

**BAT SURVEY AT -
PROMETHEOUS
THE VILLAGE HALL
BROCKHALL VILLAGE
BB6 8AY**

DATE AND TIME OF SCOPING SURVEY
6TH Aug 2024 9.00am
Sunny, 4-11 mph south east breeze 15 C

DATE AND TIME OF EMERGENCE SURVEY
12th Aug 2024 8.30pm

WEATHER CONDITIONS
Partly cloudy, 10-23mph west south west breeze. 16 C

PREVIOUS SURVEY CARRIED OUT
10th May 2022 10.30am

REFERENCE NO. 6020



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SURVEY CARRIED OUT BY: LYNNE RUSHWORTH

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

Extension upwards of the building to form 2no further storeys of office accommodation.

Impact of development in relation to potential bat habitat:-

Disruption to the existing roof structures.

TYPE OF BUILDING

The building is single storey appearing to have had a flat roof extension added at some stage. It was originally a Village Hall but is currently used as office space.



Front west elevation



Front and south side elevation



Rear and north side elevation



Rear east 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

No constraints all areas are 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)

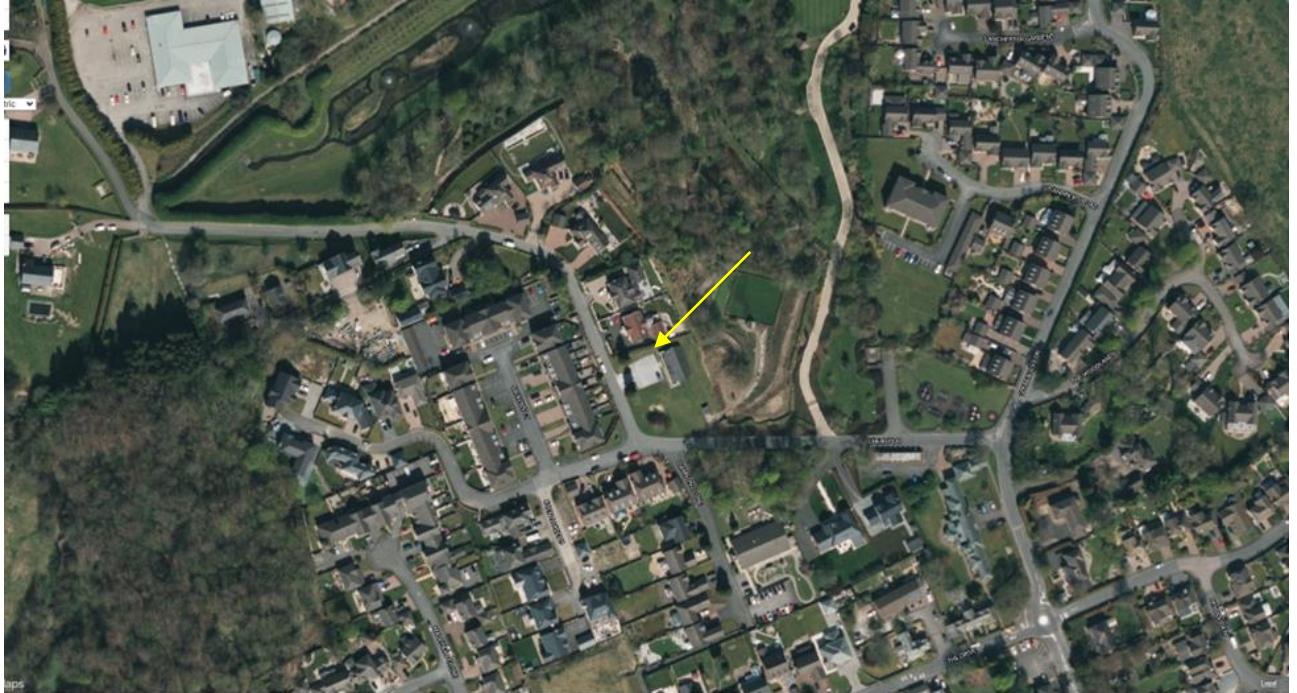
LOCATION **SD701365** **66m elevation**

The site is on the edge of a large housing estate being largely residential of varying types of house or apartment blocks. Some isolated commercial properties are among the dwellings. The estate is approx.2.7KM to the north west of Whalley.



FORAGING POTENTIAL IN THE LOCATION

The nearby habitat consisted of tree lines and some scattered mature trees leading to wooded areas in the greater locality. The nearest area of standing water is a large pond located 190m to the north west and Dinkley brook is 330m to the west. The immediate site can be considered to provide low level of forage potential, having no vegetation on the site with the exception of the new Laurel hedge to the west and south boundary and the mature hedge to the north and east. The greater locality has optimal potential with a significant wooded area of mature broad leaf trees being adjacent to the north east corner of the site.. The many houses in the area provide an optimal level of roost habitat.



WALL CONSTRUCTION

The walls are brick, assumed to be cavity construction.



BAT ACCESS POINTS IN WALLS

The brick work and pointing are in excellent condition with no access points, cracks or crevices suitable for bat ingress.



ROOF CONSTRUCTION

The main roof is pitched with projecting boarded gable overhangs and barge boards. Eaves overhangs are also present with boarded soffits.



Felt flat and Pitched roof

The felt flat has a parapet wall to the perimeter and flashed upstand to the adjoining wall and the raised roof lights.



Flat roof with parapet wall

BAT ACCESS POINTS IN ROOF

The boarded soffits to the gable overhangs are in excellent condition with no decay or gaps in the boards, barge boards or abutments with the walls. The south gable being particularly closely inspected from the flat roof.



The boarded soffits on the west elevation were examined very closely from the flat roof and with the aid of binoculars on the east side. All were in good condition and tight fitting.



The blue slate roof finish to the pitched roof having been previously in very good condition has deteriorated since the 2022 scoping survey. The ridge pointing to the east elevation has degraded and dislodged forming crevices which have the potential to be accessed by bats, thus necessitating a scoping survey to be carried out.



The felt on the flat roof was in perfect condition as were all the upstand flashings No possible access points were found.



The roof did not provide any potential access points to the interior nor any crevices suitable for Bat ingress.

ROOF SPACE

There is no enclosed roof void present in this building, the rafter structure is lined to the underside with plaster board.



BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes

No

	X
	X
	X

The external features of the property particularly the gaps in the ridge pointing were the main focus of this scoping survey. The lead flashings, fascia soffits, ridge slates, flat roof were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

SCOPING SURVEY

12th Aug 2024 Clear Sky, light westerly breeze 16 C

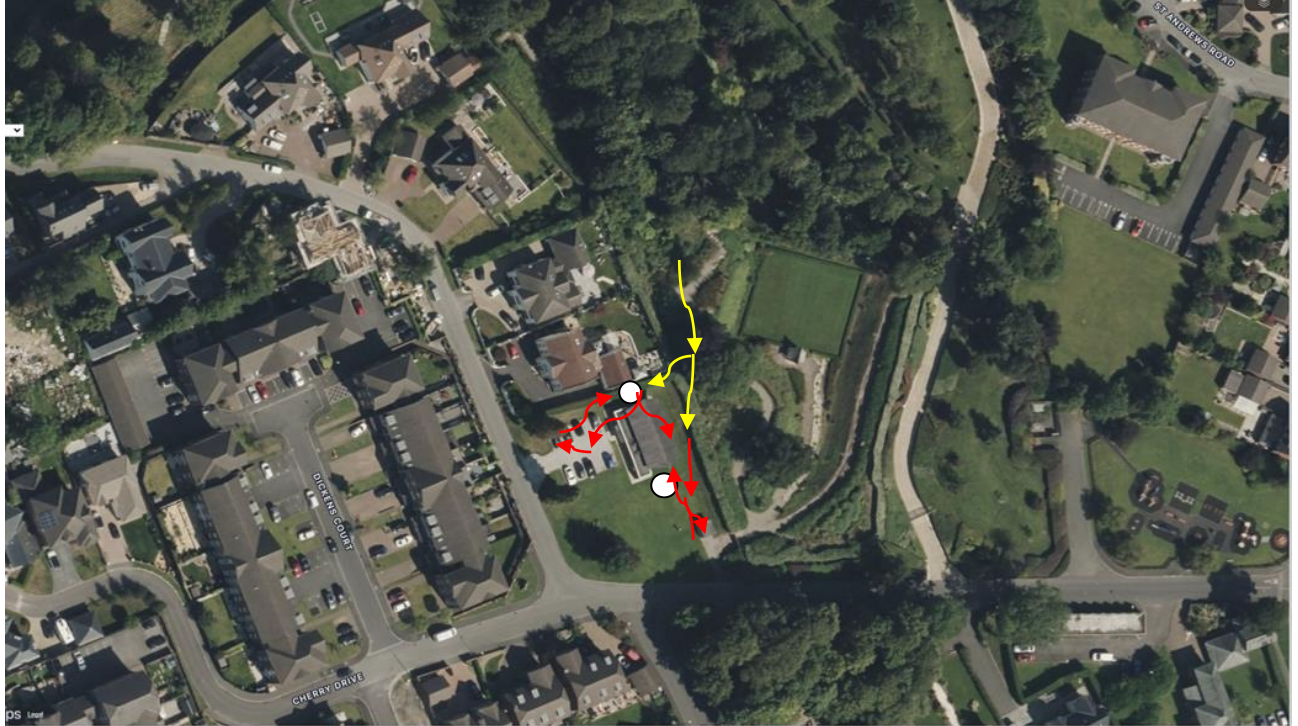
The scoping survey commenced at 8.30 pm during perfect conditions for bat forage activity.

White dots indicate the surveyor locations.

Yellow arrows indicate emergence direction. 8.50 pm

Red arrows indicate the foraging activity of 5 no soprano Pipistrelles along the corridors formed between the building and the hedge / banking which is present to the north and east elevations. This low level activity continued intermittently during the survey.

Emergence or re entry was not recorded to or from the building.



BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes No

	X
	X
	X
	X
	X
	X
	X

Bats are not present within the interior of the building.

CONCLUSION

The building generally lacks potential access points or crevices however the deterioration of the ridge pointing has provided some potential access points. The scoping and emergence survey paid particular attention to the ridge. No visible evidence or emergence from the building was noted. The disruption to the roofs will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the slate removal.

The increase in the height of proposed building on the site will not impact by breaking or removing a significant commute or forage route. The emergence survey did not record any flight over the building and the forage activity was low level (below eaves level).

Bats will not be displaced by the proposed work and it will not result in a loss of forage or roost habitat.

The scaffolding required during the construction has the potential to obstruct the forage activity of a small no of bats along the west and north elevation however this temporary, minor disruption is well compensated for by the high value forage potential of the mature wooded area adjacent to the north

east corner of the building. It is suggested that the scaffold be erected during hibernation (October - March) to prevent disruption / confusion during the activity period.

Whilst a mitigation scheme is not essential the building roost potential should be enhanced by incorporating bat roost habitat.

Min 1no in south elevation and 1no in east elevation

See below:

Wall enhancement

1FE Schwegler Bat Access Panel

About this product

On its own, the 1FE Access Panel provides access for bats to existing roost sites. With a specially shaped entrance hole and open back, bats can crawl through the entire panel. This is particularly useful when renovation or conservation work is being undertaken in buildings already containing bat roosts. With an overall depth of just 8 cm, it is easily integrated within masonry or insulation. If necessary it can also be attached to the underlying structure using two screws. The light grey material can be over-painted as required using air-permeable exterior wall paint. The design includes a silhouette of a bat which is both decorative and informative. Alternatively the 1FE can be set into masonry and rendered so that only the entrance is visible.

With the addition of an **Optional Back Plate**, the 1FE can be used to create new roosts for bats.

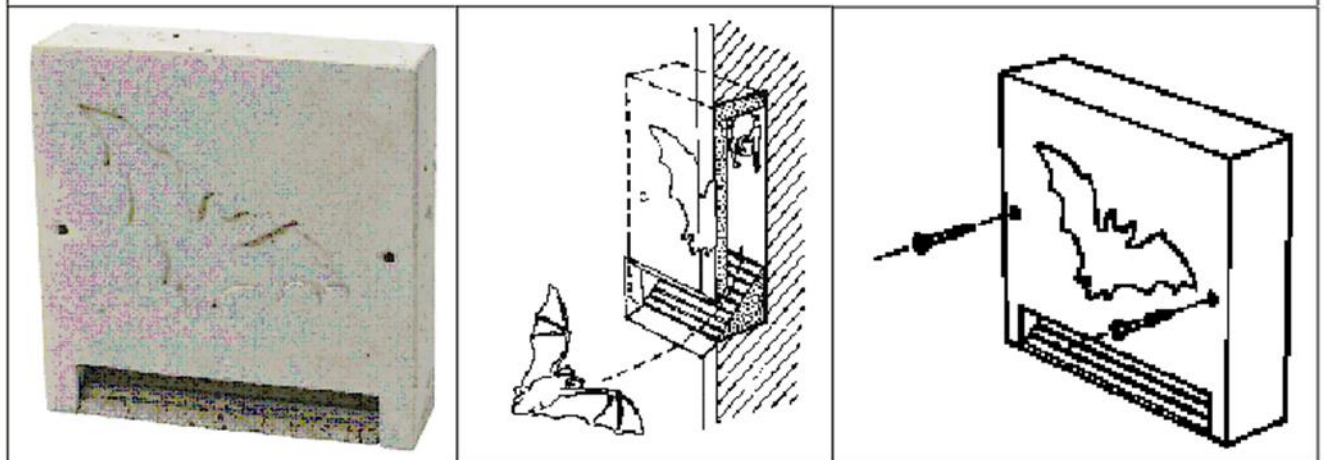
The 1FE Bat Access Panel is made from Schwegler wood-concrete; an exceedingly durable, rot-proof and breathable natural material designed to mimic the properties of natural nest sites. The design is maintenance-free with a sloping shelf to allow droppings to fall out. The 1FE can also be fixed to the underlying structure using two screws (not included).

Specification

1FE Panel without optional back plate:

* External dimensions: 30 x 30 x 8cm.

* Weight: 5.1 kg.



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 to legalise the disturbance or destruction of any Bat roost. This can take several weeks to obtain.
- 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.