Survey for bats at 21B Church St Whitehaven
Cumbria CA28 7EB

Report compiled by:

P Anthony BSc (Hons) MIEEM
Cumbria Ecology
Kirkbride
Wigton
Cumbria CA7 5JT
[redacted]

Report commissioned by:

Lofthouse Architectural
I Apres House
Water St
Wigton
Cumbria
CA7 9BS

On behalf of:

Mr D Forster
21B Church St
Whitehaven
Cumbria
CA28 7EB

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Introduction

A1 Bats and their requirements

There are seventeen species of bat throughout the UK. There is a wide variety of roost type and ecological characteristics between the species. Therefore, it is essential to determine the type of species utilising a building, and the nature of the roost, before advising on the timing of works and the mitigation required.

A roost is defined as "any place that a wild bat uses for shelter or protection" (The Wildlife and Countryside Act 1981).

Roost selection often closely correlates with suitable foraging habitat within a reasonable commuting distance from the roost. Different sites are used depending upon insect densities and abundance. Climatic conditions and elevation can also affect their ability to successfully forage. All British bats are insectivorous.

A2 Bats and the law

As population numbers have fallen, all bats and their roosts are fully protected under The Wildlife and Countryside Act 1981 and The Conservation (Natural Habitats &c.) Regulations 1994. Taken together, the Act and Regulations make it illegal to:

- Intentionally or deliberately kill, injure of capture (to take) bats.
- Deliberately disturb bats (whether in a roost or not).
- Recklessly disturb bats (weather in roost or not).
- Recklessly disturb roosting bats or obstruct access to their roosts.
- Recklessly damage or destroy bat roosts.
- Possess or transport a bat or any part of a bat, unless acquired legally.
- Sell (or offer for sale) or exchange bats, or parts of bats.

If the proposed works should result in the damage to or destruction of a roost or the disturbance of bats, then a licence must be acquired from the Department of the Environment, Farming and Rural Affairs (Defra) to derogate from the Regulations. The licence must be applied for by a qualified consultant, is processed by the Rural Development Service and is held jointly be the acting consultant and the developer.

B1 Background to activity

As part of a planning application to renovate the property with alterations to the roof to provide living space in the roof, a survey for bats was commissioned.

B2 Full details of proposed works on site

The property is to be renovated to create an additional bedroom in the attic and install solar panels and roof lights This will involve the removal and replacement of roof slates.

Survey and site assessment.

C1 Pre-existing information on species at site

No records of bats at site.

C2 Status of species in the local/regional area

Pipistrellus pygmaeus (Soprano Pipistrelle), *Pipistrellus pipstrellus* (Common Pipistrelle), *Plecotus Auritus* (Brown Long-eared bat), *Myotis daubentonii* (Daubenton's bat), are common and wide spread; *Myotis mystacinus* (Whiskered bat), *Myotis brandtii* (Brant's bat), *Myotis nattereri* (Natterer's bat), are widespread and scarce; *Nyctalus noctule* (Noctule) is widespread and frequent.

C3 Objective of survey
The objective of the survey was to ascertain whether there were any signs of use of the building by bats. Should any signs of bats be seen, the survey should then identify the species of bat and the nature of the roost.

C4 Survey area
The survey area was the sections to which the alterations are to be carried out, the roofs that will be affected by the work, and the corresponding lofts.

C5 Habitat description
21B is a 3-storey town centre mid terrace property, stone built under a slate roof. Externally the building appears to be in a reasonable state of repair.

21 B
Site description
The walls of the property are in reasonably good condition; The finish is render with no cracks or crevices. The roof timbers abutting the masonry wall are close fitting with no crevices or gaps that would allow ingress of batts, thoroughly pointed with no crevices. . The roof on both sections is slate with a stone ridge to which the pointing is in good sound condition. The slate verge pointing is also close pointed with no cracks or crevices. There were no visible points of entry for bats due to the building being of sound construction, The loft internally was lined with roofing membrane with no visible signs of bats internally.

C6 Field survey
C6.1 Methods: The building was surveyed externally from ground level using a high-powered torch for signs of bats. The lofts were accessed and surveyed for signs of bats. Signs of bats include droppings, feeding remains (in association with droppings), wear marks on potential egress points, staining on timber / stone, clear areas in cobwebs, the smell of bats, audible signs of bats or the presence of bats.
Crevices were examined for signs of bats using a high-powered torch.
The exterior walls were examined for droppings, as were windowpanes, windowsills, and other smooth surfaces in the vicinity.
Areas that were inaccessible, but which had potential for bats were noted.
An emergence survey was conducted over 2 nights with no signs of bat activity in the immediate area.

C6.2 Timing –
the survey was conducted on 13th June 2026 in the afternoon. Later the same day at dusk an emergence survey was carried out, the emergence survey was carried out again on the evening of the 14 June 2026 shortly after dusk. there was no bat activity noted in the immediate area.

C6.3 Weather conditions – temperature 20 degrees centigrade; no wind; 100% cloud; no precipitation.

C6.4 Personnel –
the survey was conducted by Paul Anthony

C7 Results:
There were no signs of bats in the lofts, nor any droppings on the exterior walls of the property. There were three fresh pipistrelle sp. droppings in the church yard opposite

Potential: There was potential for bats to roost:

- Under ridge tiles
- Under slates
- In wall top gaps
- Under the eaves

C8 Interpretation and evaluations –

C8.1 Presence / Absence:

There were no signs to indicate the presence of bats in the property. The droppings on the church yard opposite indicate that bats feed in the area at night, and therefore have a roost somewhere in the vicinity.

C8.2 Population size class assessment:

N/A

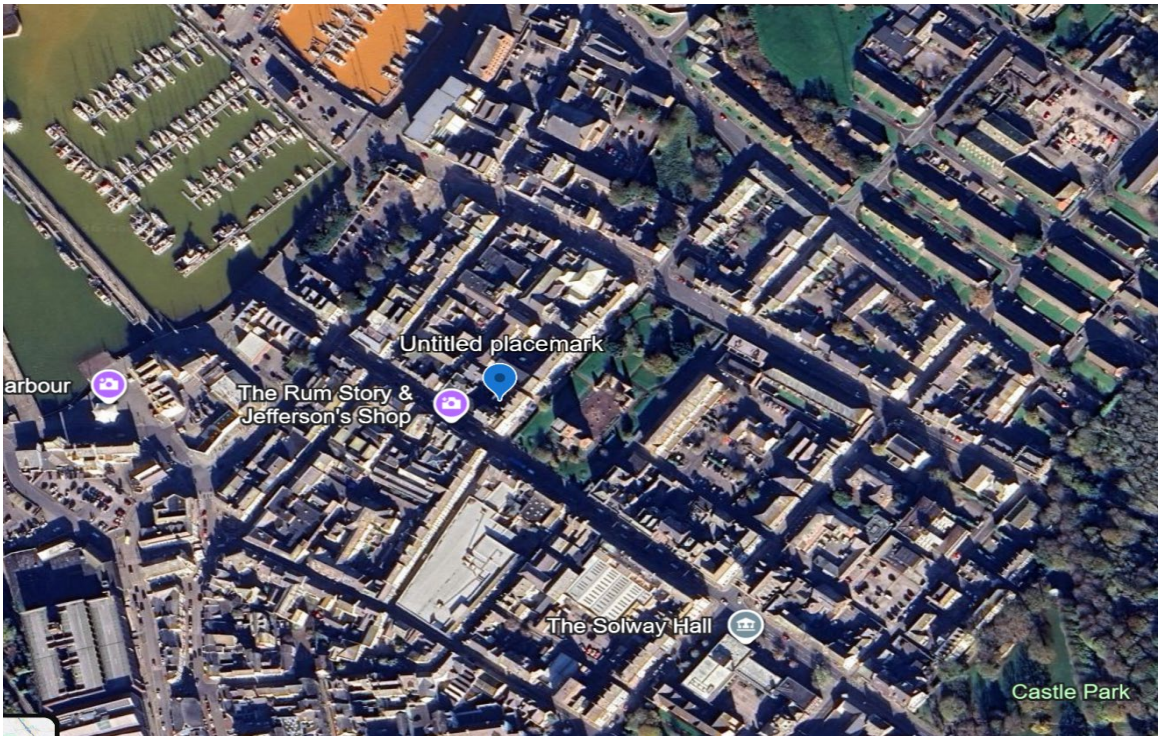
C8.3 Site status assessment:

Low status in the ecology of the local bat population.

C8.4 Constraints:

None.

C9 Map of survey area



Blue pin denotes site location

Impact assessment

D1 Pre- and mid- activity impacts: None

D2 Long-term impacts: None

D3 Post activity interference impacts: None

D4 Other impacts: None

D5 Summary of impacts at the site level: None

Mitigation

E1 Mitigation strategy:

No evidence of bats, so none required.

E2 Replacement roost site selection: N/A

E2.1 Existing species status: N/A

E2.2 Location, ownership and status: 21B Church St is a three storey terraced building. It is currently a residential property occupying the first and second floors.

E3 Habitat creation, restoration and / or enhancement:
Roosts can be created by:

- Incorporating access into the ridge tiles
- Incorporating access under the slates, to the space between the slates and the roofing felt
- Erecting bat boxes

Habitat can be enhanced by:

- No opportunity for site planting

E3.1 Terrestrial habitats:
the surrounding habitat will be retained unchanged.

E4.1 Timing, effort, methods, capture/exclusion methods:
There were no signs to indicate the presence of bats, so there are no time restrictions. There is a possibility that bats may be present under the slates or ridge tiles. These must be removed with extreme caution, in anticipation that bats may be present. If any bats are uncovered that do not immediately fly off to safety, or a collection of 5 of more bats are uncovered, they must be carefully re-covered, and work must stop on that section until further advice has been sought. Free advice is available via the bat helpline on 017687 76911.
At present there is access for bats at the bottom end of the ridge tiles. It is recommended that this access be reinstated in the new extension, as the presence of bats in this location will have no impact on the interior of the house but will provide the local bat population with a potential roost site.

E5 Post development safeguard
E5.1 Habitat management and safeguard: the site is located in a urban area with strict planning regulations so there is no threat to the surrounding habitat.

E5.2 Population monitoring:
N/A

E5.3 Mechanism for ensuring delivery:
N/A

Summary
F1 Summary of development and mitigation:
As part of a planning application to install solar panels and roof lights to create additional bedroom within the property a survey for bats was commissioned. There were no signs of bats in the property. There were three fresh pipistrelle droppings in the rear yard of the site, indicating that bats are present in the area and forage near the building. There was no visible presence of bats within the site, however there is potential for bats to roost under the ridge tiles, and under the slates. These areas must be worked on with care, in anticipation that bats may be present. If bats are seen or suspected work must stop until further advice has been received.

There were no signs of bats in the lofts, nor any droppings on the exterior walls of the property. There were three fresh pipistrelle sp. droppings in the church yard opposite indicating that bats feed in the area at night, and therefore have a roost somewhere in the vicinity.