SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY, AT -
21 Woodside Road
Simonstone
Burnley

DATE AND TIME OF VISIT
2nd April 2025 11.00am

WEATHER CONDITIONS
Sunny, 18-37 mph East wind. 13 C

REFERENCE NO. **7239**

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
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LANCASHIRE, BB7 2AG
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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: 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

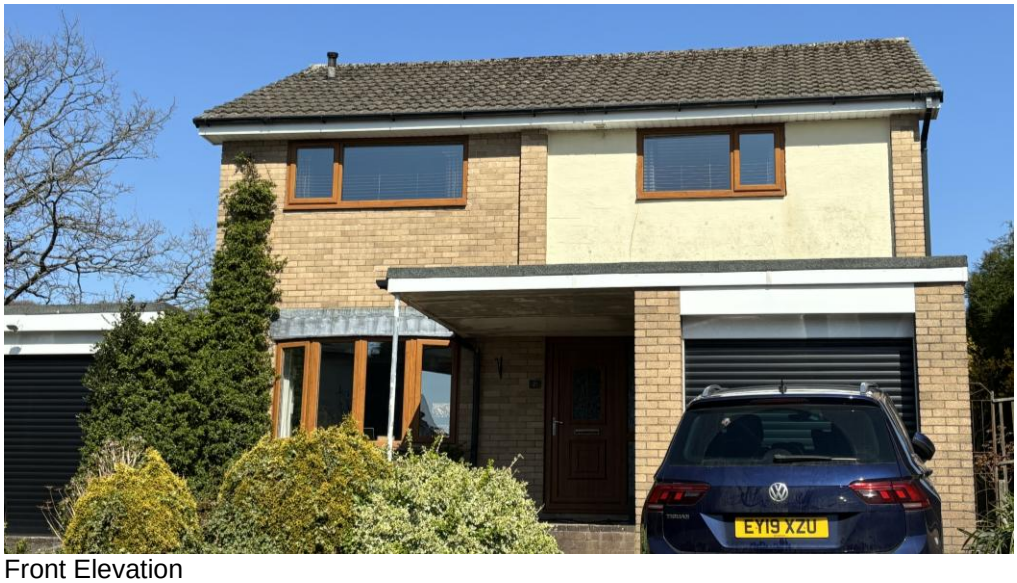
- 'BATSCANNER' BAT DETECTOR
- BINOCULARS
- SHADOWHAWK 12000 lumen HIGH POWERED LED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

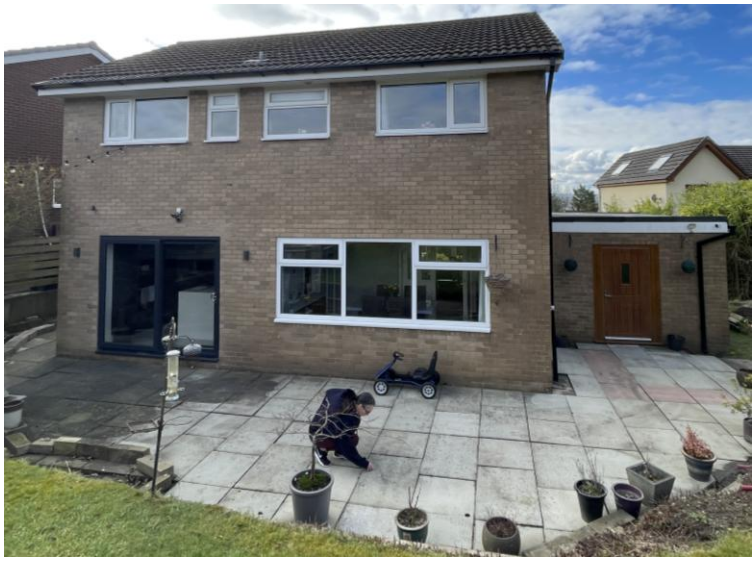
Removal of existing Garage prior to constructing a new two storey extension to the side of the house.
Impact of development in relation to potential bat habitat:-
Removal of a detached garage which may have the potential to provide Bat roost habitat.

TYPE OF BUILDING

The property is a detached dwelling probably dating from the 1960's/70's with an integrated garage, a further garage has been built later, adjacent but not attached to the northwest side elevation.

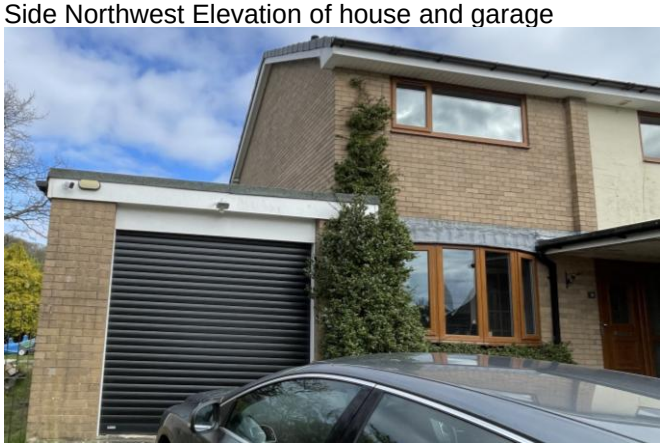


Front Elevation

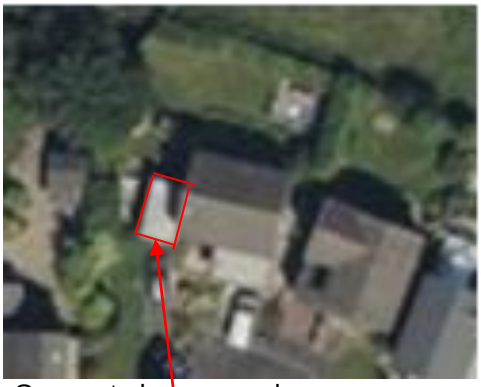


Rear Northeast Elevation of House and Garage

Side Northwest Elevation of house and garage



Front elevation of Garage and part house



Garage to be removed

METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trusts (BCT- Bat surveys for professional Ecologists, good practice guidelines 4th Edition)

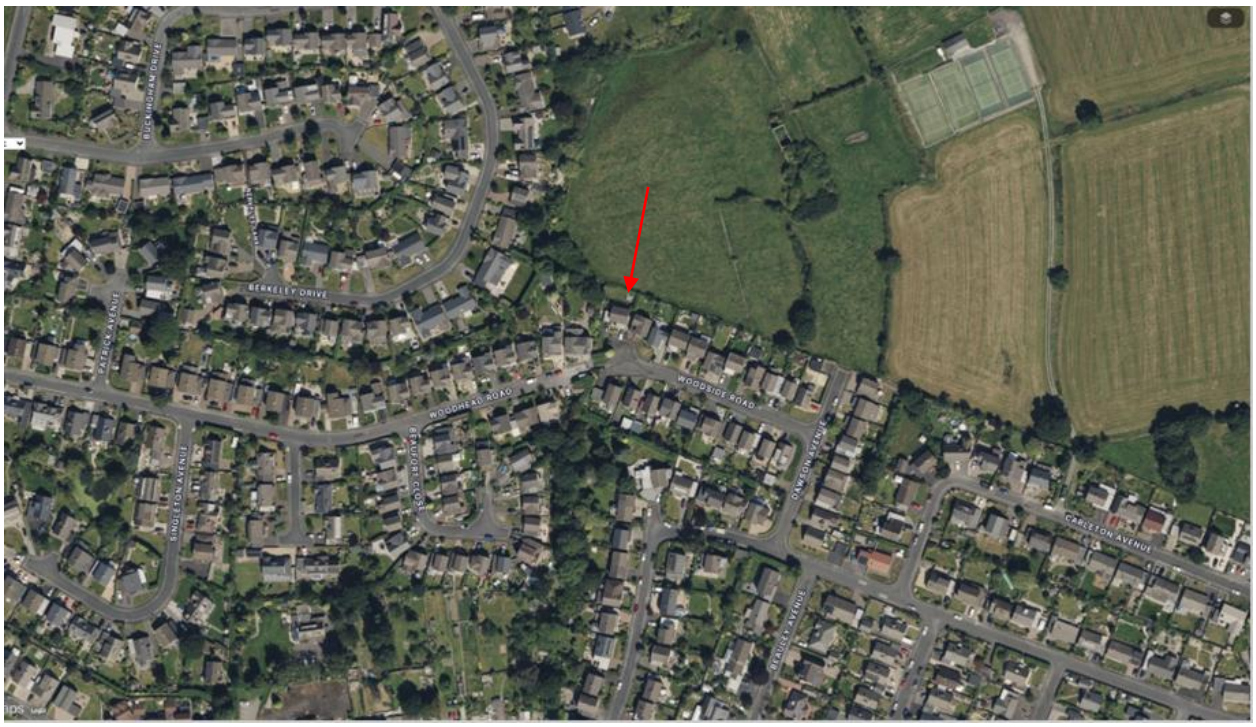
Scoping survey ; (Non-invasive) carried out by one surveyor to assess if the site has any potential value for protected species and determine if bats are currently or have historically used the building.
Emergence survey; are conducted 20 minutes before sunset and up to two hours after. Emergence surveys 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 towards the end of the hibernation period.
All the structure was easily accessible.

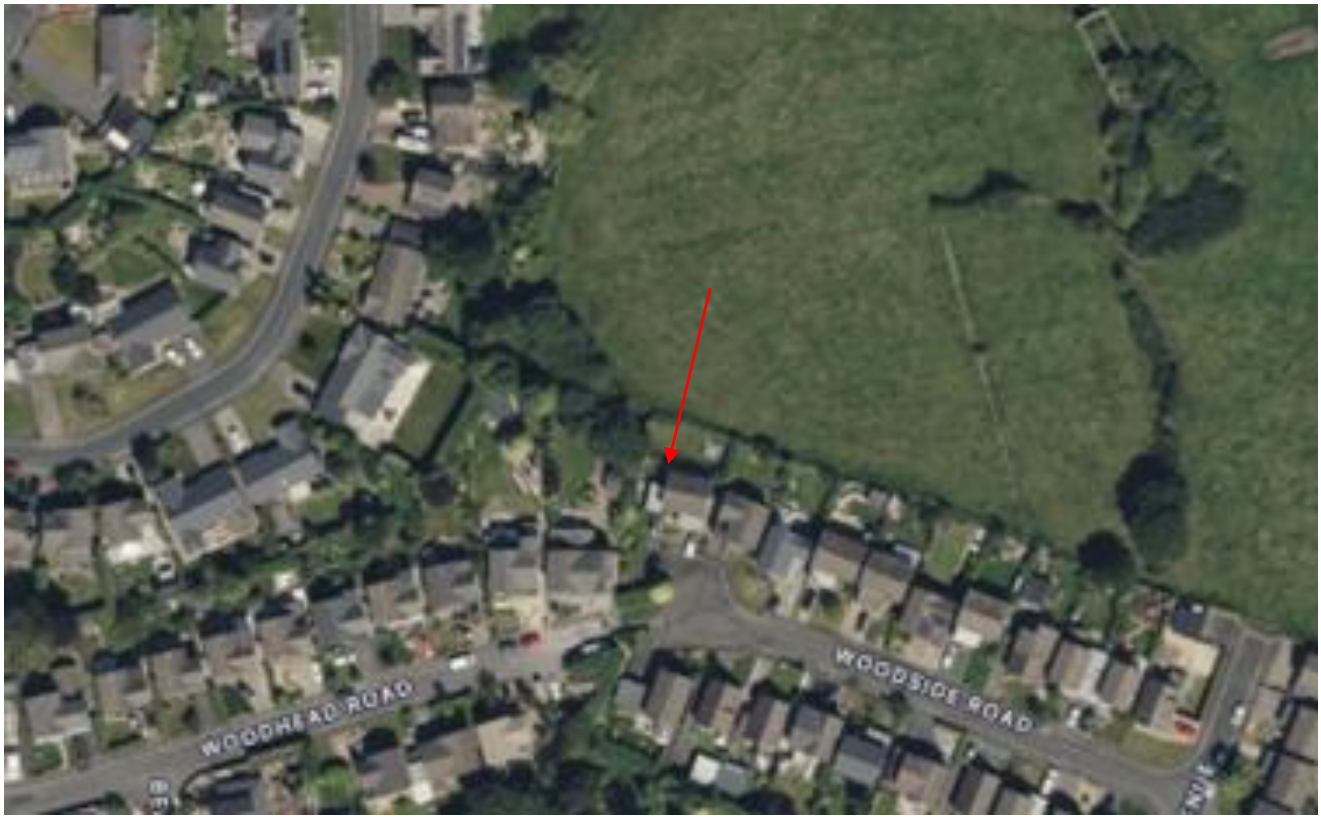
AIMS OF THE SURVEY
To ensure the proposed development will not affect any protected species
The survey will ; Identify past, current or potential use of the site by protected species.
Assess any impact of the proposed development on these species
Outline a mitigation scheme for any species affected by the development (if required)

LOCATION SD 771347 130 m elevation

The property is in an elevated position between Whalley Road 255m to the south and Trapp Lane 259m to the north, on the outskirts of the settlement area of Simonstone. It is located on the edge of an extensive residential area. The North boundary is adjacent to pastureland. All other boundaries are adjacent to further properties of a similar date and type.

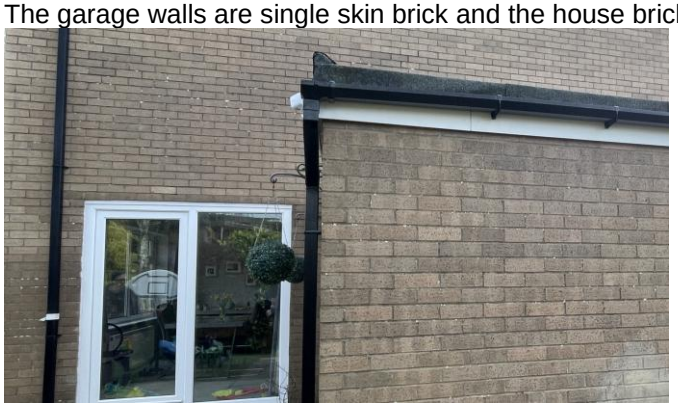


FORAGING POTENTIAL IN THE LOCATION
The house is in a garden laid to lawns to the front, rear and side. There is some domestic shrubbery along the west boundary the front (east) garden between the path/ drive, it provides low value foraging habitat. There are a couple of mature trees to the northwest on the boundary of the adjacent field. The nearest extensive mature woodland located approx 543m to the east of the house running from north to south lining Trapp Lane. The immediate locality generally does not provide high value foraging habitat.



WALL CONSTRUCTION

The garage walls are single skin brick and the house brick cavity construction.

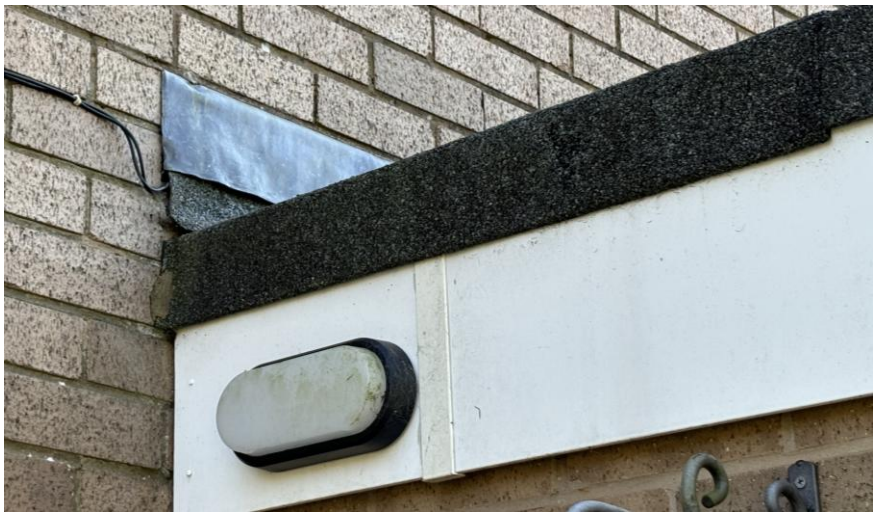


BAT ACCESS POINTS IN WALLS

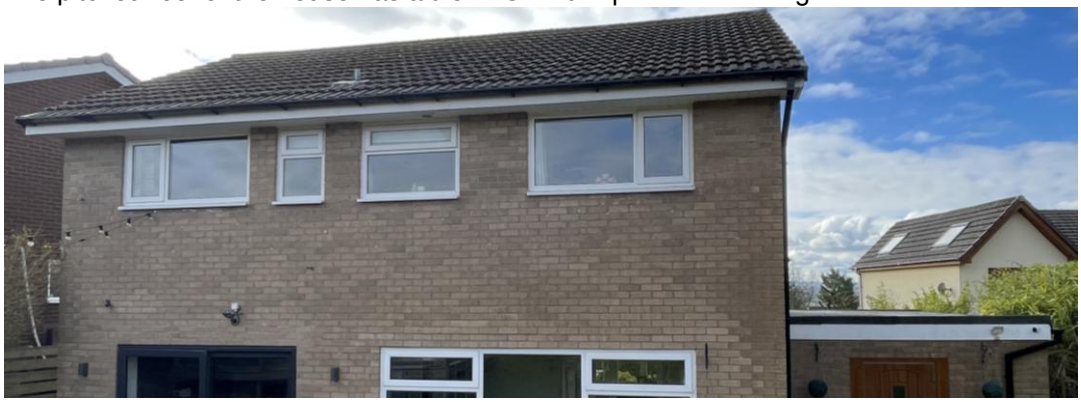
All the walls are excellent condition no possible bat access points, cracks or crevices suitable for bat ingress.

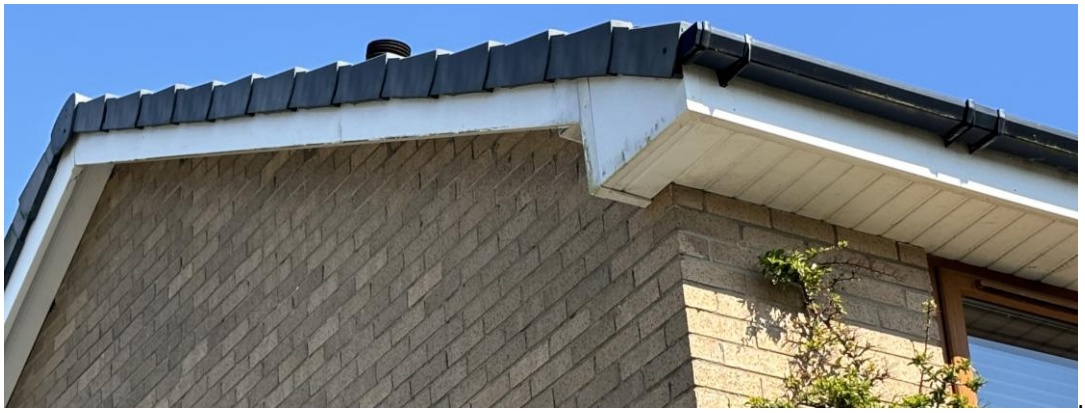
ROOF CONSTRUCTION

The garage roof is flat with a felt finish. Timber fascia's are flush fixed to the perimeter walls. Although the garage is detached (there is a 50mm gap between the buildings) the roof is flashed into the house wall.



The pitched roof of the house has a tile finish with upvc fascia's barge boards and soffits.

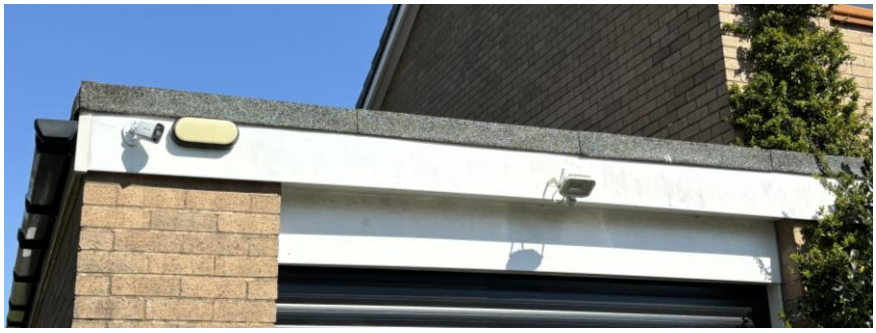




BAT ACCESS POINTS IN ROOF

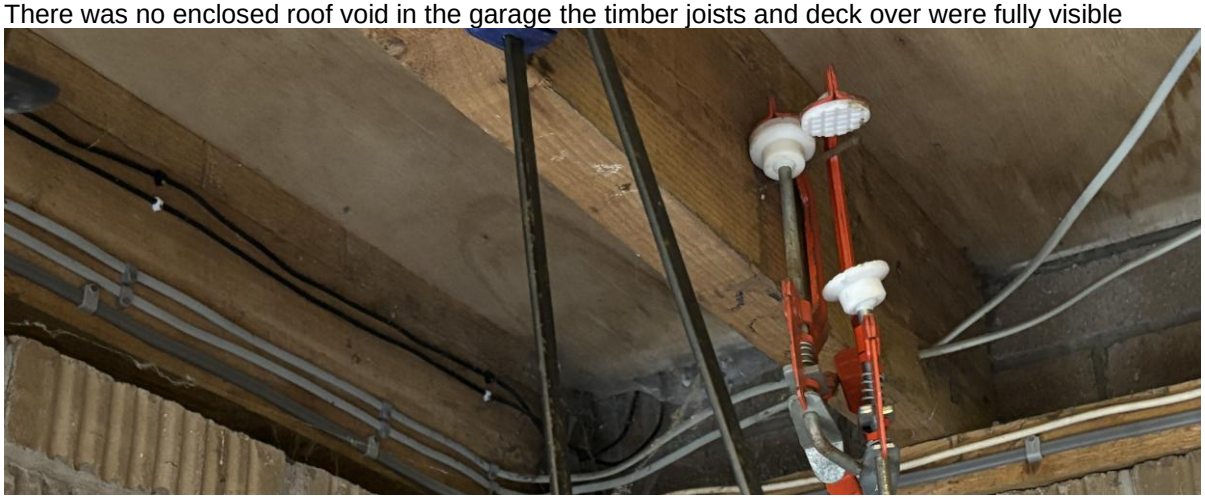
The tiled roof is in perfect condition with no slipped or loose tiles. The soffits are very good condition and tight fitting as illustrated.
The main roof will not be disturbed by the proposed two storey extension.

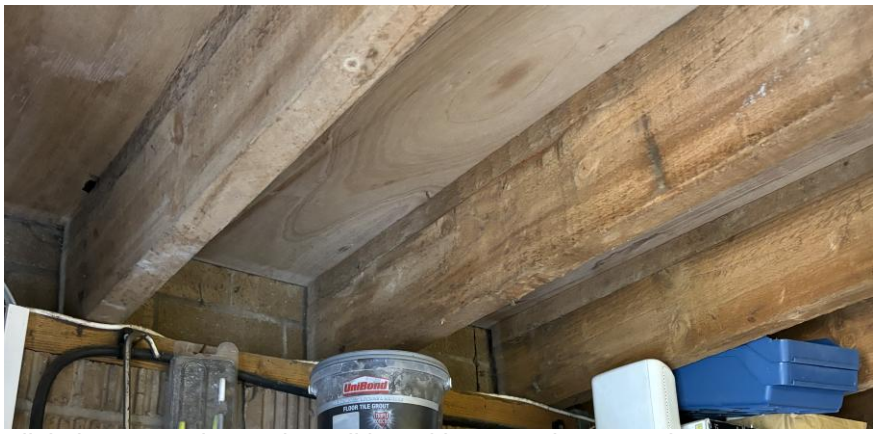
The detached Garage roof is in good condition with no tears or lifted joints in the felt covering. the fascia's are flush to the walls with no gaps. No access points or crevices suitable for bat ingress are present in the garage. The underside of the flashing over the gap between the garage and house was examined with the aid of a torch. The space was found not to provide any high value roost potential for bats.



ROOF SPACE

There was no enclosed roof void in the garage the timber joists and deck over were fully visible





All timbers were in good condition with no cracks or crevices.

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

The external walls of the garage and the side of the house and the were the focus of this scoping survey. The walls are in perfect condition with no potential bat roost habitat.

The lead flashings, facia's, brick walls were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

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 garage and its contents were inspected for any of the above listed evidence. The space was clean and no evidence of current or historic presence was found. The space did not provide any high value roost potential.

CONCLUSION

This building is considered to provide low value potential for roosting.
The removal of the garage and the construction of the new extension will not impact on any local bat population by removing or disturbing any roost potential, or by disrupting any potential commute/ forage routes.
It is highly unlikely that any bats will be uncovered or disturbed during the demolition. It will not impact on any foraging opportunities,

It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme.

RISK ASSESSMENT
(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

ROOST ENHANCEMENT

However, the construction of the extension provides an opportunity to enhance the roost potential in the locality. It is therefore suggested that a Beaumaris bat box (or similar) illustrated below is fixed in a position that is at least 3m (10 feet) from the ground, sheltered from strong winds and exposed to the sun for part of the day. Position your box so it faces between southwest and southeast if possible. Make sure there is a clear flight line in.

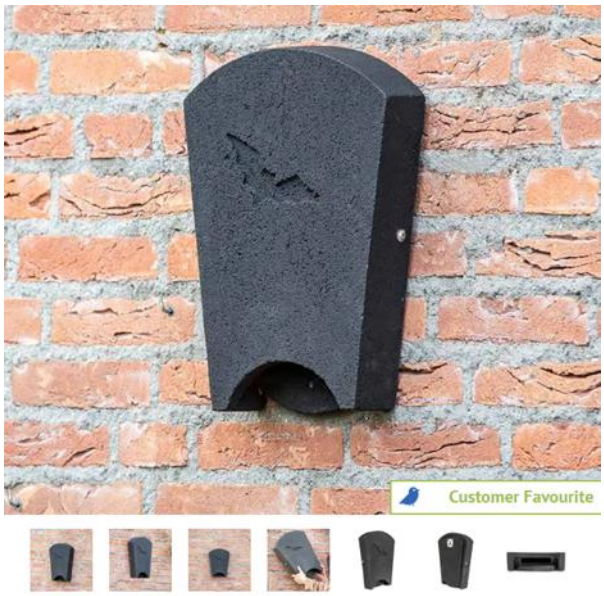
Why do we need to protect bats?

Bats play an important role within our environment. As well as performing some pollination, bats are a natural control of insect populations as these are their main food source. Bats are also a good indicator species of environmental health, with changes in populations reflecting local biodiversity.

SEE OVERLEAF:

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

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

Natural England
Cheshire-Lancashire Team
2nd Floor, Arndale House

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.