SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -
ACORN HOUSE
MITTON ROAD
WHALLEY
BB7 9JN

DATE AND TIME OF VISIT

22nd Oct 2026 9.10am

WEATHER CONDITIONS
Overcast, 7-17 mph South southwest wind. 7 C

REFERENCE NO. 6827

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** – Widley distributed across the UK.. Known to roost in buildings and trees.
- **Soprano Pipistrelle**- – Widley distributed across the UK.. Known to roost in buildings and trees
- **Whiskered / Brandts** – Roost mainly in buildings or trees.
- **Long eared Ba**t - 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 SIXTEEN 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
- SHADOWHAWK 12000 lumen HIGH POWERED LED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

PROPOSED DEVELOPMENT

Demolition of 2no.existing timber buildings (Garage and shed) prior to construction of new single storey detached building to provide new garage and clinic facility.

Impact of development in relation to potential bat habitat:-

Removal of garage/ shed structures which may have the potential to provide roost habitat.



TYPE OF BUILDING

The 2no. garage/ sheds are in the garden of a detached property.

Garage Shed



Shed Garage



The Garage has double doors present to the west gable.
The shed is largely open on the north elevation with just a small section enclosed to the east end, this section is separated from the open section by a slatted timber partition.

METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trust 2016 (BCT- Bat surveys, good practice guidelines 3rd 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 to the 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

No constraints. It was possible to closely inspect the garage/ shed fully.

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 726370 58m elevation

The property is located on the north edge of the Whalley settlement area accessed from and on the east side of Mitton Road. The Calderstones Hospital development is situated to the west.



FORAGING POTENTIAL IN THE LOCATION

The garage and shed are situated in a large garden mainly laid to lawn and bound by hedge/ trees; a cluster of mature trees are present to the east boundary. A significant wooded area is adjacent to the west side of Mitton Road which extends in over the Calderstones hospital site. The nearest area of standing water is a small pond 44.9m to the southeast of the house. The greater locality is considered to provide optimal forge potential, whilst the garden a moderate level of forage potential.



WALL CONSTRUCTION

The walls are stained horizontal boarding fixed to an internal timber frame.





Shed separating partition between open and enclosed section.

BAT ACCESS POINTS IN WALLS

All the walls are in excellent condition and do not provide any cracks, crevices or decay providing access points with the potential for bat ingress.



ROOF CONSTRUCTION

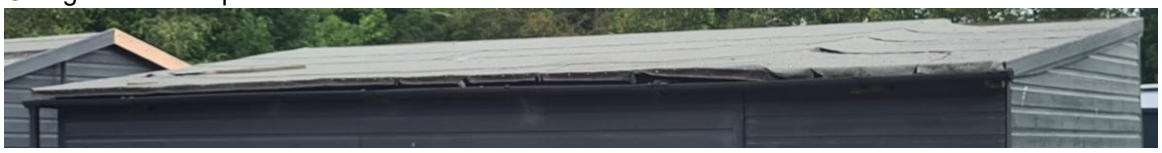
The roofs have a mineral felt finish over a timber deck. The garage has a shallow pitch with the boarding having a slight overhang at the eaves and barge boards to the gable with a small projection. The shed has a mono pitch roof with a sight overhang to the rear.



Garage roof south pitch



Garage roof north pitch



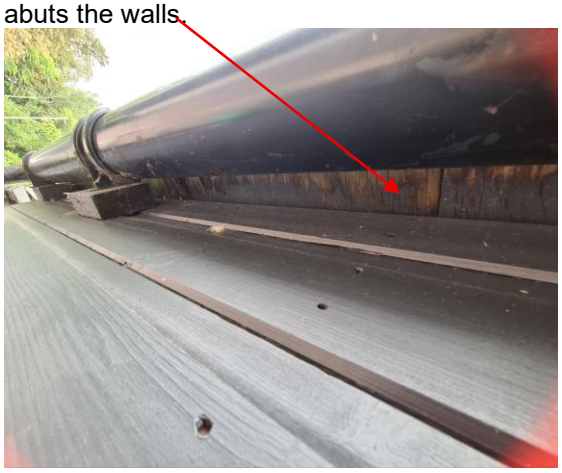
Shed mono pitch roof south facing

BAT ACCESS POINTS IN ROOF

The roof was accessible thus it was possible to closely inspect the eaves and felt finish. the garage was in very good condition the felt appeared to have been recently replaced. The overhang to the gable does not provide a suitable crevice either behind the barge boards or any gaps at the abutment of the roof deck with the walls. The garage roof structure does not provide any access points cracks or crevices suitable for bat ingress.



The felt was in poor condition on the shed however the timber deck was in good condition and tightly abuts the walls.



The felt whilst raised and ripped in places did not provide any suitable crevices for bat ingress.
No access points or crevices were found with the potential for Bat ingress.



ROOF SPACE

There were no enclosed roof voids; all the structure was visible the timbers were in good condition with no evidence of decay as were the timber decks above.

Open section of shed



Enclosed section



The shed was currently used for storage all the surfaces were examined for any dropping or insect remain evidence. The space was open and draughty the structure did not have any crevices suitable for bat ingress. The space provided sub optimal roost potential and evidence of current or historic presence was not found.

The Garage roof structure was in excellent condition and well-sealed at the eaves. The space did not provide any potential roost habitat for bats. Evidence of current or historic presence was not found.



		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT		X

The external features of the timber Garage and store shed were the main focus of this scoping survey. The felt roof and timber boarded walls were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

		Yes	No
BAT SIGNS, INTERNAL	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 garage and shed were inspected for any evidence of current or historic bat presence. The result was negative.

CONCLUSION

The scoping survey found the buildings to be in reasonable condition and did not provide any potential access points or crevices suitable to provide bat roost habitat. All parts of the buildings could be easily inspected and discounted as providing any roost habitat. The roofs have no potential to provide bat roost habitat.

A previous emergence survey found bats to be present in the locality however bats were not found to be present in the buildings. Due to the scale of the buildings and the fact the garage is very well sealed and the shed is too exposed and draughty to provide any suitable roost habitat, it is considered that an emergence survey is not necessary, and the level of survey effort is proportionate to the potential of the scheme impacting in anyway on any local bat population.

It is essential that roost enhancement measures should be incorporated in the scheme .The basic requirement being that a **Sku Beaumaris (or similar)** bat box be fixed to the Southeast / southwest elevation, 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 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
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

- **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.