

**BAT SURVEY  
AT  
MONKS BARTON  
LONGSIGHT ROAD  
LANGHO  
BB6 8AD**

**DATE AND TIME OF VISIT  
6<sup>th</sup> Jan 2026 9.30am**

**WEATHER CONDITIONS  
Overcast, frosty south west 6-11mph breeze. 0 C**

**REFERENCE NO 7276**



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 SEVENTEEN 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
- ENDOSCOPE

## **PROPOSED DEVELOPMENT**

Removal of store, coal store and timber garage prior to construction of new garage.

Impact of development in relation to potential bat habitat: -

The survey will determine if the demolition of the buildings has any potential to disturb, harm or remove any bats or high value roost potential.

## **TYPE OF BUILDING**

The stores are lean-to structures adjacent to the northeast gable elevation of a detached property. The timber garage is detached building.



Front Southeast Elevation of stores

Rear northwest elevation



Front Southeast, side and rear northwest elevation of Timber garage.



**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 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 SD701346 53 m elevation**



The property is in a rural location approx.34m from the north edge A59 road. The edge of the Langho settlement area is 267m to the east and 421m to the south. Whalley village is 3km to the northeast.

### **FORAGING POTENTIAL IN THE LOCATION**

The house is in a rural location within a large garden and surrounded by pastureland mainly lined with hedgerow. There is a small Copse of trees lining an access track located to the east of the site, which connects to the greater locality together with further connecting tree lines.

The location is considered to provide an optimal level of forage potential however the close proximity of the A59 and its potential for light and noise pollution may impact the potential.



### **WALL CONSTRUCTION**

The stores are random natural stone with pointing. The adjacent house wall is pointed random natural stone. The garage is timber boarding fixed over a timber frame.



### **BAT ACCESS POINTS IN WALLS**

The walls are in reasonable condition, with no cracks or crevices suitable for bat ingress, except for a small hole above the window frame in the coal store which is directly into store.



The adjacent house gable wall is in excellent well pointed condition, bat access points, cracks or crevices are not present.  
The timber boarding is in good condition and the doors fit tightly; no access points present in the garage.



### **ROOF CONSTRUCTION**

The lean – to stores have a grey slate finish with a stone flash to the house wall.



The verges and eaves are pointed.

The garage roof is felt over timber boarding with a fascia and barge board present to the small overhang to the perimeter.



### **BAT ACCESS POINTS IN ROOF**

The grey slates, due to the nature of the material have some gaps at the overlaps, however they are shallow and do not provide any roost potential.



A number of small gaps were present to the verges at the abutment of the wall and slates. All could be closely examined. all were very shallow and did not provide potential habitat.

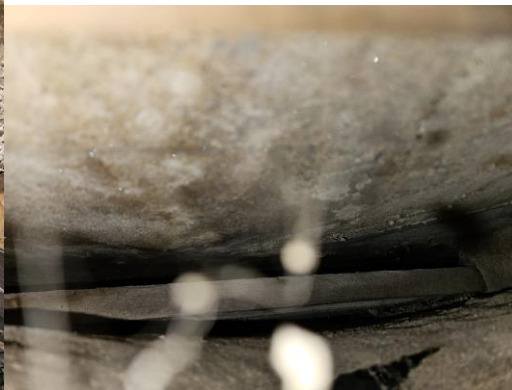
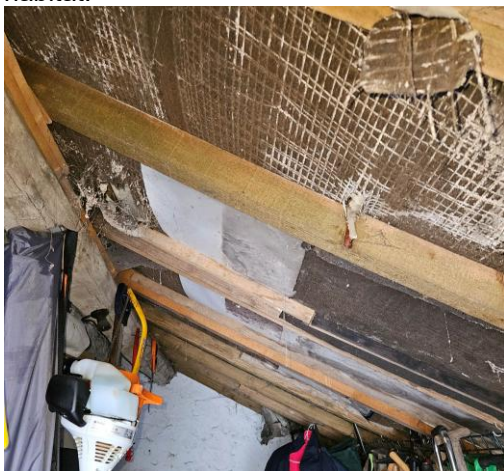


The garage timber roof is in excellent condition and the abutment with the walls is very well sealed. No potential bat roost habitat present.



### **ROOF SPACE**

The store did not have an enclosed roof void all the structure was visible and easily accessible. The roof timber rafters appear to be relatively new, however the felt that is present is in poor condition brittle, sagging and generally degraded. The slates being largely visible it could be determined that the joints were pointed. The space was not accessible, nor did it provide any potential bat roost habitat.



The coal store did not have an enclosed roof void all the structure was visible and easily accessible had aged timber rafters with pointed joints. Close inspection did not reveal any bat roost potential.



The garage did not have an enclosed roof void all the structure was visible and easily accessible. The structure was in excellent condition and did not provide any potential roost habitat.



**BAT SIGNS, EXTERNAL**

SEEN  
DROPPINGS

BATSCANNER BAT DETECTOR RESULT

Yes      No

	X
	X

The exterior of the stores and garage being affected by the development and the adjacent gable wall of the house. Were closely examined during the scoping survey. The slates, stone and timber walls were visually examined for droppings, staining or feeding remains. This scoping survey has been carried out during the inactive period, bats hibernate during the winter months, so the use of the detector was not required. What can be determined during the winter months is if the building can be accessed by bats, if it is currently being used for hibernation or if there are any signs that bats have used the building previously for roosting, feeding or maternity .A thorough close inspection was carried out of all the external walls and roof, The building has no access points or crevices suitable for Bat ingress. The walls are in good condition with no potential bat roost habitat.

**BAT SIGNS, INTERNAL**

The interior of the stores and garage did not provide any high value roost habitat. Bats were not present nor were any signs of historic or current bat presence.

	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



## **CONCLUSION**

The removal of the stores and timber garage prior to the construction of a new garage will not impact on any local bat population by disturbing any existing bat roosts nor will it result in the removal of any roost potential. The abutment of the new structure with the adjoining house gable wall will not affect any bats.

The scale of the new garage will not disturb any local bat population or interrupt any potential bat commute / forage routes in this location.

No further survey effort or mitigation measures are required however to enhance roost potential it is recommended that a Beaumaris bat box (or similar) incorporated. See Below:

### **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 provisions 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  
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.

