

**BAT SURVEY AT -  
5 DEWHURST ROAD  
LANGHO**

**DATE AND TIME OF VISIT**  
1st July 2022 9.30 am

**WEATHER CONDITIONS**  
Partly Sunny , Light breeze , 17 C

**REFERENCE NO. 5836**

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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.
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- As insect feeding species the preferred habitats include woodland, grassland, agricultural land, wetland and rivers which provide good foraging potential.
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- 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 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 ELEVEN 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**

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

## **PROPOSED DEVELOPMENT**

Removal of porch prior to construction of a two storey front entrance extension. A one and a half storey side extension.

Impact of development in relation to potential bat habitat:-

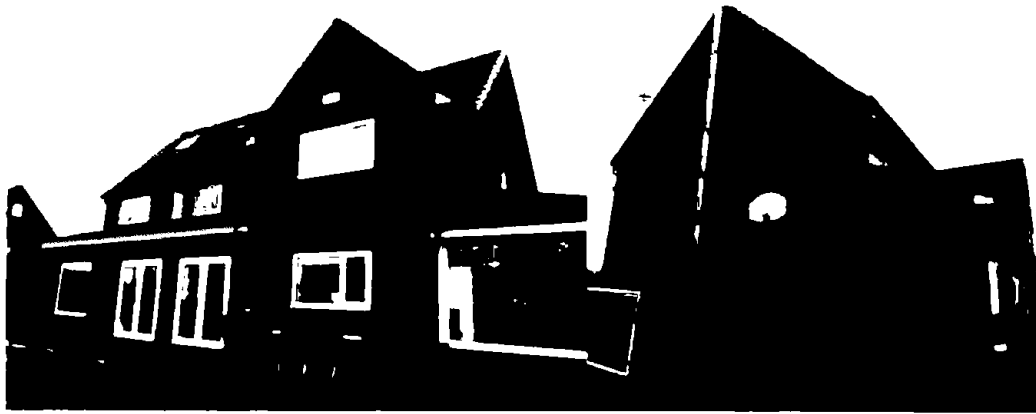
The removal of a roof (porch) and disruption to a section of the main roof where the extension roof abuts (front elevation). The side elevation does not affect the any roof structure.

## **TYPE OF BUILDING**

The property is a detached house which has been previously extended / re roofed in 2019.the original house possibly dates from the 1950's  
Porch to be removed.

Location of side extension





Rear Elevation

Location of the side extension.

### **METHODOLOGY**

The survey methodology follows the guidelines published in the Bat Conservation Trust ( BCT- Bat surveys, good practice guidelines 2<sup>nd</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**

There was no internal roof void present to examine.

### **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 688340 89 m elevation**

The house is located on the northern edge of a satellite settlement area approx. 890m to the west of Langho village. The A59 is 258m to the north .



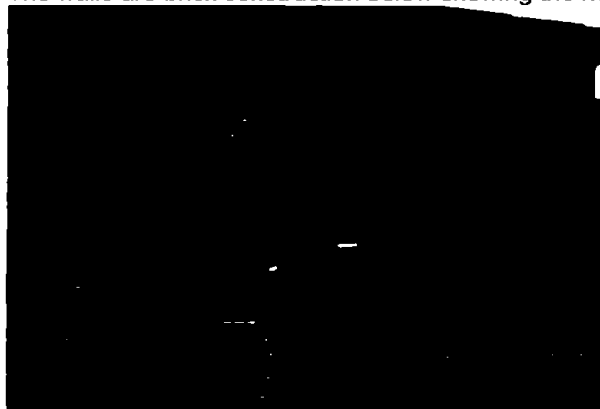
### **FORAGING POTENTIAL IN THE LOCATION**

The house is at the end of Dewhurst road being the last in a row of 3 properties all of the same type and age ( No 5 is detached the other two buildings are semi detached ) . They are remote from the main settlement area, however a development is currently being constructed immediately to the south west. The House is surrounded by large acreage pasture land bound mainly by fence or hedgerow. The nearest area of mature trees are located 90m to the north east which connect to further wooded areas to the east. The nearest water course is a stream 368m to the north east. There is a hedge lining the south side of Dewhurst road, this forms a marginal connection to the greater locality with its mature wooded areas to the north east, The immediate locality ( 90m radius ) is considered to provide sub optimal forage potential.



### **WALL CONSTRUCTION**

The walls are brick construction below showing the new extension and original brickwork.



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

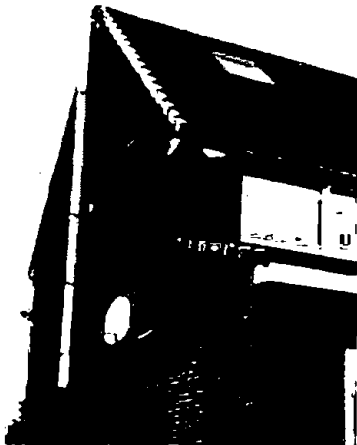
The walls are in good condition with no cracks, crevices or access points.

### **ROOF CONSTRUCTION**

The pitched roof of the porch and main roof are tile finish with upvc fascia's and soffits to the eaves over hangs. ( porch has timber side fascia's ) The verges have proprietary a upvc trim. The main roof has velux roof windows present.



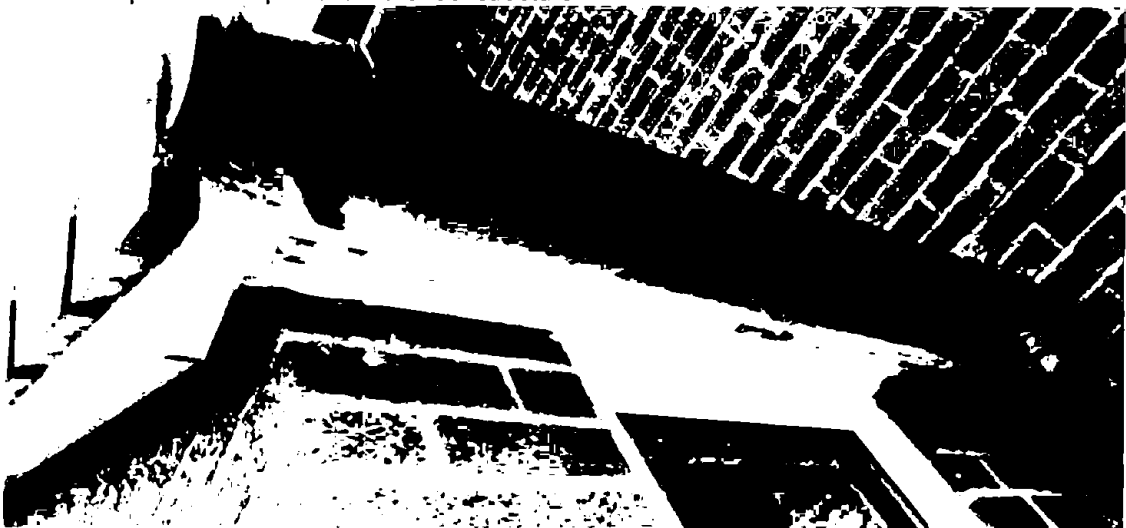
Front elevation porch and roof pitch being disturbed by the scheme.



Gable location of the extension

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

The Tile roof covering is in excellent condition very tight fitting as were the upvc fascia's and soffits. The timber fascia's and soffits also tight fitting and rot free. The lead flashings were in good condition. No access points were present in the roof structure.





#### **ROOF SPACE**

The roof void has been converted to bedroom accommodation and even the eaves voids have been lined out . No roof structure was visible in the main roof or porch.



#### **BAT SIGNS, EXTERNAL**

SEEN  
DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes No

	X
	X
	X

The external features to the front and side of the property were the main focus of this scoping survey. The lead flashings, fascia soffits ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.



<b><u>BAT SIGNS, INTERNAL</u></b>		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

Bats were not found to be present internally.

### **CONCLUSION**

The lack of evidence and lack of potential access points or crevices at this property indicates that the extension affecting the front elevation will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the tile removal. The scale of the side and front elevation will not impact on any potential forage/ commute route. It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme.

**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 precautions 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  
15 Cloisters House  
8 Battersea Park Road  
London SW8 4BG  
0845 1300 228

Natural England Cheshire-Lancashire Team  
Cheshire-Lancashire Team  
Pier House  
Wallgate  
Wigan WN3 4AL