

**BAT SURVEY, AT -
THE PENTRE
PENDLE ROAD
CLITHEROE**

DATE AND TIME OF VISIT
5th Nov 2025 9.00 am
18th June 2026 9.15 am

WEATHER CONDITIONS
Nov- Overcast, intermittent drizzle 16-32 southerly wind. 14 C
June -Overcast, 12-23 mph south southwest breeze 17 C

REFERENCE NO 7336



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.

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 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

Single storey extensions to the side elevations. Removal of a rear porch and adjacent bay window prior to construction of a single storey rear extension. Front porch canopy removal prior to construction of a new porch.

Impact of development in relation to potential bat habitat: -

Disruption by removal of the rear porch and adjacent bay window. The timber front porch canopy is also to be removed.

TYPE OF BUILDING

The property is a detached house probably dating from the 1930's. It remains unchanged except for a timber canopy addition over the front door.



Front Northeast elevation.



Northwest Side and part Rear Elevation



Part southwest rear extension



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

The initial scoping survey was carried out during the hibernation period.

A follow up survey was carried out I

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 SD749413 100m elevation.

The house is located on a corner plot at the junction of Goosebutts Lane and Pendle road. The A59 is approx 807m to the south east. The town centre is 812m to the northwest.



FORAGING POTENTIAL IN THE LOCATION

The house is in the centre of a very large garden which is completely surrounded on the boundary by dense trees and shrubbery. Pendle Road is adjacent to the northeast boundary and Goosebutts Lane is adjacent to the northwest boundary of the garden

The site is surrounded to the north, west and south by extensive well established residential housing estates all having gardens, containing mainly domestic planting. Some mature broad leaf trees form a broken line on the East side of Pendle Road further small groups of trees are present in the extensive gardens and some small acreage pastureland to the east.

The immediate locality provides optimal forage potential with some medium/ low potential to the east side of Pendle Road.



WALL CONSTRUCTION

The main walls are brick, exposed up to first floor level, above a brick detail course is a rough stone chip render finish. The walls are in good condition.



The bay window and attached rear porch have brick walls



BAT ACCESS POINTS IN WALLS

The walls to the bay window are in good condition, no sections of missing or cracked render.



However the base wall of the rear porch is in a dilapidated condition, the wall has moved and a brick has been dislodged.



There is a boarded infill to the porch lean to roof which has laminated forming a crevice behind which has the potential for bat ingress.



Due to the scale of the porch, it was possible to examine closely both potential access points. Neither had any signs of current or historic bat presence and were not found to provide high value roost potential.

ROOF CONSTRUCTION

The main roof will not be disturbed by the proposed extensions

The main roof is a pitched hipped construction. A blue slate finish with clay ridge and hip tiles.



There is an overhang to the eaves with exposed rafter ends with board over. Timber fascia boards to the ends.

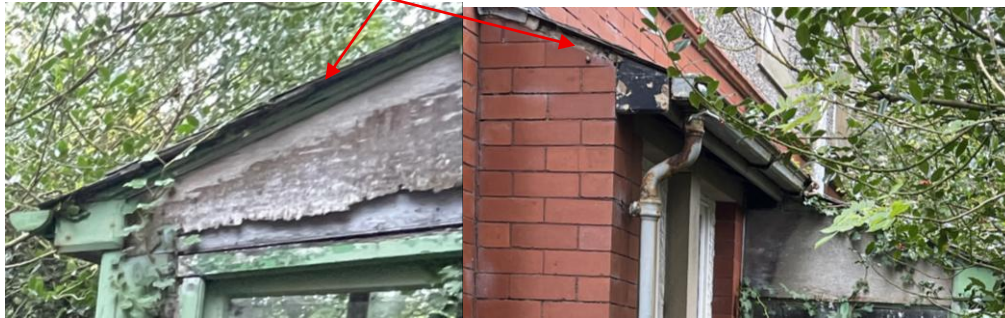


The porch roof and bay window roof is a lean-to structure with a blue slate finish. The eaves overhang has a boarded soffit and timber fascia. Lead flashing at the abutment with the main wall.



Bay window

Porch



Porch

Bay window

The canopy to the front door appears to be a relatively new flat roof timber structure, with boarded sides and a timber deck with felt finish nailed over.



Front door Canopy

BAT ACCESS POINTS IN ROOF

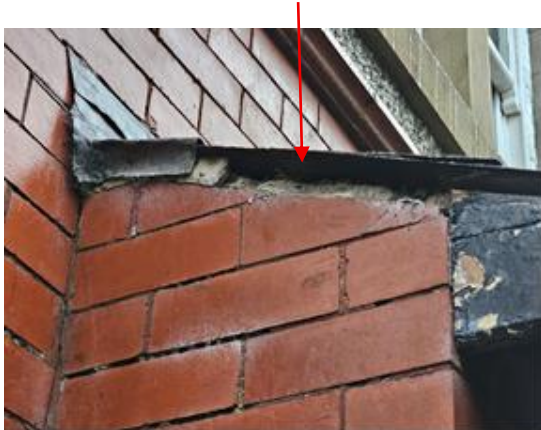
Although the main roof was not being affected by the proposed works a brief examination from ground level.

The only fully visible roof pitch was the front elevation (northeast). It was in excellent condition no slipped or lifted slates all were very tight fitting. The pointing to the ridge and hip tiles was in reasonable condition with no significant gaps/ cracks.

The abutment of the wall and the roof structure was very tight fitting the render finish flush to the board and rafters.



The porch and bay window slates are in ok condition with no missing or slipped slates and all being reasonably tight fitting. However the rear bay window verge pointing has dislodged forming a large crevice.



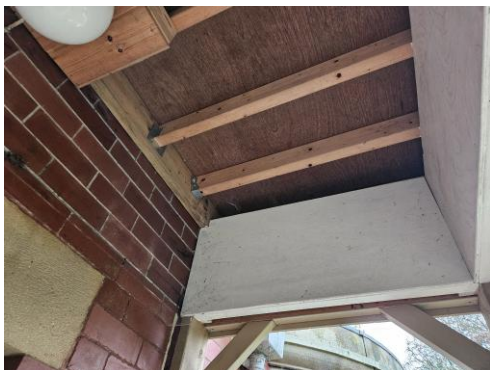
The porch roof verge has some gaps at the abutment with the side infill panel.



Both structures were small enough to enable close inspection of the identified crevices with the aid of an endoscope

There was no high value bat roost potential No current or historic bat presence was found.

The front canopy is a relatively new structure of timber joists fixed to a frame supported by timber posts. A ply deck is fixed over with a felt finish flashed to the wall. A timber lining is present to the internal face of the boarded sides. Gaps were formed between the down stand boarding which were clear voids open at each end. No bats were found in the structure. The open nature of the structure did not provide any high value roost potential.



ROOF SPACE

The interior of the rear porch roof is lined with timber boarding fixed to the underside of the rafters. There is a section of rotten timber forming a hole which could be examined with the endoscope. No current or historic bat presence was evident.



The bay window has a ceiling, no void to inspect.



BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

BATSCANNER BAT DETECTOR RESULT

Yes No

	X
	X

The external features of the proposed demolition/ removals (Porch, Bay and Canopy) were the focus of this scoping survey. The lead flashings, fascias, soffits, slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found although adverse weather conditions may remove any evidence.

BAT SIGNS, INTERNAL

	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

The interior of the porch, bay window and front canopy did not have any bats present nor were any signs of historic or current presence found. High value roost potential was not present.

CONCLUSION

The removal of the bay window and rear porch prior to the construction of the single storey rear extension will not impact on any local bat population by disturbing any roosting/ hibernating bats or by removing any roost potential.

The removal of the front canopy prior to construction of a new porch will not impact on any local bat population by disturbing any roosting/ hibernating bats or by removing any roost potential.

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 measures should be incorporated in the scheme. The basic requirement being that some **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

See illustration below.



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.