

**BAT SURVEY, AT -
18 Accrington Road
Whalley**

DATE AND TIME OF VISIT
12th Sept 2025, 2.00pm

WEATHER CONDITIONS
Sunny 16-28 mph west southwest wind 16 C

REFERENCE NO 7261



SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
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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** – 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 i.e. Pipistrelles, some Myotis species and Brown long eared bats can remain unseen even after close inspection in small spaces i.e. cavity walls, roof structures soffits or cladding.
- Bat roosting evidence i.e. 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 former Motor services garage prior to construction of new office development.

Impact of development in relation to potential bat habitat: -

Removal of a building.

TYPE OF BUILDING

The main structure is a steel portal frame with a flat roof extension to each side elevation.



The front (north facing) elevation is single storey.



Part side (west) elevation

The site slopes to the rear allowing for 2 storeys' (restricted height). A small single storey mono pitch roof extension is present to the rear elevation.



Rear Elevation



Rear and part side (East) elevation.



Roof plan of building 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 activity period.

All the structure was easily accessible.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

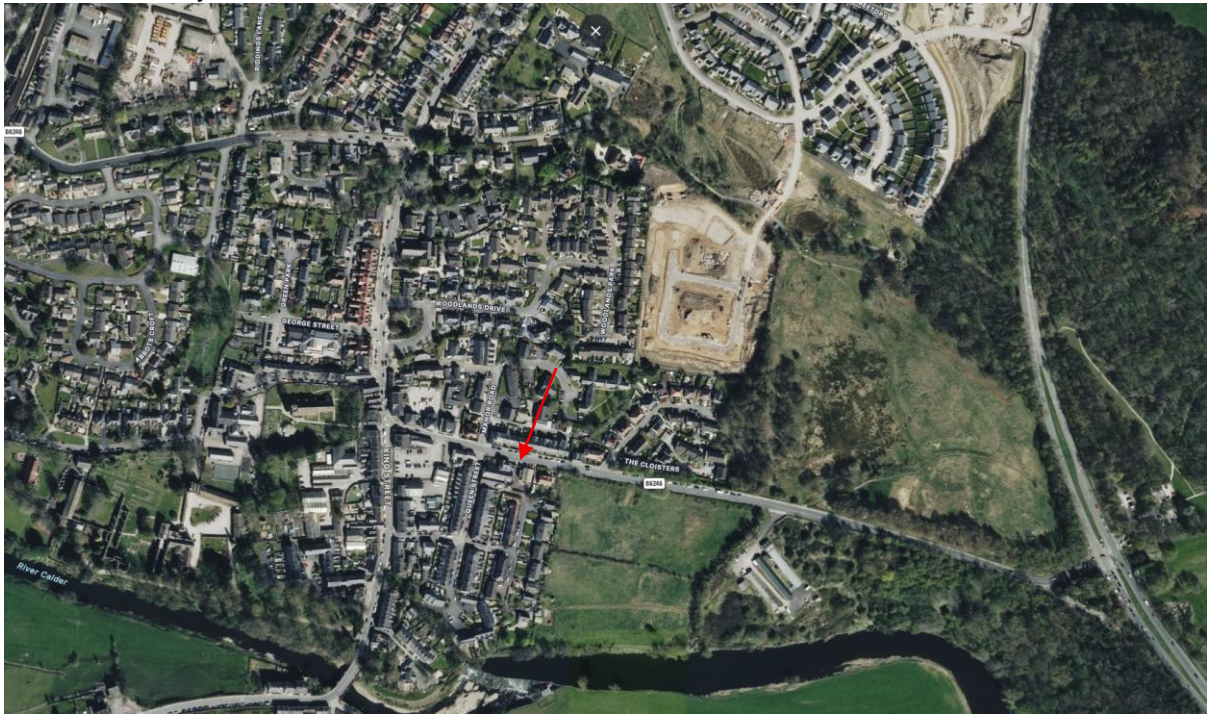
The survey will; Identify past, current or potential use of the site by protected species.

Assess any impact of the proposed development on these species

Outline a mitigation scheme for any species affected by the development (if required)

LOCATION SD734361 47 m elevation

The building is located directly on the main thoroughfare into Whalley, Accrington Road. Near to the centre of Whalley.



FORAGING POTENTIAL IN THE LOCATION

The building is located directly on Accrington Road on a plot of land which is all hardstanding. It is located between 'The Aviary Bar' to the west and a semi-detached dwelling to the east. Directly to the rear (south) there are further residential properties, and the village commercial centre is to the west. A field is 31m to the east which is bound adjacent to the road with a hedgerow extending towards a wooded area 242m to the west which borders the river Calder which is 185m to the south. Whilst the greater locality has a good level of forage potential, the immediate locality provides sub optimal roost potential.



WALL CONSTRUCTION

The walls are brick with a rough cast render finish to the sides and rear. The front has been partially clad with artificial stone and corrugated steel to the gable. A brick wall is present to the west side elevation.

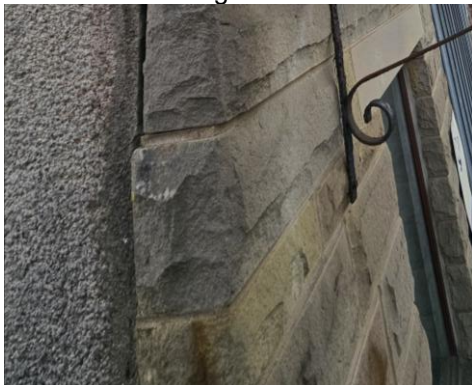


BAT ACCESS POINTS IN WALLS

Whilst the walls are aged the render did not provide any cracks or crevices with the potential to provide bat roost habitat. The brick wall is in good condition and does not provide any access points for bats.



The stone cladding is reasonable condition with no gaps or crevices;



However the northeast corner has pulled away from the wall slightly it was closely examined and was found to not provide roost potential. The abutment of the steel cladding with the wall is very tight fitting.



ROOF CONSTRUCTION

The main pitched roof is corrugated steel sheet with a clear upvc sections, a timber fascia board fixed flush to the wall. There is a steel verge trim to the front and rear gable.



The flat roof to the east side is felt with a gravel finish with lead flashing at the abutment with the wall and the parapet wall to the front elevation.



West side flat roof extension has a felt roof covering with upvc fascia's to the front and rear.



The small extension to the rear has a mono pitch slate **roof** with pointed verges, flashings and ridge tiles Flush fitting fascia's to the eaves



BAT ACCESS POINTS IN ROOF

Main roof - the eaves are tight fitting, no gaps present behind the fascia's



The roof sheeting is in excellent condition as are the ridge and verge trims .no access points were observed.



The flashings to the flat roof abutments were in good condition as was the felt no access points, cracks or crevices present. The upvc fascias to the west flat roof are in good condition and very tight fitting.



The mono roof is in average condition, the slates are in reasonable condition with no significant gaps the structure could be closely examined, no potential bat roost habitat was found.



ROOF SPACE

Main roof void Steel structure with insulation cut tight between the structure. Clear panels to allow light. The structure was examined from the ground with Binoculars. The structure did not provide any potential for bats to roost.



East flat roof section internal

West flat roof section internal



Both flat roof sections have boarded ceilings. The west roof has a section removed it was possible to look between the joists no bat presence found.



BAT SIGNS, EXTERNAL

The external features of the property were examined during this scoping survey. The flashings, fascias, roof coverings and trims, render walls and any sills were visually examined for droppings, staining or feeding remains. The walls and roofs were found to be in reasonable condition with no potential bat access points or cracks /crevices with any roost habitat potential and no signs of any staining or droppings.

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

The main building was inspected; the concrete floor was clean with none of the above listed evidence found. The space was devoid of roost potential.



The basement to the building had a concrete ceiling/floor the space was easily examined. The result was negative. The space was devoid of roost potential.



The rear extension interior was inspected for any potential roost habitat. The result was negative no roost habitat present



There is an open void under the east side extension which is accessed from the rear. The interior was examined for any cracks or crevices providing any roost potential. The space provided sub optimal roost potential being draughty and damp.



CONCLUSION

There are no bats currently using this building nor is any bat roost habitat present either internally or externally. It is highly unlikely that any bats will be uncovered or disturbed during the demolition. The scale of the proposed new office block is similar to the existing building and will not impact adversely on any local bat population by removing or disrupting any commute/forage route. It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme however the new building is an opportunity to enhance the roost habitat in this location.

It is recommended that 2 no. Beaumaris Bat Boxes (or similar) as illustrated below are fixed to the new walls. 3-5 meters high on the building, facing between southeast and southwest to receive sun for part of the day. Ensure a clear flight path to the entrance, sheltered from wind and predators and away from artificial lights.



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
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.