevices with the potential to provide bat roost habitat.

Outbuilding

House



TYPE OF BUILDING

The property is a detached period dwelling. Dating from 1859 with some sections being potentially of an earlier date. It is currently empty but was inhabited until recently. The house is of a rectangular form with a 2-storey front porch. The outbuilding is a small single storey detached structure.



Front Elevation



Rear Elevation of house



Outbuilding (Southeast elevation)



Side Southwest Elevation





Side Northeast Elevation

Outbuilding



Southwest Elevation of Outbuilding



Northeast and northwest elevations

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 and emergence survey was carried out during the activity period.

Roofs were inspected from ground level with the aid of Binoculars.

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 walls are coursed pointed random natural stone with dressed stone surrounds.

Rear Elevation



Front Elevation



The northwest elevation has a painted render finish.



Outbuilding

Random pointed stone walls. southwest elevation.



BAT ACCESS POINTS IN WALLS

The house was generally well pointed with no significant areas of degraded mortar with the exception of the southeast gable elevation near the verge and ridge which has some significant areas of degraded mortar.



The rendered wall was in reasonable condition with no cracks in the render.



The Outbuilding

The walls are in good condition and well pointed with the exception of a section of wall on the southwest elevation where the pointing is missing.



Another small section on the west side elevation near to the front corner.



ROOF CONSTRUCTION

The outbuilding roof

Blue slate finish with ridge tiles. Pointed verges and gutters to the eaves fixed to timber runner.



The house roof

Front southwest pitch has a grey slate finish with coping stones to each gable. Gutters on brackets,



Rear northeast pitch.



The porch roof has a grey slate finish with a lead coping detail to the front gable. Gutters on brackets.



A small single storey store is located on the northeastern rear corner of the house which has an asphalt covered flat roof.



BAT ACCESS POINTS IN ROOF

Outbuilding The roof is in good condition with tight fitting slates and ridge tiles. The verges are pointed with no gaps.



The gutters are fixed to a flush fitted timber bearers to the eaves. No gaps were present.



The house

All the slates appeared to be in reasonable condition with no obvious slipped or missing slates although due to the nature of natural stone slates some minor gaps are present to the slate laps. The Cupola with its vented sides provides potential bat roost habitat.



The ridge pointing is degraded with sections missing. The roof did provide some potential crevice roost habitat.

The store flat asphalt roof did not provide any potential access points or crevices, the finish and flashings to the walls were in good condition.



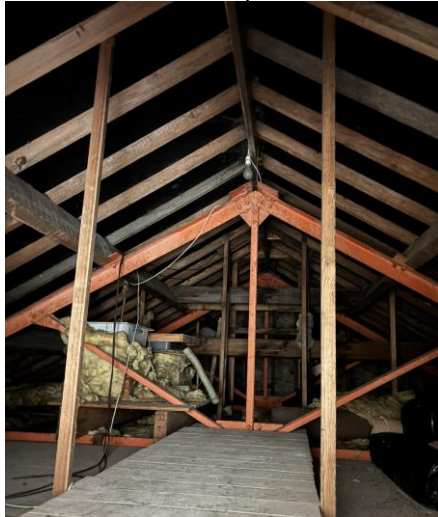
The porch roof slates, ridge tiles and lead coping detail were in good condition, no access points, cracks or crevices.



ROOF SPACE

The roof void was present over the Court room and was accessed via a wall hatch in an adjoining bedroom. The timber rafters and purlins were in very good condition, as was the felt and the steel trusses. The roof structure is not original; it is a more recent addition (date unknown).

The floor is boarded; it is a clean space with no dropping or insect debris present to the floor. The remains of a wasp nest was noted.



An eaves void was accessed via a wall hatch from Bedroom 3 on the second floor. The timbers are in reasonable condition and do not provide any habitat for crevice living bats. The insulation quilt present to the floor was clean and free of any dropping or insect evidence.



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

All the external features; walls, roof slates, flashings etc of the house and outbuilding were examined during the scoping survey; particular attention was paid to areas of missing pointing identified on the outbuilding which were easily inspected and found not to be currently or historically used by Bats. The roof, walls at high level and missing pointing on the gable of the house could only be inspected with the aid of Binoculars for droppings, staining, grease marks or feeding remains. The survey was carried out after a prolonged dry period, none of the listed evidence was found.

SCOPING SURVEY: Commenced at 9.00pm during perfect weather conditions for bat forage activity. Surveyors were located in positions shown.



9.35 pm – Echolocation picked up in the trees to the south of the house, no sightings.

9.45 pm - 2no Soprano Pipistrelle bats crossed parallel to the front south elevation as indicated yellow arrow.

9.50 pm - 1no Soprano Pipistrelle commuted across the rear elevation. Red arrow.

10.10 pm - 1 no Soprano Pipistrelle emerged from the roof on the rear elevation.

10.20 pm -10.30 pm 2no Soprano Pipistrelle emerged from the eaves on the rear elevation. They travelled in a northern direction. Blue arrow.

Forage activity was not recorded on the site, commute routes only.



SCOPING SURVEY: Commenced at 9.30pm during good weather conditions for bat forage activity. Surveyors were in positions shown

9.45 pm - 1no Soprano Pipistrelle emerged from the roof on the rear elevation between the Chimney and the Cuopla. to continue in a northerly direction as indicated by the blue arrow.



10.10 pm - 1 no Soprano Pipistrelle emerged from the eaves on the rear elevation to continue in a northerly direction as indicated by the blue arrow.



Between 10.10 pm -.10.30 pm The commute activity on the site of 2no individual Soprano Pipistrelle Bats was the same as the previous emergence survey. Traveling along the rear elevation before turning in a northern direction. Blue arrow. Forage activity was not recorded on the site, commute routes only.



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 the buildings and roof voids were inspected for any signs of current or historic presence. No evidence was found

CONCLUSION

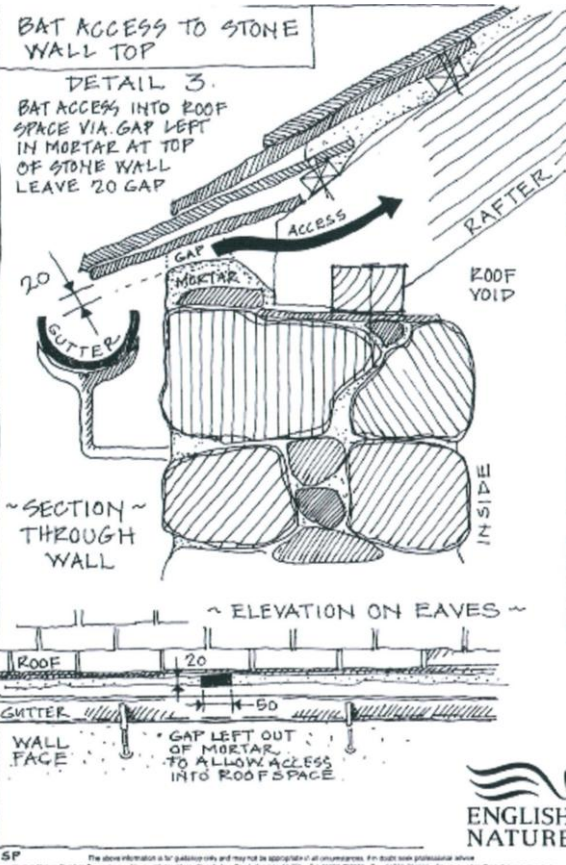
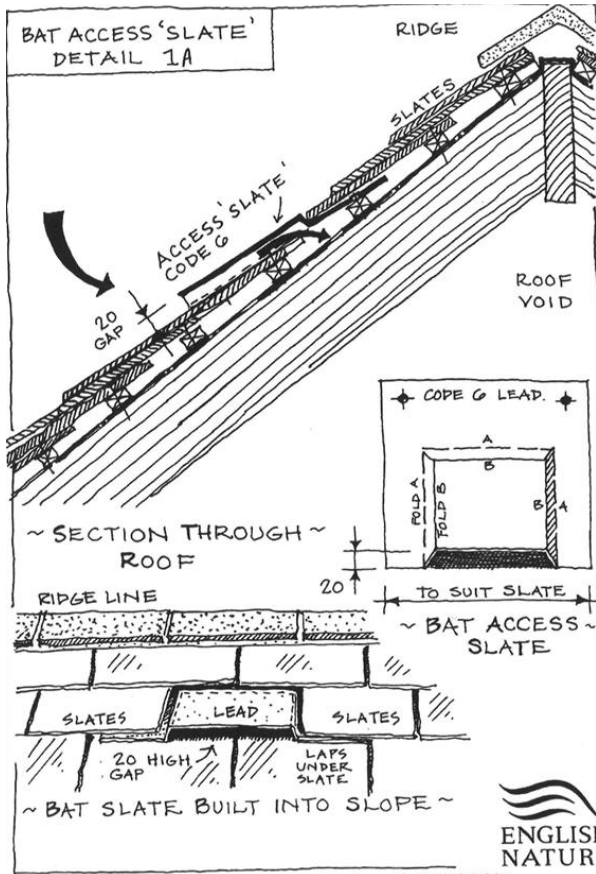
The re-roofing and pointing renewal to the outbuilding and house may impact on the small number of Soprano Pipistrelle bats (4 max) (2 max) present in the rear north pitch which were found to be providing day and transitional roost habitat, it is potentially a summer (non-breeding) roost of single male or female bats which have chosen to roost individually.

This is a snapshot of the current status of the building, to ascertain a full picture of the bat usage of this building prior to the re roofing works commencing a further emergence survey should be carried out to confirm the likely transient use of the building (during the activity period April – Sept).

It is essential that the local bat population can function as before the remedial works to the building.

The following guidelines will need to be adhered to;

The mitigation measures are to maintain the existing roost potential of the building like for like see the illustrations below.



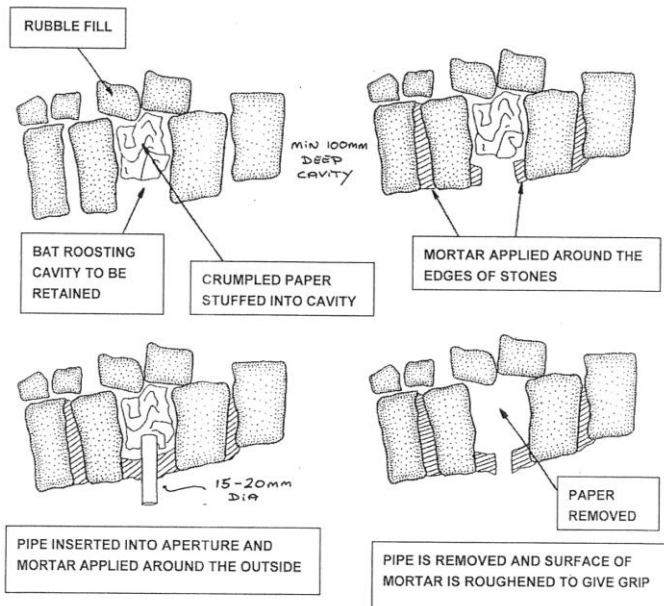
SP The above information is for guidance only and may not be appropriate in all circumstances. If in doubt seek professional advice. English Nature Cumbria Team, Juniper House, Murley Moss, Overholme Road, Kendal LA9 7RL. Tel: 01529 792800 Fax: 01529 792809 Email: cumbria@english-nature.org.uk

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Bat Conservation Trust



Retaining a cavity



The survey undertaken following current guidelines provided enough information to conclude that the rear pitch of the roof is currently being used by 2no. Soprano Pipistrelle bats as a day roost for foraging in the high value forage potential which is adjacent to the house.

There is no evidence to suggest it is a maternity roost or that any less common species are present.

Mitigation required :-

Any work which will disturb bats while in a roost or damages or destroys a roost will require a ' Protected Species Mitigation Licence' (PSML) from Natural England.

A (PSML) will require a detailed mitigation strategy to minimise the impacts on bats and should include

1. Restrictions on timings of works being carried out ie.to be carried out during the Hibernation period Mid September- March/ April.
2. Hand stripping the roof.
3. Incorporating similar habitat in the re- slated roof. ie. As illustrated below above.
4. Minimise external lighting during the construction period.
5. The numerous roof structures on adjacent properties in this locality serve to mitigate with alternative roost potential whilst the work is being carried out.

An experienced Ecologist should be consulted during the design of these features to expediate the process.

Incorporating the mitigation measures listed above it is considered likely that legal compliance can be ensured and the development will not adversely affect any local bat population.

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.)

MEDIUM

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

0161 7648850

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.