

**BAT SURVEY
AT
VICTORIA BUILDINGS
10 KING STREET
CLITHEROE**

DATE AND TIME OF VISIT
20th Jan 2026

WEATHER CONDITIONS
Partly cloudy, 16-30 mph east southeast wind. 5 C

REFERENCE NO 7106

EMERGENCE SURVEY UPDATE

DATE AND TIME OF VISIT
7th May 2026 8.30pm

WEATHER CONDITIONS
Overcast 7-14mph southerly breeze 13 C



SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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 consist of;

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 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
- ENDOSCOPE

PROPOSED DEVELOPMENT

Alterations to the section of 10 King Street which is located to the rear of the main Victoria Buildings to form a new second floor.

IMPACT OF DEVELOPMENT IN RELATION TO POTENTIAL BAT HABITAT: -

The existing flat and pitched sections of roof will be removed prior to construction of a new second floor off the existing walls. Part of the rear wall of Victoria Buildings will be obscured by the new structure; the main roof of Victoria Building will not be impacted by the new roof which will be flashed into the wall.

TYPE OF BUILDING

The building has functioned as a town centre Class E unit for many years. The Victoria Buildings are located on the northeast side of King Street and are identified as being of Townscape Merit. Buildings to the rear of the property form part of the wider site but differ in both structure and period of construction, with alterations having been undertaken in the 1980's. The structures are linked by a flat-roof infill, resulting in the building's current form.



Front King Street Elevation.

The section of the building being affected by the proposed scheme are not visible from the front.

The section of roof being affected is highlighted in red



Rear northeast Elevation.



The section of roof being affected is highlighted in red



Part southeast elevation.

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 during the hibernation period.

The survey will determine if the alterations have any potential to disturb, harm or remove any bats or high value roost potential. The majority of the building could be inspected from ground level with binoculars, however the internal pitches of the roofs, the flat roof and the lower section of the rear wall of Victoria Buildings was not visible.

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 SD743419 82 m elevation

The building is in the urban centre of Clitheroe with King Street to the front and a public car park adjacent to the rear.



FORAGING POTENTIAL IN THE LOCATION

The immediate locality is characterised predominantly by hardstanding and buildings of a similar age and construction. Deciduous trees are sparsely distributed within the area, with the nearest located approximately 83 metres to the northwest within a mature domestic garden.

Existing street and car park lighting is extensive and is likely to have a significant adverse effect on bat activity in the vicinity. The site lacks ecological connectivity to suitable foraging habitats within the wider landscape, further reducing its suitability for bat use.

There are no known records of bat roosts within the locality. Overall, the site offers sub-optimal foraging potential for bats due to the limited habitat availability, high levels of artificial lighting, and poor connectivity to surrounding green infrastructure.



WALL CONSTRUCTION

The rear sections of the building being affected by the proposal are random stone to the northeast elevation.



The southeast elevation is random stone, but it appears new windows have been added at some stage, and the wall is better maintained than the rear elevation.

It appears that the existing random stone northwest gable wall required repairing and it has been rebuilt with brickwork which is partially painted.



The wall which the new structure abuts is the rear wall of the main Victoria building is brick at high level with stone below.

BAT ACCESS POINTS IN WALLS

The southeast elevation stonework and pointing is in reasonable condition and does not provide any access points.



The rear northeast wall had sections of dislodged / deeply recessed pointing which could not be closely inspected.



The brick gable wall had some missing bricks and had sections without pointing.



Some recesses and holes are present in the rear wall of Victoria Buildings which will be covered by the proposed second floor extension. It was not possible to closely inspect the cavities.

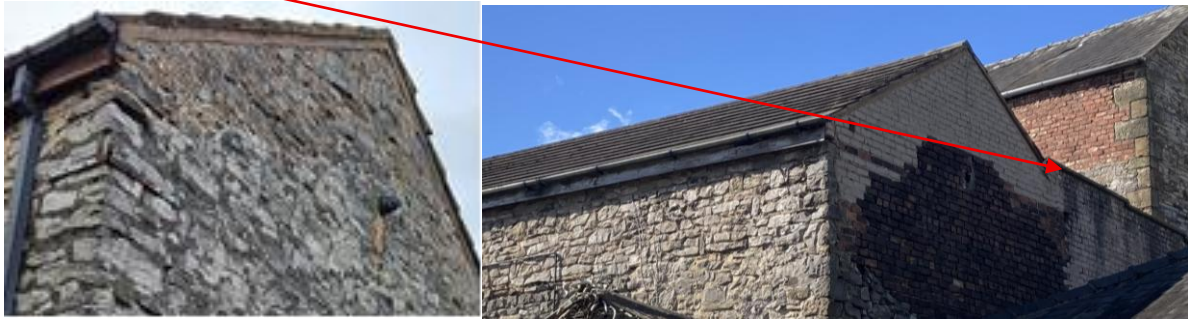


ROOF CONSTRUCTION

The roof structure consists of two pitched roofs which are joined with 2no.valley gutters forming an L shape which abuts a flat roof on 2 sides.

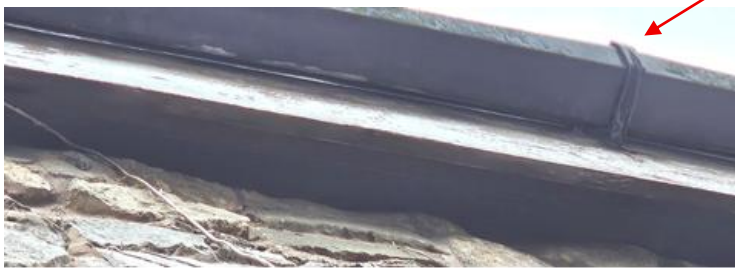


The flat roof also abuts the rear wall of the main Victoria building and has a parapet wall on the northwest side.



Northeast gable wall

Timber fascia boards are present with a slight overhang with timber soffits.



The flat roof is not visible from ground level nor any windows.

BAT ACCESS POINTS IN ROOF

There are only 2 pitches visible from ground level, the southeast and northeast. both have a tile finish which are in very good tight-fitting condition with some marginal moss and lichen present. The ridge tiles are also very tight fitting. The verges to the gables are well pointed with no cracks or crevices.



Lead flashings are present to the valleys and the abutment of the roofs with the rear wall of Victoria buildings. The flashings are in reasonable condition and tight fitting with only a small, lifted lap, which could be discounted from having any roost potential.



Timber fascia and soffits. Had a stain finish which was faded but the timber was in good condition, and the soffits were tightly abutted with the wall and fascia. it was possible to inspect all the soffits.

ROOF SPACE

The flat roof section has no ceiling void a hatch is present to access each pitched roof section.



BAT SIGNS, EXTERNAL

SEEN
DROPPINGS
BATSCANNER BAT DETECTOR RESULT

	Yes	No
		X
		X
		N/A

The external features of the rear of the Victoria building and the attached buildings at the rear were the focus of this scoping survey. The lead flashings, fascia soffits ridge slates, walls and any sills were visually examined from ground level with binoculars (where possible) for droppings, staining, grease marks or feeding remains.

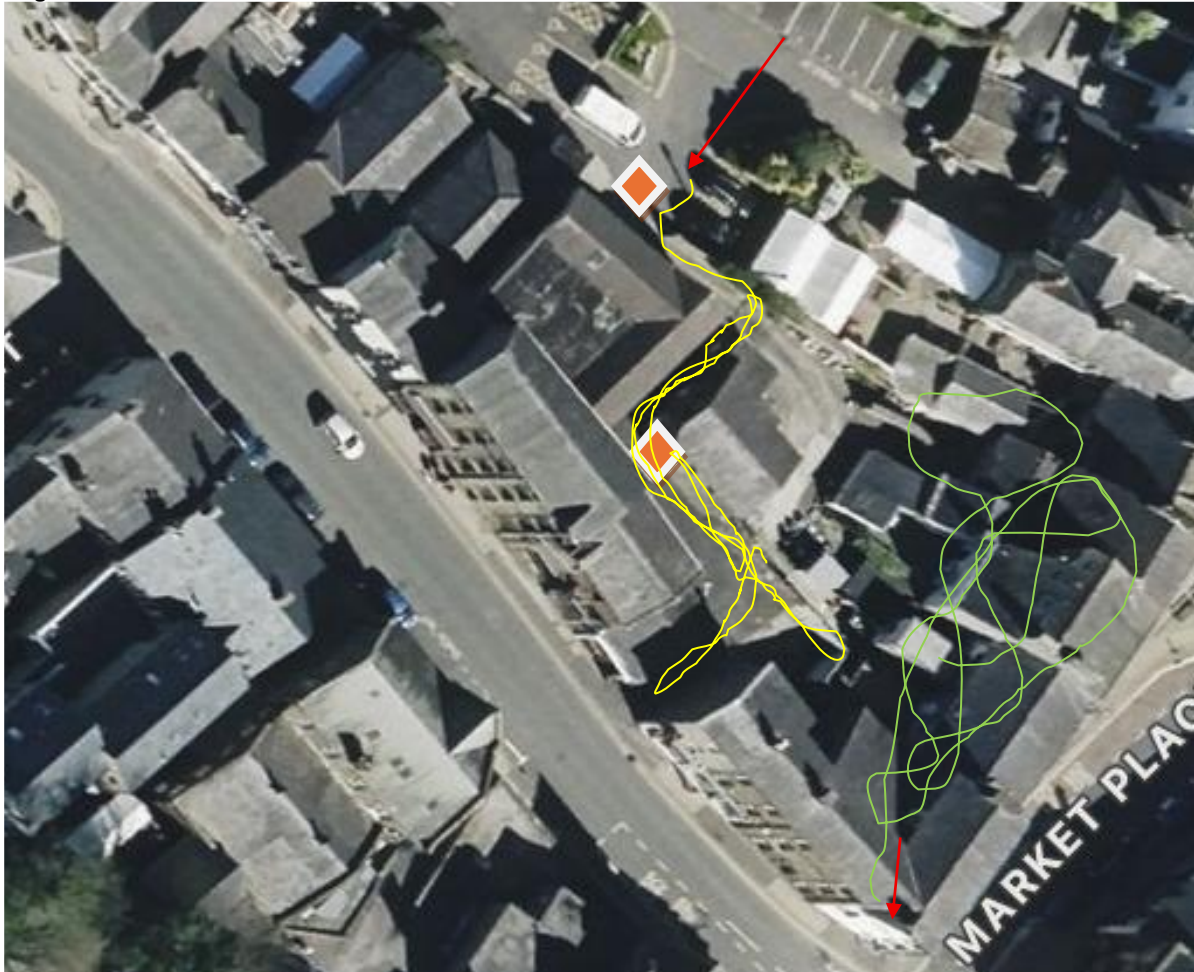
The rear wall of the Victoria building had some potential to host crevice dwelling bats. Gaps were present where pointing was missing together with a couple of bricks.

The result was negative however this does not necessarily prove that bats are not using this site as adverse weather conditions can remove signs.

EVENING EMERGENCE SURVEY

The evening emergence survey commenced at 8.30pm two no. surveyors were positioned as shown below.

Fig :1



8.45pm - 1 no Pipistrelle bat forage activity commenced it did not emerge from the building it appeared from the carpark direction (NE) → The forage activity commenced as Indicated by the yellow line which followed the path behind Victoria building and turning down the ginnel towards King street before returning this continued for approx. 20/ 25 mins before the concentration of activity moved to the south east over the rear yard areas and roof pitches of the shops on Castle street indicated by the green line this activity continued for 35/40 mins before it ceased at approx. 9.00pm no further activity was recorded its exit direction was SW .

The recorded activity during the survey was isolated to just one Pipistrelle appearing from the north east direction towards Victoria buildings and eventually exiting the location in a south westerly direction.

No bats were observed emerging from the building during the dusk emergence survey. The only activity recorded comprised a single Pipistrelle bat commuting and foraging within the surrounding area, with flight activity originating from the north-east and no association with the building itself identified.

Based on the survey findings, the building is considered unlikely to support a bat roost of significance, and there was no evidence to indicate that bats are currently roosting within the surveyed structure at the time of the survey. The identified crevices are considered to offer negligible to low roosting potential only.

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 interior of the building did not provide any bat roost potential.

CONCLUSION

The building when considering the urban location and the habitat surrounding it, had minimal forage potential.

The significant light pollution will deter significant activity. The foraging activity of a single bat that was recorded was restricted to the dark rear path and ginnel.

Previous emergence surveys carried out in this location recorded minimal bat commute activity over the carpark to the rear of the site. And there are no pre-existing Bat roost sites recorded in this location.

It is considered that it is highly unlikely that any of the identified crevices provide any high value roost potential and no emergence activity was recorded during the evening survey. Whilst forage activity was recorded adjacent to the rear of the building the proposed second floor extension will not impact on this forage route.

The construction of the new extension will not impact on any local bat population by removing or destructing any high value roost potential, forage or commute routes; the observed commute / forage routes as indicated on fig 1 will be unaffected.

The second-floor extension provides an opportunity to incorporate roost enhancement measures in the scheme.as illustrated bellow :-

Beaumaris Bat Box (or similar)

The roost enhancement measures to be incorporated in the scheme. The basic requirement being that min 3no **Sku Beaumaris (or similar)** bat boxes be fixed to the Southeast / southwest elevations, relatively sheltered from strong winds and ideally 3-4m above ground level., in accordance with manufacturer's instructions.



All contractors should be made aware of their legal 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.