

**BAT SURVEY
AT
Stanley House
Lowergate
Clitheroe**

DATE AND TIME OF VISIT
13th Aug 2026 2.00pm

WEATHER CONDITIONS

Sunny , 5-10 mph westerly breeze 26 C

REFERENCE NO 7470



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

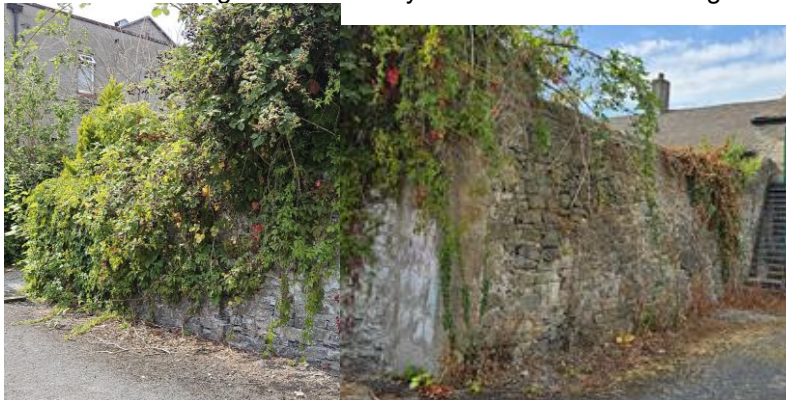
Repositioning of existing stone wall to reflect the new boundary line. Wall to reuse the existing stone and match construction etc.

Impact of development in relation to potential bat habitat: -

The survey will determine if the disturbance of the stone wall prior to repositioning has any potential to disturb, harm Bats or remove any or high value roost potential.

TYPE OF BUILDING

The structure is a garden boundary stone wall. with a small garden store on the internal corner.



External elevation of the garden wall



Internal view of the wall and small garden store. The garden wall is immediately adjacent to the store and forms its northeast wall.

White line indicates the location of the wall



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.

All the structure was easily accessible.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

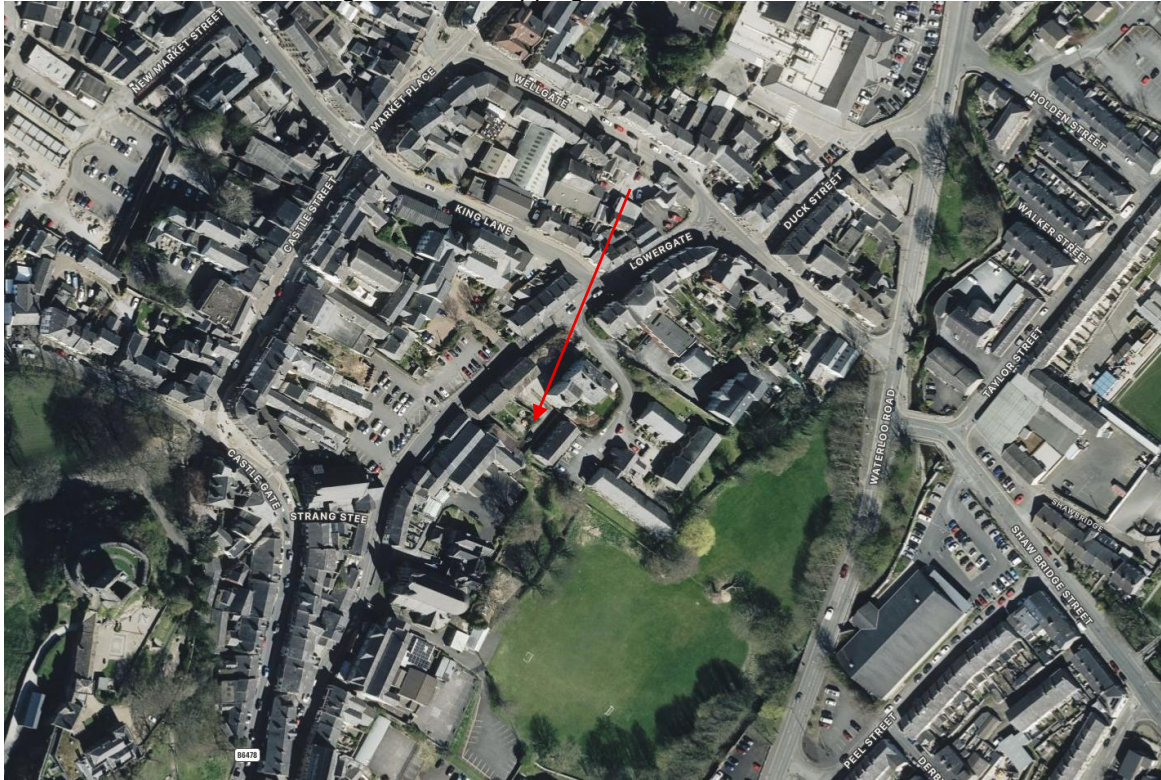
The survey will; Identify past, current or potential use of the site by protected species.

Assess any impact of the proposed development on these species

Outline a mitigation scheme for any species affected by the development (if required)

LOCATION SD 744417 88 m elevation

The wall is located between two properties; Stanley House and Dower House. Both houses are on the southeast side of Lowergate within the main settlement area of Clitheroe approx. 120m to the southeast of the main thoroughfare and shopping area of Castle Street.



FORAGING POTENTIAL IN THE LOCATION

The property is surrounded by largely residential properties of varying periods and types which have the potential to provide roost habitat. Some marginal domestic gardens are associated with these properties.

A large, grassed area is located approx. 60 m to the southwest of the wall which is generally bound by mature broad leaf trees. Nearly Brook flows along the southeast edge of the grassed area.

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 wall and garden store are random stone with pointed / rendered sections. Half round pointed coping stones.



BAT ACCESS POINTS IN WALLS

Some areas of degraded/ missing pointing formed some crevices to both sides of the wall. It was possible to closely examine all significant crevices which may have the potential to provide bat habitat. The result was negative.



ROOF CONSTRUCTION

The roof on the garden stone is a lean- to grey slate. Laid directly over timber rafters.



BAT ACCESS POINTS IN ROOF

The roof is largely covered with dried vegetation debris. The slates are lifted with some significant gaps



Gaps were also present at the abutment with the wall



Due to the scale of the building all gaps and crevices could be closely inspected, bats were not found to be present nor were any signs present that bats have historically used the roof.

ROOF SPACE

The garden store has a lean-to roof with all the timber structure fully exposed. The timbers are damp and in a state of collapse. No suitable bat roost habitat was present.



Yes No

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS

	X
	X

BATSCANNER BAT DETECTOR RESULT

All elevations of the garden wall and garden store were examined closely for droppings, urine staining grease marks around any crevices. The result was negative.

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 walls of the garden store had a lime render finish. The building provided sub optimal roost potential, and no historic or current evidence of bat presence was found.



CONCLUSION

The dismantling and repositioning of the stone garden wall will not impact on any local bat population by disturbing any Bats or by removing any high value roost potential. It will not disrupt any potential commute forage routes.

No further survey effort is required

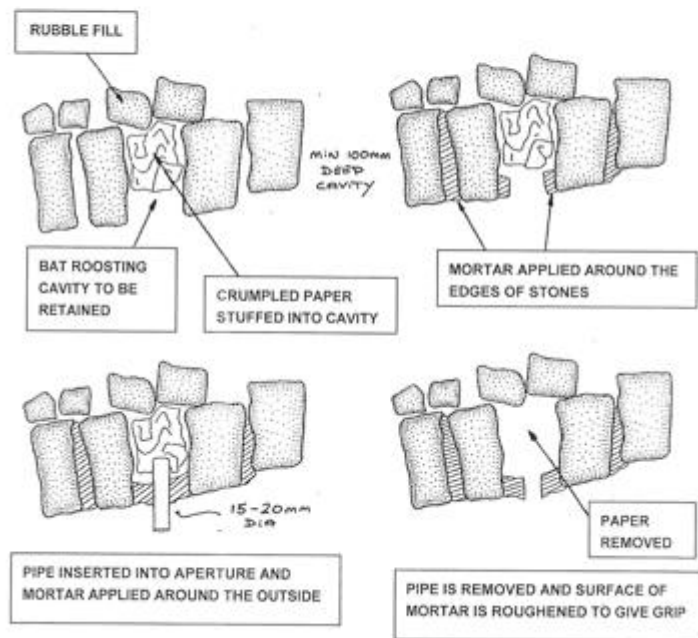
However, it is suggested that some gaps/ crevices are formed in the new wall to enhance the roost potential in this location. See Below;

The cavities should be formed ideally in Southeast / southwest elevations, relatively sheltered from strong winds and ideally 3-4m above ground level

Bat Conservation Trust



Retaining a cavity



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.