BAT SURVEY AT –
10 Pinder Close
Waddington
Clitheroe

DATE AND TIME OF VISIT
15th Jan 5.30 pm 2026
16th Jan 11.00am 2026

WEATHER CONDITIONS

16th Jan 2026 Partly cloudy, 8-16 mph south, southeast wind 5 C

REFERENCE. Mr & Mrs M, Greenhalgh

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH

LYNNE RUSHWORTH
[redacted]

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 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.

The bat species most commonly found in the north west of England

COMMON PIPISTRELLE – known to roost on sites where suitable foraging habitat is available.

SOPRANO PIPISTRELLE – known to roost on sites where suitable foraging habitat is available.

WHISKERED/BRANDT'S – species often found roosting in buildings close to woodland.

NATTERER'S – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

DAUBENTON'S – a species commonly associated with aquatic habitats. Long Eared bat – a woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns

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
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
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.

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
'MAGENTA 5' BAT DETECTOR
BINOCULARS
HIGH POWERED TORCH
LADDERS FOR HIGH LEVEL INSPECTION
CAMERA

PROPOSED DEVELOPMENT

Extend the pitched roof over the flat roofed garage. New roof over existing single storey front extension and porch. Removal of conservatory prior to construction of a new extension to the rear elevation.
Impact of development in relation to potential bat habitat:-
Removal of the existing flat and porch roof .Disruption to the main roof where the new first floor extension abuts. Removal of conservatory.

TYPE OF BUILDING

The property is a detached house with a conservatory to the rear, probably dating from the 1960's. A flat roof extension to the front and southeast side elevation, incorporating a garage and a further porch extension has been added to the front.

Northeast Front Elevation

Rear South west Elevation

Northwest side Elevation

Southeast side 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

The site was easily accessible and the building was inspected closely at ground floor level and with Binoculars for the first floor and roof structure.

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 SD727434 72m elevation

The site is located on a housing estate on the south west edge of Waddington village settlement area.

FORAGING POTENTIAL IN THE LOCATION

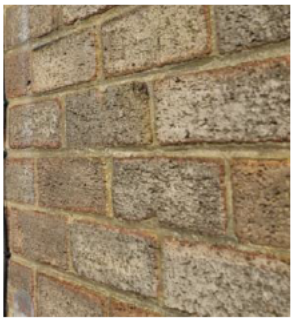
The house is located on a small housing estate of similar properties all having medium /large gardens to the front and rear containing domestic planting. The rear garden of the house is adjacent to the village playing fields and. small acreage pastureland. Some broad leaf trees are present to the rear boundary of the garden which extend in a southerly direction to connect to the deciduous trees and hedgerow which form the boundaries of the surrounding fields. These hedge lines form good connectivity to the greater locality.
The forage potential is considered to be of a reasonable level.

WALL CONSTRUCTION

The House has brick walls with sections of smooth render finish to the side and rear. The conservatory base wall is upvc with glazed upvc window frames. The single storey extension has natural random stone walls.

BAT ACCESS POINTS IN WALLS

The Brick and stone walls are well pointed. The rendered sections are in good condition. The walls do not provide any cracks or crevices with the potential for bat ingress.
The section of timber boarding above the garage door is flush fitting and well sealed with no gaps.

The conservatory walls do not provide any roost potential.

ROOF CONSTRUCTION

The main roof is pitched with a tile finish, the eaves soffits, fascias and barge boards are white upvc.
The white upvc fascias to the edge are flush fitting to the wall.

The porch roof is a shallow lean to structure with a tile finish
The conservatory/porch roof is clear polycarbonate pitched roof with a valley at the abutment with the house wall.

The flat roof is a membrane with timber fascias and lead flashed to the house wall

BAT ACCESS POINTS IN ROOF

The tiles are in reasonable condition with some moss coverage but all tight fitting with no slipped or lifted tiles.
The ridge and verges are well pointed.

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The upvc fascias, soffits and barge boards to the main roof are in good condition and very tight fitting to the walls. no access points are present

The timber fascias to the flat roof extension are in reasonable condition, there are no recess's behind and the soffits are tight fitting to the wall. There is some rot present to the north west corner however it does not provide any cracks or crevices fwith the potential for bat ingress.

The soffits of the barge boards are in excellent condition as are the verge trims, all are tight fitting and do not provide any access points or crevices to allow Bat ingress.

The flat roof membrane is in excellent condition , all laps and abutments are well sealed.no access points present. The flat roof structure does not provide any potential bat habitat.

The porch roof tiles are tight fitting all the structure could be closely inspected, it did not provide any bat roost potential.

The conservatory roof is well sealed and the valley abutment is tightly flashed it does not provide any access points or roost potential for bats.

ROOF SPACE

The main roof space is accessible via a ceiling hatch the visible timber rafters and purlins are in good condition with no cracks or crevices suitable for bat ingress. The space has been plaster boarded to the underside of the rafters. The boarded floor is clean with no dropping or insect remains present, the space had no evidence of historic or current bat presence nor did it provide any bat roost potential

The polycarbonate roof sheet roof on the conservatory does not provide any roost potential.

There is not an enclosed roof void in the garage, the joists are boarded to the underside

BAT SIGNS, INTERNAL

Bats were not present in this building.

	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

BAT SIGNS, EXTERNAL

The external features of the property were the focus of this scoping survey. The lead flashings at the roof abutments, the roof tiles including the ridge, fascias and soffits, walls and any sills were visually examined with the aid of Binoculars (for higher levels) for droppings, staining, grease marks or feeding remains. No evidence was found.

	Yes	No
SEEN		X
DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		N/A

CONCLUSION

The lack of evidence and lack of potential access points or crevices at this property indicates that the new roof and extensions will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the tile removal. The scale of the scheme does not have the potential to disrupt any commute /forage routes in the locality.

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

However, it is recommended that roost enhancement be incorporated in the scheme,

See below :- p

Beaumaris Bat Box

It is essential that roost enhancement measures should be incorporated in the scheme .The basic requirement being that some **Sku Beaumaris (or similar)** bat boxes be fixed to the South east / south west elevations, relatively sheltered from strong winds and ideally 3-4m above ground level., in accordance with manufacturer's instructions

See illustration below.

Home > 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 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.
- 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
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