

**BAT SURVEY, AT -**

Garages at  
St Marys Church  
Whalley Road  
Sabden

DATE AND TIME OF VISIT  
25<sup>th</sup> June 2025 9.00am

WEATHER CONDITIONS  
Overcast, light drizzle. 13- 26 westerly breeze

REFERENCE NO 7145



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](mailto:info@sunderlandpeacock.com)  
[www.sunderlandpeacock.com](http://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 SEVENTEEN 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 2no detached garages to form parking spaces for adjacent former Presbytery.  
Impact of development in relation to potential bat habitat:-  
Removal of garages which may have the potential to provide bat roost habitat.

## **TYPE OF BUILDING**



Front elevation of Garage 1 and Garage 2



Rear Elevation Garage 2

Garage 1



Side elevation Garage 1



Side elevation Garage 2



Location of garages

## **METHODOLOGY**

The survey methodology follows the guidelines published in the Bat Conservation Trusts (BCT- Bat surveys for professional Ecologists, good practice guidelines 4<sup>th</sup> 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 SD 777374 149 m elevation**

The garages are located the rear of the former Presbytery for St Marys Church on Whalley Road in the settlement area of Sabden village.



**FORAGING POTENTIAL IN THE LOCATION**

The site is immediately adjacent to pastureland to the north; the south boundary is directly on Whalley road. The location has small clusters and significant mature broad leaf tree lines which have the potential to provide good forage/ commute routes for bats which extend to the greater locality. The nearest water course is Sabden brook 54m to the south and area of standing water is a small reservoir 530m to the southwest. The location is considered to provide good level of forage potential.



## **WALL CONSTRUCTION**



Garage 1 has prefabricated concrete walls with pebble dash finish.



Garage 2 has single skin brick walls to the front and side elevations



The rear wall of garage 2 is random stone.

## **BAT ACCESS POINTS IN WALLS**

The walls of Garage 1 do not have any access points, cracks or crevices.

Garage 2 does not have any access points, cracks or crevices in the brickwork sections.

The small section of stone forming the rear wall of garage 2 does have some missing pointing. It was possible to closely inspect the crevices, they did not provide any high value roost potential, and no evidence of current or historic Bat presence was found.

## **ROOF CONSTRUCTION**

**Garage 1** has a corrugated fibre cement sheet roof finish with a timber fascia to the front and side elevations.





**Garage 2** has a corrugated steel sheet roof finish with timber fascia's flush fixed to the front and rear elevations, projecting fascia's to the sides.



Side fascia



Flush fascia to the rear



Flush fascia to the front.

**BAT ACCESS POINTS IN ROOF**

The roof finishes do not provide any access points for bats, nor any crevices.

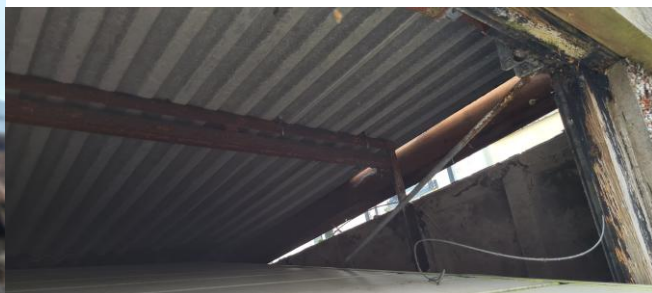
**Garage 1**

The Timber fascia to the front elevation is in poor condition and does provide access to the interior of the garage. A section of fascia to the side adjacent to garage 2 is also in poor condition and allows access to the interior.



**Garage 2**

The front and rear fascia's do not provide access points or crevices behind. The side projections have large gaps allowing access to the interior.



**ROOF SPACE**

There were no enclosed roof voids in either garage, The roof structure was fully visible.

Garage 1 The fibre cement sheets are fixed over steel beams. The structure does not provide any roost potential for bats.



**Garage 2**

The steel sheets were fixed over timber joists the structure appeared to be relatively new. The structure does not provide any roost potential for bats.



**BAT SIGNS, EXTERNAL**

Due to the scale of the building's it was easy to closely examine the external walls and eaves of the garages. The fascia soffits, roof sheets, and walls visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

**BAT SIGNS, INTERNAL**

Both garages are used for storage. It was possible to inspect the interior structure closely and all interior surfaces for the signs listed below.

	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 result was negative.

**CONCLUSION**

This scoping survey is considered a sufficient level of effort required to conclude that the buildings are not currently nor have historically been accessed by bats. The interiors of the garages do not provide suitable roost habitat for bats.

The demolition of the Garages will not impact on any local bat population by removing any roost potential or by disrupting any potential commute/ forage routes. No further survey effort is required.

**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**

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.