

**BAT SURVEY
AT
15 MOOR LANE
CLITHEROE**

DATE AND TIME OF VISIT
27TH Aug 2026 9.15am

WEATHER CONDITIONS

Overcast, 10-20mph east north east breeze 18 C

REFERENCE NO 7397



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 are colonial animals that roost in groups or singly in trees, buildings, caves, mines and other structures. Many different sites are used at different times of the year. These can be within the same building/structure or several kilometres apart. Bats are found not only in old buildings, but they also regularly roost in new structures in urban areas.
- 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. By the end of summer, maternity roosts are generally vacated as adult females and their juveniles disperse to alternative roosting sites
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 NINETEEN 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 NINETEEN 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

Insertion of a roof light in the rear roof pitch of the property.

Impact of development in relation to potential bat habitat: -

The survey will determine if the insertion of a roof light has any potential to disturb, harm or remove any bats or high value roost potential.

TYPE OF BUILDING

The property is a shop at ground floor with living accommodation being formed at first floor.



Front 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 activity period.

The rear walls of the property are minimal due to abutments of adjoining on 3 sides. The rear roof pitch 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 SD743416 78 m elevation

The property is located on the east side of Moor Lane in a terraced row of shops. Within the main commercial centre of the town.



FORAGING POTENTIAL IN THE LOCATION

Moor Lane is lined on both the west and east sides of the road with terraced, largely commercial properties dating from the C19th, some having accommodation at first floor level. Which have sub optimal potential to provide roost habitat for Bats.

The immediate locality is generally devoid of any vegetation however two large, grassed areas are present to both the west and east. The castle and its grounds are 55m to the west and a Park adjacent to the church is located approx 102m to the west. Both sites are generally bound by mature broad leaf trees. Mealy Brook flows along the southeast edge of the park area which is the nearest water course at 200m from the property.

There is an extensive road network with street lighting in the location which serves to deter some light sensitive species.

The location is considered to provide a medium level of forage potential.



WALL CONSTRUCTION

The front elevation is largely glass with timber panel between ground and first floor.



The rear walls are only partially visible (lined in red) being adjacent to other properties all are rendered



BAT ACCESS POINTS IN WALLS

The timber panels to the front elevation are in excellent condition with no rot or voids with the potential for bat ingress.

The render walls are aged however there are no cracks or crevices present.

ROOF CONSTRUCTION

The roof to the front elevation is pitched with a blue slate finish with ridge tiles. the gutter is flush against the timber fascia



There is a blue slated outshot to the rear with a pitched roof and lead valley gutters at the roof abutments. The verges were pointed.



BAT ACCESS POINTS IN ROOF

The front roof pitch was aged however no significant gaps were noted the front gutter was very tightly fitting to the timber frame.



The slates are generally tight fitting. The verge pointing is in reasonable condition. The timber fascias are flush fitting to the walls.

There was a slipped slate noted in the valley gutter adjacent to the proposed location of the roof window.

Location of the missing slate in the south pitch of the outshot.



ROOF SPACE

The roof space was accessible via a ceiling hatch. The structure is a timber and rafter construction with the slates pointed over the timber battens. There is no insulation present nor any underlay.



All the timbers are in reasonable condition with no signs of rot nor are any cracks or crevices present



. The location of the missing slate in the south pitch of the outshot was examined for any evidence of bat ingress. The result was negative.



The floor between the ceiling joists is dusty and covered with some degraded pointing from the slates. There were no droppings or insect remains present.



The space does not provide any potential roost habitat for bats.

		Yes	No
<u>BAT SIGNS, EXTERNAL</u>	SEEN		X
	DROPPINGS		X
	BATSCANNER BAT DETECTOR RESULT		

The roof to the rear of the property was the main focus of this scoping survey. The walls are in reasonable condition with no potential bat roost habitat. No signs of droppings, grease marks, urine stains were evident externally. As the weather has been exceptionally dry any signs of bat presence are very unlikely to have been removed by weather conditions.

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

CONCLUSION

The location of the roof window is a small section of roof to the north end of the main roof rear pitch adjacent to the lead valley present for the outshot roof abutment. Thus, isolating the disruption to the roof to a minimal area.

Based on the scoping survey results the property and particularly the roof currently shows no evidence of bat presence and has negligible potential to support a Hibernacula, Maternity or a summer roost. There are no signs of historic or current use by Bats.

The insertion of this window will not disturb any local bat population or remove any potential roost habitat.

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.