

04 SEP 2012

FOR THE
ATTENTION OF

For office use only

Application No

Date received

Fee paid £

Receipt No:

320120929P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Paul	Surname:	Riding
Company name:					
Street address:	Broad Lea, Ribchester Road				
Town/City:	Clayton le Dale				
	Blackburn				
County:					
Country:					
Postcode:	BB1 9EE				
Telephone number:					Country Code: National Number: Extension Number:
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant?					☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	andrew	Surname:	morgan
Company name:	adm design				
Street address:	brook lea colne road sough				
Town/City:	barnoldswick				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	bb18 6td				
Telephone number:					Country Code: National Number: Extension Number:
Mobile number:					
Fax number:					
Email address:					
admdesign@btconnect.com					

3. Description of Proposed Works

Please describe the proposed works:

raise height of part of existing roof, new dormer window to front elevation and new porch

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	Broad Lea		
Street address:	Ribchester Road		
	Clayton le Dale		
Town/City:	Blackburn		
County:			
Postcode:	BB1 9EE		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	367677		
Northing:	432846		

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

☒ Yes ☐ No

If Yes please mark their position on a scaled plan and state the reference number of any plans or drawings:

as shown on drg. no. ADM/12/32/01 & 02

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

11. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

random natural stone walling

Description of *proposed* materials and finishes:

random natural stone walling

11. (Materials continued)

Roof - description:

Description of *existing* materials and finishes:

natural blue slate

Description of *proposed* materials and finishes:

natural blue slate

Windows - description:

Description of *existing* materials and finishes:

brown upvc

Description of *proposed* materials and finishes:

brown upvc

Doors - description:

Description of *existing* materials and finishes:

brown aluminium

Description of *proposed* materials and finishes:

brown aluminium

Boundary treatments - description:

Description of *existing* materials and finishes:

natural stone walling / mature hedgerows

Description of *proposed* materials and finishes:

natural stone walling / mature hedgerows

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

gravel

Description of *proposed* materials and finishes:

gravel

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

drg.no. ADM/12/32/01 - survey drawing
drg.no. ADM/12/32/02 - planning scheme
drg.no. ADM/12/32/03 - site layout
drg.no. ADM/12/32/04 - location plan

12. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title:

Mr

First name:

andrew

Surname:

morgan

Person role:

Agent

Declaration date:

04/09/2012



Declaration made

12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title:

Mr

First Name:

andrew

Surname:

morgan

Person role:

Agent

Declaration date:

04/09/2012



Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

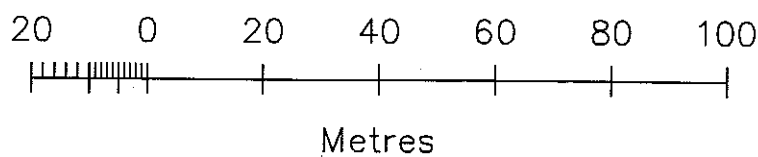
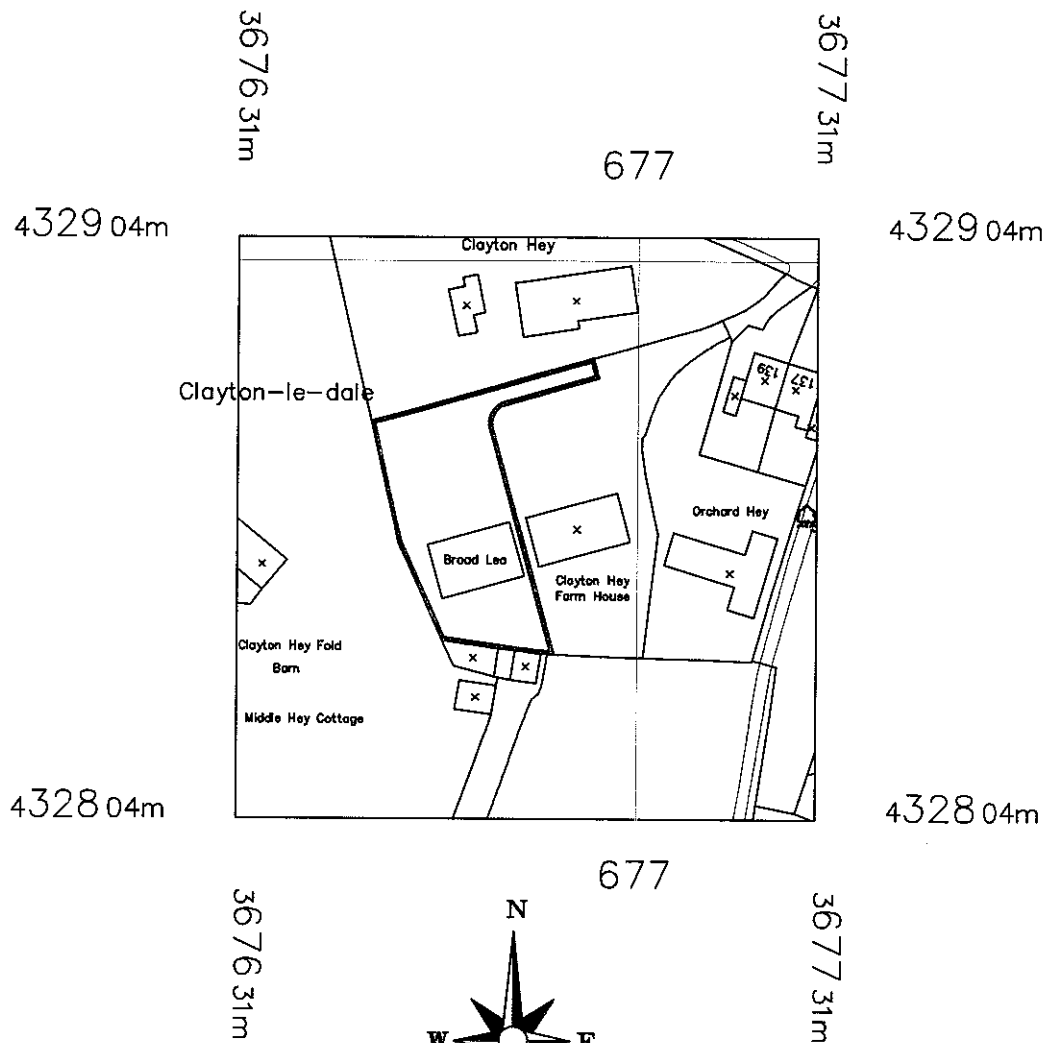


Date

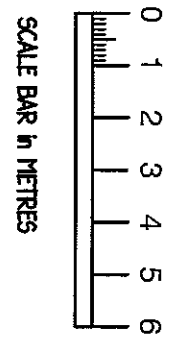
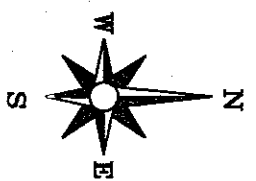
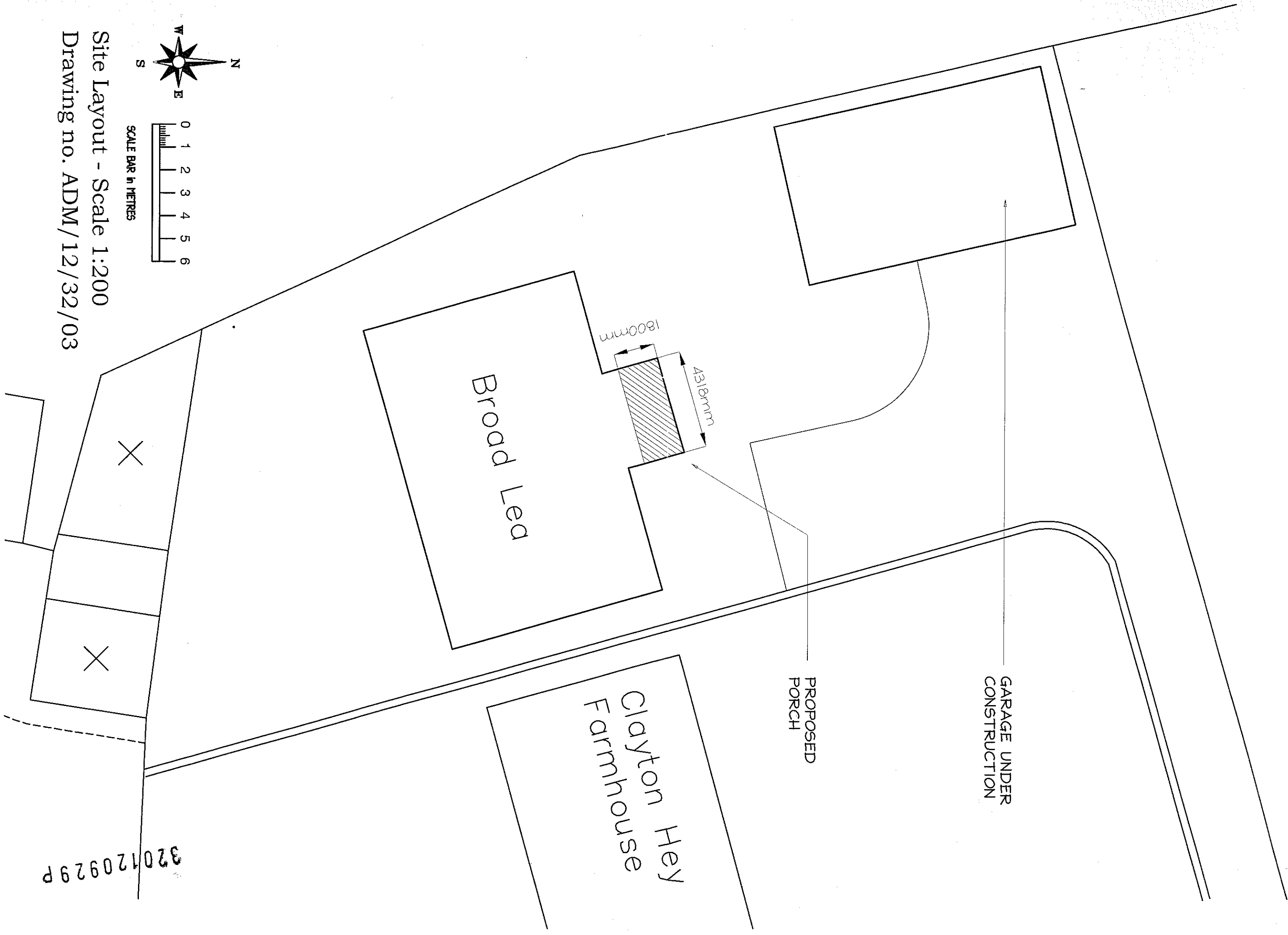
04/09/2012

Ordnance Survey[®]

OS Sitemap[®]



Scale 1:1250
Drawing No. ADM/12/32/04



SCALE BAR in METRES

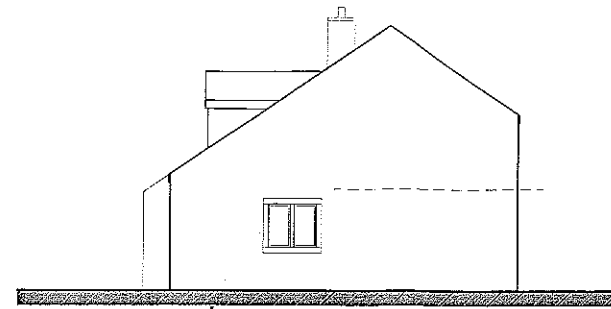
Site Layout - Scale 1:200

Drawing no. ADM/12/32/03

320120929P



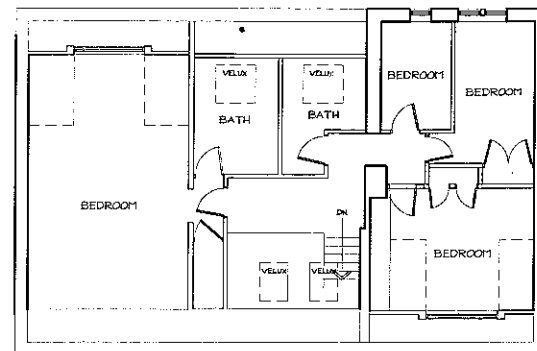
front (north) elevation.



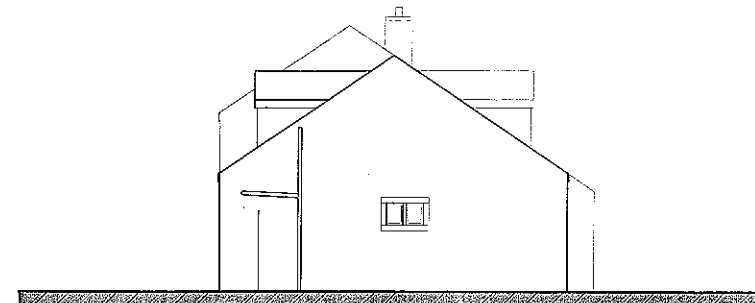
side (west) elevation.



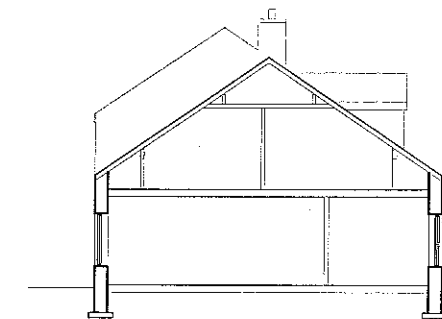
rear (south) elevation.



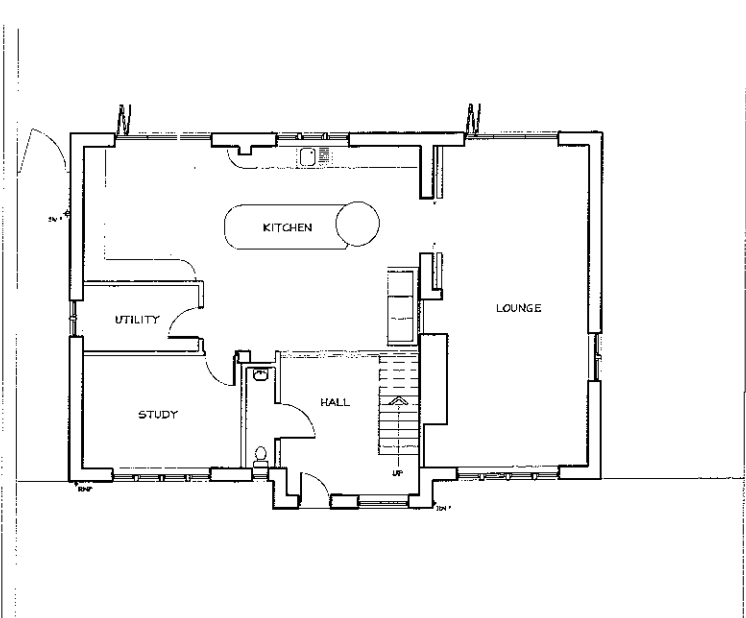
first floor plan



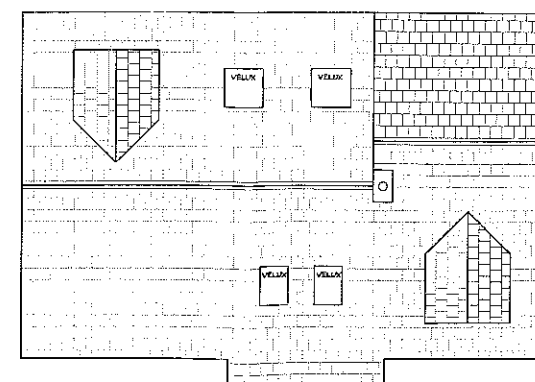
side (east) elevation.



section through



ground floor plan



roof plan

Revisions

Project: PROPOSED DORMER WINDOW, ROOF LIFT & PORCH AT, BROAD LEA, RICHMOND ROAD, CLAYTON-LE-DALE

Drawing: survey drawing

Client: MR & MRS. P. RIDING

adm design

Brook Lea, Colne Road, South, Barnoldswick, Lancashire, BB9 6TD.
Tel: 01282 853333 - Mobile: 07958 95724 - Email: adm@adm-design.co.uk

Scale(s): 1:100 @ A1 Date: AUGUST 2012

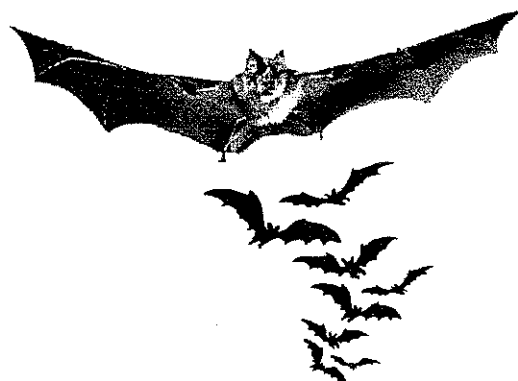
Drawing no: ADM/12/52/01 Rev.

PROPOSED NEW DORMER WINDOW ROOF LIFT & PORCH

at

**BROAD LEE
RIBCHESTER ROAD
CLAYTON LE DALE
BB1 9EE**

BAT SURVEY



Report Author

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BAT SURVEY

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1.3 Aims and Objectives of the Survey

1.3.1 The report sets out to determine the following:-

- i) Whether or not bats are or have been present
- ii) If bats are present, what species they are and where they are on the site
- iii) The type of roost:-
(maternity roost, day or night roost, feeding perch, mating roost, satellite roost, transitional roost or hibernation)
- iv) Use of the structure or habitat:-
(foraging, swarming, location, flight paths, exit and entrance points)
- v) Intensity of use:-
(numbers of bats, sex of bats and time and duration of use)

1.3.2 This information will then be used to determine:-

- i) what impact the development is likely to have on the bats both in the short and long term both at site level and locally.
- ii) whether the developer should proceed with the proposal as it stands or modify it.
- iii) the need for any licence application in respect of the development activities.
- iv) whether any further surveys, mitigation, compensation or enhancement measures will be required and what they should be.
- v) baseline information with which the results of post-construction monitoring could be compared.

1.3.3 The above is intended to identify and minimise any effects the development could have on bats that may be using the site and to ensure that the developer has carried out all his current statutory protection obligations both robustly and reasonably.

1.3.4 The site does not fall into the categories in Box 2.1 (page 9) of The Bat Conservation Trust: Bat Surveys - Good Practice Guides Planning Development Trigger List but does require a survey when the Ribble Valley Bat Checklist has been completed.

- 1.1.2 The site is in Clayton Le Dale just off the B6245 Ribchester Road between Wilpshire and Copster Green. Built development tends to follow the line of the main road with recent infill to older properties.
- 1.1.3 The house in question may have been built about twenty years to thirty ago and has plastic windows and a slate roof with the garden extending to approximately 932 m².
- 1.1.4 The area is partially urban but does contain several mature trees in the field to the rear but none within the site. There are coniferous evergreen to the west and north. Showley Brook lies some 415m to the south.

1.2 Proposed Works

- 1.2.1 It is intended to raise the existing roof line to provide extra space in the bedroom, provide a new dormer window and a new porch.

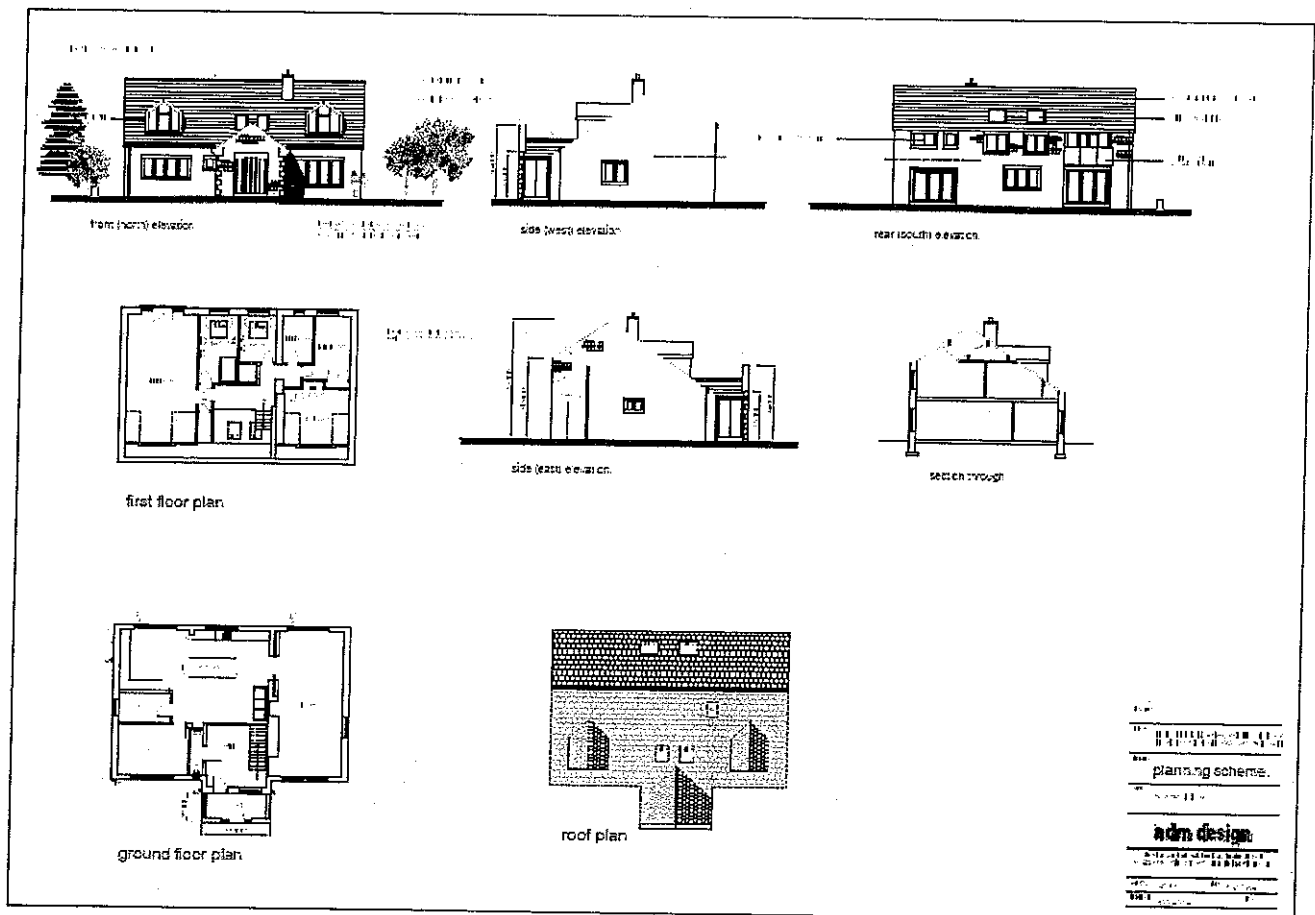


Fig. III –Proposals

1.0 INTRODUCTION

1.1 Site Description

- 1.1.1 The map reference for the site is SD 367670 432853 and from Memory Map OS Edition North West England lies gives a general height of 136 m AOD.

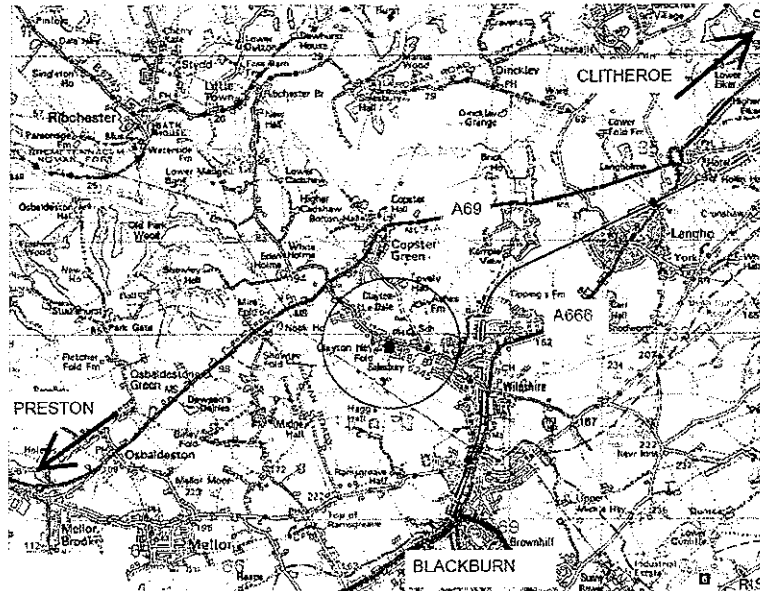


Fig. I - Location Plan

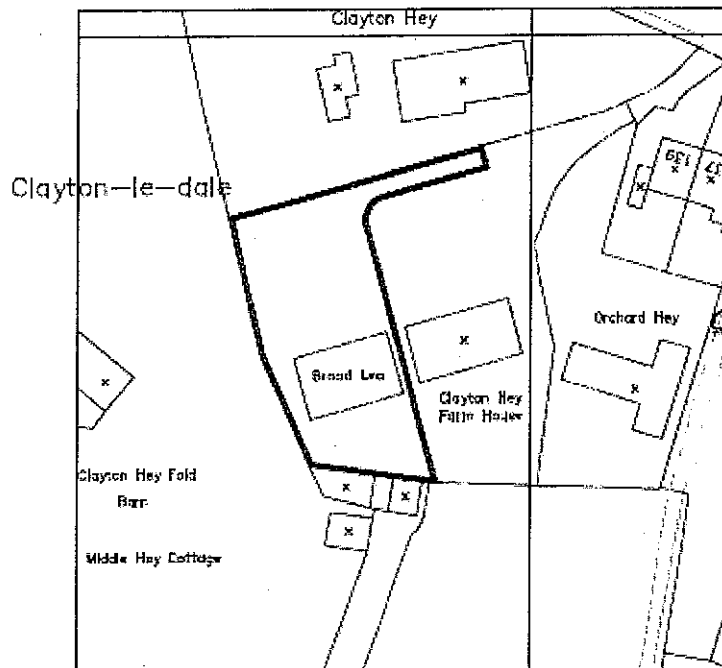


Fig. II - Site Plan

EXECUTIVE SUMMARY

It is proposed to raise the roof of an existing two storey house, in occupation, resting in a garden site area of well under a hectare. The site has immature trees within its boundaries, however to the south there are semi mature deciduous and with a line of conifers to the west. Showley Brook lies nearly half a kilometre to the south.

The site has been surveyed by suitably experienced surveyors who carried out an initial appraisal survey to check out the equipment required, the potential habitat for bats and any health and safety concerns. This was then followed by roost assessment surveys where the building's exterior and the surrounding buildings and trees were investigated for the possibility of roosts and any evidence of their use both now and historically.

Dusk emergence surveys and back tracking surveys were carried out in favourable weather in September 2012 to check out whether the possible roost sites were occupied. This was supplemented with a transect count where the surveyor walks on a defined path around the site recording numbers of bats seen and heard, species type, location and what they may be doing.

Bats were recorded at the frequency of the common pipistrelle but none seen emerging from any part of the structure despite the dusk emergence and backtracking exercise being repeated. External features were examined thoroughly but there was no evidence found to indicate roost occupation on the site. The building is occupied by a couple with a young family, so inside was not scrutinised. No evidence of bat occupation was disclosed by the owner occupier.

Bats were seen and identified in the area in transit to the south directly crossing the site and foraging to the north. It is noted that during the period of works there may be some short term disturbance in the ability of bats to forage around the existing building, however, none of the existing trees will be affected.

If extreme care is taken during the removal of the roof then, at this time, a mitigation licence does not seem to be required but never the less it is recommended that new bat boxes should be erected on the southern face of the building with a clear flight path to the box and in a position not subject to disturbance.

2.0 METHODS

2.1 Summary of Survey Methods

2.1.1 This survey has been conducted in accordance with the survey objectives, methods and standards outlined in Bat Surveys; Good Practice Guidelines, Bat Conservation Trust (2012) Second Edition which all the tables and page numbers below refer to.

2.1.2 The most up to date good practice guidance has been followed and ,in particular, reference has been made has been made to JNCC Bat Workers Manual 3rd Edition, Bat Mitigation Guidelines, English Nature (2004), Wildlife in the Countryside Act 1981 (as amended) and the Habitats Regulations. (See also Clause 7.0 References)

2.1.3 The survey method and amount of survey effort required will be selected to allow for sufficient information to be collected to achieve the stated aims and objectives of the survey, taking into account of the size, nature and complexity of the proposed development site.

2.1.4 Using Table 4.2 (page 24) of Bat Surveys - Good Practice Guidelines, it would seem that the site has a potentially fairly low value for bats as, after a preliminary roost assessment has been conducted, however, bats are using the site for foraging and a transient route. Table 8.2 (page 54) 'Features of Buildings and Built Structures that are Correlated with their use by Bats in Summer' also classifies the building as a lower likelihood of bats being present.

2.1.5 The surveys were conducted with sufficient daylight and time allowed for the surveyors to walk the whole area and into the areas beyond

Type of survey

2.1.6 A robust bat survey is as a condition from the Local Authority and as some protection to the owner and contractor not to fall foul of current legislation on the protection of bats.

2.1.7 An initial appraisal survey has been conducted and bats have been identified on the site, it was therefore decided to carry out all or most the following survey methods, as and when required:-

i) Roost Survey

Preliminary roost assessment:-

To identify potential roosting sites and to assess the likelihood and the need for further survey work or mitigation.

(This assessment should include transitional, maternity, satellite, night or day roosts or a feeding site both in existing buildings and in trees.)

Presence/ absence survey:-

To establish where and whether bats are roosting at the site and the type of roost.

Roost characterisation survey:-

surveys at known roosts

ii) Activity survey

transect point counts

iii) Back tracking survey

Timing

2.1.8 Table 4.5 (p27 reproduced below) confirms that activity surveys, building inspection for roosts, tree surveys for active bats are all optimal until the end of September. However it is suggested that it could be argued that dusk/dawn emergence surveys could just be acceptable in September if the weather is good. A mating roost/autumn swarming survey also needs to be considered.

2.1.9 Table 7.1 (page 43) recommends that the start of individual activity surveys should be at least ½ hr before sunset and last between 2 to 3 hrs. Three hours when the site is larger than 1 hectare. A mating, activity and swarming survey should start at sunset and extend to at least four hours after sunset.

Table 4.5 Recommended survey times (adapted from Limpens 2005) for various survey types. Optimal periods are shown in dark grey, sub-optimal periods in light grey

Survey type	J	F	M	A	M	J	J	A	S	O	N	D
Activity surveys (Chapter 7)												
Inspection of buildings and structures for roosts (see Chapter 8)												
Mating roost/autumn swarming surveys (see Chapter 8)												
Winter hibernation surveys including surveys of underground sites (see Chapter 8)												
Tree surveys for features used by roosting bats (by observation from the ground; Chapter 8)												
Tree surveys for active bats (bat emergence or re-entry surveys; Chapter 8)												
Bat detector surveys for dusk/dawn emergence/re-entry (Chapter 8)												

! The months shown are optimal for maternity roosts. For other roosts, other months may be optimal.

Survey area

- 2.1.10 The site to be surveyed has been extended to cover the adjacent stands of trees and open land to the north to appreciate that there could be an overlap in foraging.

Survey effort

- 2.1.11 This should be proportional to the likely use of the site by bats and the potential effects of the proposed development on the species present
- 2.1.12 The survey effort depends on the habitats present:-
- i) results of the pre-data search (none recorded as being close)
 - ii) species likely to be found and the risk the proposed development is likely to pose to them (likely to be pipistrelles as they have been recorded in the area)
 - iii) the size of the site (< 1ha Table 7.2 p45) and the proximity and suitability of trees, (Table 8.4 (p60)), and any open water (none immediately adjacent)
 - iv) type of development (lifting the roof - no trees to be affected)
 - v) complexity of the site (only small with easy opportunities for examination)
- 2.1.13 'An activity survey should provide a representative sample of the bat activity at the proposed development site. Sampling should be appropriate to provide a sufficient amount of data to assess the potential implications of the whole development'
- 2.1.14 Table 4.2 (p24) indicates that although bats have been recorded or observed using the area for foraging, no potential roosts were found in the building. The value of the development site has therefore been recorded as being low.
- 2.1.15 Table 8.2 (p53) also puts the likelihood of bats being present in the lower category.
- 2.1.16 Table 7.2 (p45) has also been consulted and it would seem that the site is classified as small, as the site area is under 1 hectare. It is also suggested that the quality is just within the 'low habitat quality' definition as the initial appraisal survey determined that the building has been well maintained, is occupied, so subject to disturbance, there isn't a loft and exploratory access has been provided to all areas including the roof.
- 2.1.17 As a consequence, it is recommended that the minimum visit frequency and timing for the activity survey from Table 7.2 (p45) is:-
- 'one transact on two visits between March and September'

- 2.1.18 Table 8.5 (p63) gives guidance on presence/absence surveys and recommends
‘one dusk and or pre-dawn re-entry survey during May to September (optimum May – August)
- 2.1.19 To assist with determining the value of the site to bats, Ribble Valley Council has also scored the building in accordance with their standard checklist (see **Appendix IV**)
- 2.1.20 As a result of the above, it is proposed to carry out dusk emergence and transects, presence/absence survey visits so as to provide confidence in the preliminary roost assessment results from the buildings and trees.
- 2.1.21 The external survey was easily completed within two hours. No internal survey was carried out because the building is occupied in all rooms at all times. The occupier reported no internal signs of bats.

Deviations from Best Practice

- 2.1.22 The survey would have benefited from a dawn presence/absence survey but this was deemed not to be practical and because of the results of dusk surveys, also not felt to be absolutely necessary as the opportunities for roosting in the available crevices could be carefully explored.
- 2.1.23 Although it would have been better to conduct the tree survey in the winter months, the cover is not dense and, as a consequence, the tree survey was deemed to be satisfactory.
- 2.1.24 There is a deviation from Table 4.5 (p27) for dusk dawn emergence surveys in September but this deviation is substantiated by Table 8.5 (p63)
- 2.1.25 A detailed internal inspection was not carried out as the building is not large, occupied, with no loft and in good repair and decoration.

Appropriate Methods

- 2.1.26 It is considered as being appropriate to carry out the above methods to achieve the aims and objectives with reference the guidelines set out in The Bat Conservation Trust’s publication Bat Surveys - Good Practice Guidelines 2nd Edition. This surveyors and survey report have set out to robustly identify and protect the welfare of the bats present on site.

Effect of the pre-survey data information

- 2.1.27 There is little pre-survey information available. However, there are pipistrelles recorded within 2km of the site and so could be using the site.

Limitations of the survey techniques

- 2.1.28 It is proposed to carry out an Activity Survey. This involves using hand held detectors to locate and identify flying bats. Surveyors can survey the site and, if necessary, respond by moving around the site. Unfortunately, the disadvantage of this method is that each surveyor can only operate for a certain number of hours each night.
- 2.1.29 The preliminary roost survey did have a slight disadvantage in that the gable of the building couldn't be reached by ladders. However, this was compensated for, as far as was possible, by using high powered binoculars and zoom cameras looking for roosting opportunities, landing accessibility and staining. The pointing to the gable and edge tiles is very good.

Limitations of the equipment

- 2.1.30 There are three main systems for converting ultrasound produced by bats into sounds we can hear, these are heterodyne, frequency division and time expansion. The detectors employed in this survey are both heterodyne and frequency sampling.
- 2.1.31 The simple heterodyne system uses ultrasound picked up by the microphone and is mixed with a signal from a tuneable oscillator in the detector which the user can adjust. The bandwidth varies between detectors which can affect how accurately the peak frequency of bat calls can be determined. However, the wider bandwidth may result in more bats being detected. This method is no longer considered acceptable for commercial surveys unless used in conjunction with other detectors to record bat calls for later analysis.
- 2.1.32 Frequency division simultaneously monitors the full range of frequencies within all bat calls. Low amplitude bat calls will not be recorded if another sound source of higher amplitude is received and harmonic frequencies cannot be recorded at the same time as a higher amplitude dominant frequency. Sufficient frequency information is preserved using this system to enable a basic sonogram analysis of frequency against time but not multiple frequency and amplitude.

- 2.1.33 The detectors used are dual mode providing both heterodyne and frequency division techniques and can identify the full range of bat emissions from 17kHz to 120kHz. They have a range of between 30 to 40 metres and are exceptionally good at differentiation in the field. They have the ability to connect to a recorder which records whilst listening, so enabling post recording computer analysis of sonar peak frequencies. The equipment has been recently calibrated.
- 2.1.34 If it had been possible, it would have been technically better to have been able to use time expansion along with full spectrum sampling but this is not possible at this time.

Impact of the limitations

- 2.1.35 It is not possible to use bat detector data to obtain a count of individual bats passing through a detector's effective survey area unless more than one bat is recorded simultaneously on a sound file. However a video was taken for visual verification.
- 1.36 It is not expected that the limitations set out above will interfere with the main objectives of the survey set out in Clause 1.3.

2.2 Pre-Survey Data Search

- 2.2.1 Lancashire County Council Ecology Service, Lancashire Environmental Records Office and the Local Bat Group have been consulted and information has also been taken from the National Biodiversity Network Database (terrestrial mammals). (See **Appendix I**)
- 2.2.2 In addition, The Joint Nature Conservancy Council, The Mammal Society and The Wildlife Trust for Lancashire, Manchester and North Merseyside website has been considered and the planning archive records for the area consulted for bat surveys.
- 2.2.3 The Green Belt ends some 90m to the south east but there no Sites of Special Scientific Interest or Special Areas of Conservation within 10km of the proposed development. Lancashire County Council has excluded the ribbon development down Ribchester Road from the area designated as having scope for the increase in woodland cover

2.3 Surveyor information

- 2.3.1 David Goodger and Chris Holgate took part in the survey. Both are members of the local bat groups in Burnley or Colne. One is a member of the Bat Conservation Trust and one has the benefit of being a Chartered Ecologist, a Chartered Environmental Manager and a Chartered Engineer. The Ecologist has had experience of bat surveys in the Lancashire, Cheshire and the Yorkshire area over the last eight years.
- 2.3.2 Box 3.1 Summary of BCT Professional Training Standards in Bat Surveys Good Practice is to be aspired to along with a continued professional development programme.

2.4 Field Surveys

Preliminary Ecological Appraisal

- 2.4.1 A JNCC Phase I Habitat Survey has not been part of this exercise arguably due to the built up nature of the site but a preliminary ecological appraisal was conducted both to identify any hazards that there may be on the site and areas or structures which could have potential value to bats for roosting, foraging or commuting. Note was taken of the relationships of habitat quality within the landscape. This was carried out in September 2012

Roost survey

- 2.4.2 Surveys were also conducted in September 2012 with attention paid to Appendix 4 'Searching Structures for Bats' of The Bat Surveys Good Practice. Both external and internal inspections of the buildings were carried out along with attention being paid to Clause 8.2.5 Preliminary Roost Assessment – Trees
- 2.4.3 In addition, presence/absence dusk emergence survey information was collected
- 2.4.4 The preliminary roost assessment indicated that the dormer windows and a lost tile were the most likely areas to have bats roosting in them. The whole site was covered both visually and with bat detectors. Positions were chosen to sight all parts of the residence but with a weighting to the north side where the part missing tile is. The bargeboards and gables were well maintained and there is little chance of a roost.

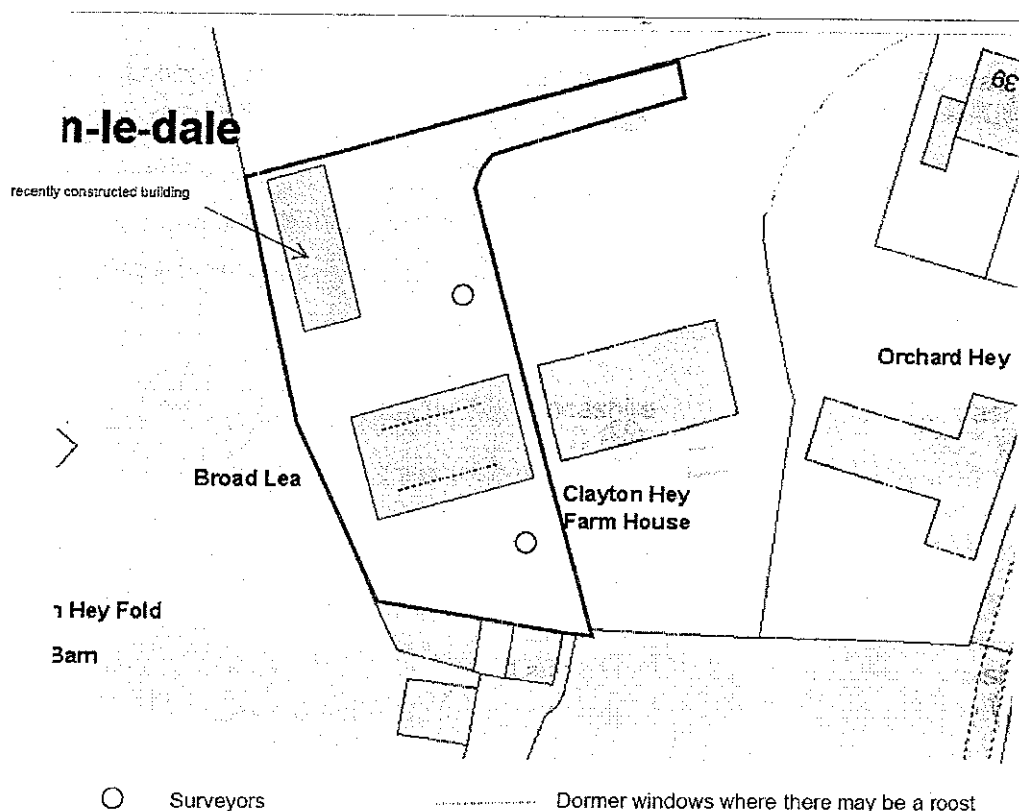


Fig. IV – Dusk emergence survey and possible backtracking

- 2.4.5 A fine evening/night was chosen in all cases with temperatures above 10°C with little wind and preferably no rain. Details of the surveys are in **Appendix II**

Backtracking survey

- 2.4.6 The survey was conducted at dusk so the surveyors moved toward where they thought the roosts could be after bats appeared, as the earlier a bat is seen after sunset the more likely it is to be to its roost. The surveyors were in position at least 30 minutes before sunset

Activity survey

- 2.4.7 The positions of the sampling points were chosen because they gave the most uninterrupted view of the site. Bats were seen at points 1&3. The remainder of the sampling points were done for completeness.
- 2.4.8 The transect survey directions were then reversed

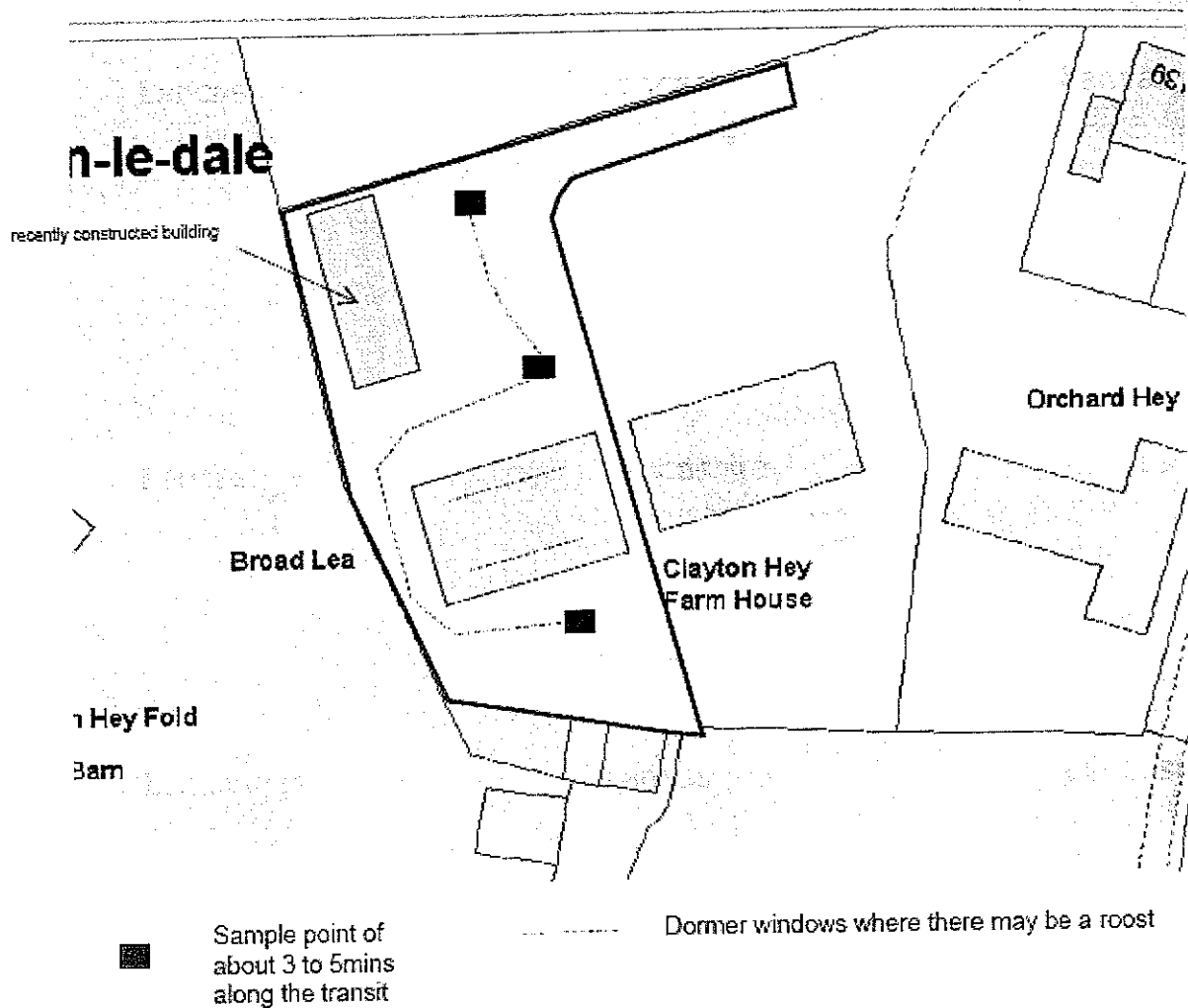


Fig. V – Route of the Activity Survey Walk and location of sampling points

Equipment used

2.4.9 The examination of the site was made using:-

- i) Drawings
- ii) Reporting Form
- iii) Measuring Tape and staff
- iv) close focusing binoculars (Ross Hanover)
- v) high powered lamps (Clu-lite 1,000 candle power) and small torch
- vi) Two digital cameras (Sony HDD DCR-SR 30 and 8megap HTC camera). Both with video and zoom facility. (The Sony with night vision.)
- vii) Ultrasonic Hetrodyne and frequency division Batbox Duet bat detector (range 17kHz – 125kHz)

- viii) H2 Zoom Handy Recorder connected to the Batbox
- ix) ladders and personal protection equipment
- x) Thermometer, mirror and collection pots
- xi) Personal protection equipment (helmet, gloves, boots and high visibility jackets.)

3.0 RESULTS

3.1 Pre-survey data Search

- 3.1.1 The pre-survey data search from The National Biodiversity Network Database (terrestrial mammals) is listed in **Appendix 1** and has concentrated on the type of bats likely to be in the area.
- 3.1.2 The information supplied did imply that the most likely type would be *pipistrelles* on the site
- 3.1.3 There are no Sites of Special Scientific Interest or Special Areas of Conservation within 10km of the proposed development
- 3.1.4 A glance at the aerial photograph of the area does show that there is tree cover close to the site which should be explored. Water is some distance away.

3.2 Field Surveys

Habitat description

- 3.2.1 The preliminary ecological appraisal identified the dormer windows on both aspects of the building and the more mature trees on the south boundary as having possible roost potential. The southern boundary trees and a line of trees on the western boundary are likely foraging areas.
- 3.2.2 For information Table 8.4 (p60), defines the protocol for visual inspection of trees to be affected by arboriculture work. After inspection the trees to the south are considered to be Category 2, as they have no obvious potential to support bats. However, no trees will be affected by this proposal.



Fig. VI – Areal View of the Surrounding Tree Cover

Roost Survey

- 3.2.3 The preliminary roost assessment is detailed in **Appendix II** and is in accordance with Clause 8.2 of the Guidelines but did not find any roosts.

Locations of potential access points

- 3.2.4 There are potential access points in the dormer windows and behind a missing tile but access was available and certainly the potential roost points only went in to a maximum 25mm before meeting the resistance of silicone filler. All the bargeboards and eaves were checked and were blocked with either silicone or cement. Although bats were seen (See **Fig. VII**) none were identified as having emerged from the building.

Bat signs found

- 3.2.5 Even after an intensive search outside, no evidence of bats roosting were found. (See **Appendix II - Report Forms** and **Appendix III – Photographs**)

Potential and actual roost sites

- 3.2.6 As has been mentioned that it seemed that there could be potential roosting sites around the dormer windows but, after a physical inspection, no actual roost sites were found. The height of the building at the moment is about 6.50m

Results of Emergence/re-entry surveys and backtracking surveys

- 3.2.7 The surveys were done in good weather but bats were not seen to emerge from the building

Buildings/Structures

- 3.2.8 The house in question may have been built about twenty years to thirty ago and has plastic windows and a slate roof. The house and garden extend to approximately 932 m². It is occupied by a couple with a young family and some building work has been undertaken
- 3.2.9 Externally and internally the house is in good order with play equipment in the garden indicating the normal disturbance and noise from a young family

Trees

- 3.2.10 The trees within the site do not provide chances of roosting. However, there are more mature trees to the south and conifers to the west which will not be disturbed and fortunately do give the advantage of open sky and foraging opportunities.

Activity Survey

- 3.2.11 An activity survey was carried out and the results are shown in **Appendix II**
- 3.2.12 The conclusion is that site is used for foraging as it lies in the centre of a tree belt but no evidence has been found that the building is used as a roost

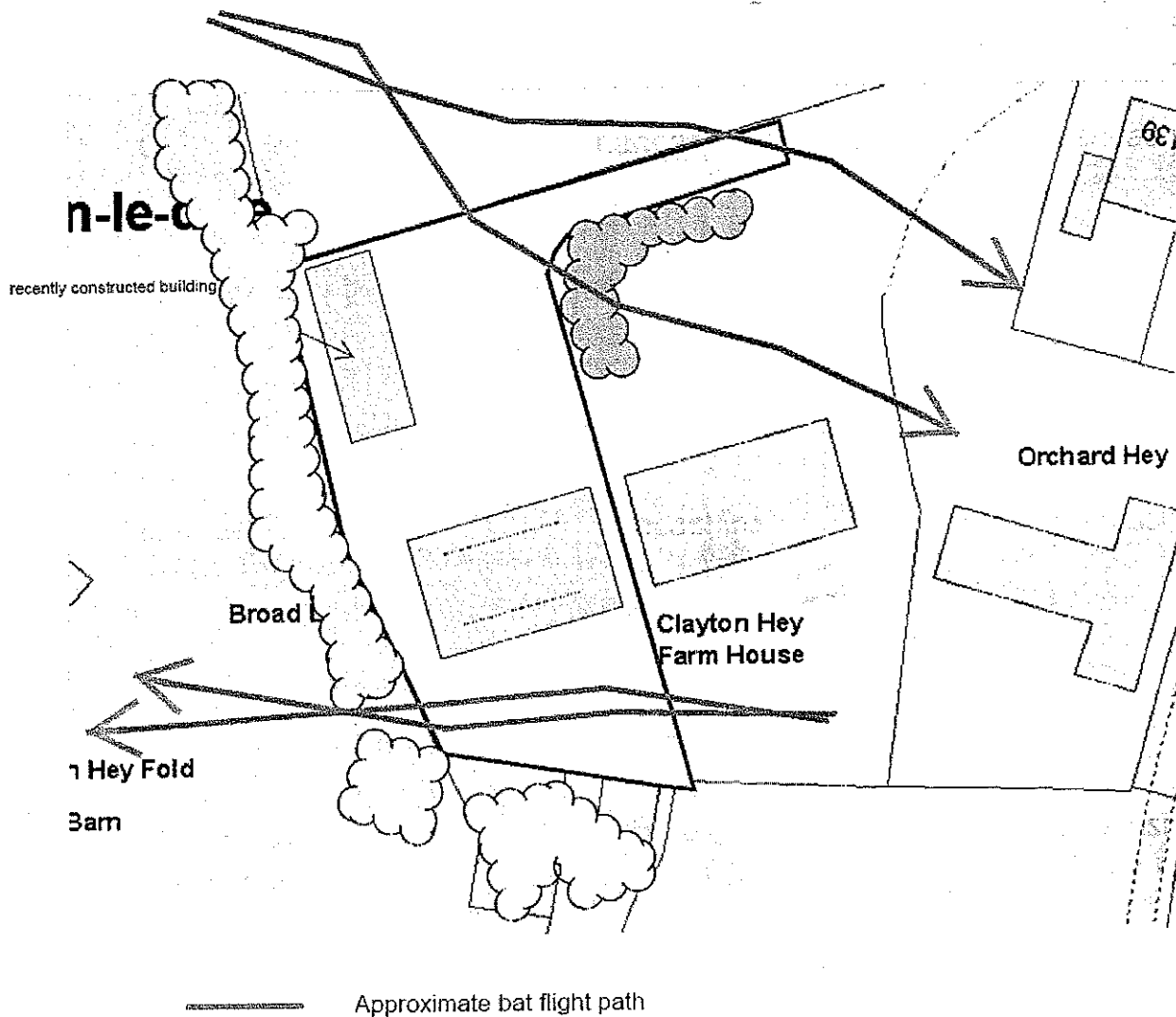


Fig. VII – Results of the Transect Surveys

- 3.2.13 It is thought that the bats recorded were very likely to have been the common pipistrelle (*Pipistrellus pipistrellus*). They were identified by the flight call frequency (deepest note about 46 kHz), size (3.3cm-4.8cm), their flight pattern (very manoeuvrable with twists and turns) and emergence times (just after sunset). This species does like to roost on the outside of buildings. The pre-survey information did imply that there could be pipistrelles on the site.
- 3.2.14 No evidence was found of bats outside the building either under soffits or barge boards (likely to be pipistrelles) or any sighted emerging from the building. However, there could be an opportunity for a roosts under a broken tile on the north facing roof.

4.0 ASSESSMENT

4.1 Constrains on the survey information

4.1.1 The days picked for the surveys were when the weather was fine, dry warm and moist, hopefully with midges and moths flying so as to provide the greatest opportunity of finding bats flying.

4.1.2 Access to the roof, the dormer windows barge boards and fascia was not restricted and a thorough examination carried out.

4.2 Constrains on the equipment used

4.2.1 The survey set out to determine whether the raising of the roof and the construction of a porch will interfere or harm any bats occupying the structure at the time. It is felt that the equipment used will achieve this necessary objective despite the bat detectors not being the most technically advanced on the market.

4.3 Potential impacts of the development

4.3.1 Just as a final check it is suggested that the roof slates and the dormer windows are taken off carefully and, if any bats are found, work stops immediately, then there should be minimal impact of the proposed development

4.3.2 The existing foraging area would not be disturbed.

4.4 Legislation and policy guidance

4.4.1 British bats and their roosts are legally protected under the Wildlife and Countryside Act of 1981 (as amended) through inclusion in Schedule 5. Since the introduction of the Countryside and Rights of Way (CROW) Act in 2000 and other supporting documentation in May 2005, it is an offence to :-

- i) Deliberately capture, injure or kill a bat
- ii) Deliberately disturb a bat i.e.
 - Impair the bats ability to survive, reproduce, breed or rear their young
 - Impair a migratory or hibernating species' ability to migrate
 - Damage or destroy a breeding site or resting place
 - Possess, control, transport, exchange or sell a bat or parts of a bat, alive or dead.

In doing so, such an action could result in a custodial sentence.

- 4.4.2 This puts the onus on developers to ensure they will not be impacting on roosts before commencing work. The roosts are protected, irrespective of whether a bat is present or not at the time of the survey.
- 4.4.3 If a bat roost is to be affected by development or engineering works, it is now necessary for developers to obtain a licence from Natural England before undertaking the work. A 'bat roost' is generally acknowledged to be 'any structure or place which any wild [bat]... uses for shelter or protection'. This quote is taken from the Bat Worker's Manual (see section 12).
- 4.4.4 One of the conditions of a Natural England Licence is the maintenance of the favourable conservation status of the species. Mitigation and compensation measures are required followed by monitoring of success. These Licences may be issued providing planning permission has been granted, where there is an over-riding public need for the development and there is no reasonable alternative available.
- 4.4.5 Bats were also protected under the Conservation (Natural Habitats) Regulations 1994 which implements the EC Directive 92/43/EEC in the UK but this has now been replaced by The Conservation of Habitats and Species Regulations (2010) and The Natural Environment and Rural Communities Act (2006).
- 4.4.6 A number of "key" bat species nationally, including the Pipistrelle (*pipistrellus* and *pygmaeus*), have been the subject of Bat Biodiversity Action Plans. Equivalent plans have been devised by most local authorities to cover either the Pipistrelle or bats in general, and a county-wide plan has been created by the Greater Manchester Ecology Unit. Some local authorities have added an extra species – for example the Noctule or Daubenton's - where their borough is particularly important for that species.
- 4.4.7 Planning Policy Statement (PPS 9) Biodiversity and Geological Conservation (August 2005) dictates that the presence of a protected species is a material consideration when local planning authorities are considering a planning application that would be likely to harm their habitat. It is to be noted that bats can feed on and/or commute across a site without roosting.

- 4.4.8 If in the case of a building, tree or other feature not already known to be a bat roost bats are found during the course of work, the contractor must stop and seek advice from the consultant involved with the site, if one has been appointed, before proceeding.

Natural England requirements

- 4.4.9 This report has been structured so as to clarify the following requirements of Natural England:-

- i) To confirm that a survey or surveys have been undertaken to determine whether or not bats are present at any potential roosting site that would be affected by the proposals.
- ii) To confirm that an assessment of all trees, buildings and other structures in close proximity which could be of value to bats and which may be affected by the proposals has been carried out.

- 4.4.10 The survey has identified that, as far as can be determined, the proposed work will not affect any roosting bats. Foraging between the building and the existing trees may be disturbed during construction but there will still be availability once the buildings are up

- 4.4.11 A good-quality survey before the commencement of work and its recommendations followed, should ensure that it would be unlikely that the discovery of a roost during the course of the work would be considered to be "reckless" interference. Advice could also be sought from the Statutory Nature Conservation Officer at Natural England.

- 4.4.12 Bats should only be picked-up if easily accessible and in immediate danger and should be put in a secure, ventilated box with the minimum of disturbance and kept safe until qualified advice is urgently obtained.

5.0 RECOMMENDATIONS & MITIGATION

5.1 Further Surveys

- 5.1.1 It is concluded that a further roost inspection is not needed as access is adequate and the inspection thorough.

5.2 Mitigation measures

Mitigation for roost sites

- 5.2.1 It is suggested that to compensate for any possibility of a roost loss two self cleaning bat box are built/fixed into the new walls of the building. There are types of boxes which can be easily fixed to the outside of the building with screws and a galvanised bracket

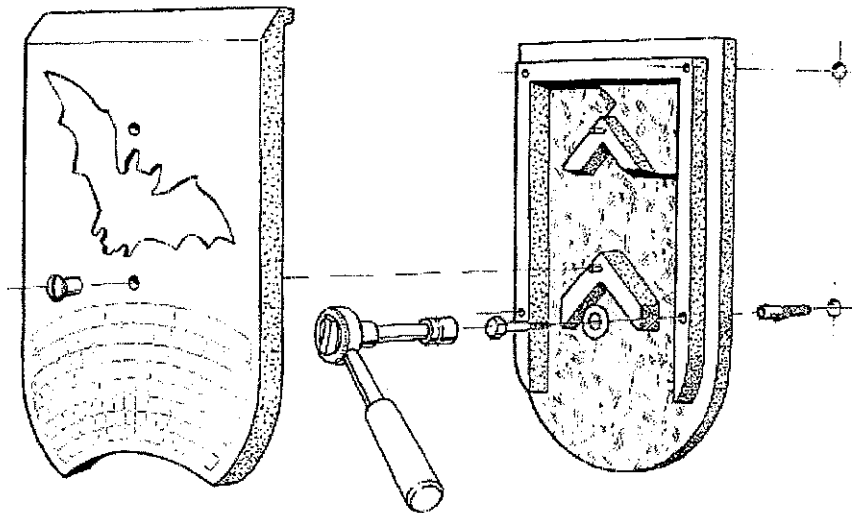


Fig. VIII – Typical Self Cleaning Winter Bat Roost

(building fixing)

Species	Summer/ maternity	Summer/non breeding	Hibernation*	Notes
<i>Rhinolophus ferrumequinum</i>	N/A	N/A	N/A	Horseshoe bats do not use bat boxes.
<i>Rhinolophus hipposideros</i>	N/A	N/A	N/A	
<i>Myotis bechsteini</i>	II	II		Maternity roosts
<i>Myotis brandtii</i>	II	II		
<i>Myotis daubentonii</i>	II	II		
<i>Myotis mystacinus</i>	II	II		
<i>Myotis nattereri</i>	II	?		
<i>Pipistrellus nathusii</i>	II	II		
<i>Pipistrellus pipistrellus</i>	C	C/H	C	H are rarely used as maternity roosts.
<i>Pipistrellus pygmaeus</i>	C	C/H	C	
<i>Nyctalus leisleri</i>	II	II	II?	
<i>Nyctalus noctula</i>	II	II	II	
<i>Eptesicus serotinus</i>	N/A	N/A	N/A	Not found in boxes
<i>Barbastella barbastellus</i>	C	?	C?	
<i>Plecotus auritus</i>	II	II		Maternity roosts
<i>Plecotus austriacus</i>	II	?		

Key
 * Large well-insulated hibernation boxes may be more successful
 N/A -not applicable; bat boxes should not be considered as replacement roosts
 II - tree hollow-type box providing a void in which bats can cluster
 C - tree crevice-type box, with 25-35mm crevices
 ? - few data on which to base an assessment

Table D – Different Bat Boxes used by Different Species

- 5.2.2 The bat boxes are to cater for *pipistrelles* and, although not observed, Dubentons. They must cater for their needs as listed in **Table D** above.
- 5.2.3 Boxes should be sited close to a hedge or tree line, at least four to five metres above ground, within the building fabric close to the eaves with a clear flight path to the roost. They should be sheltered from strong winds but exposed to the sun for part of the day (usually facing South or South West).
- 5.2.4 Avoid external lighting close to roost entrances as this may impact on their emergence behaviour. Close consideration should be given to the lighting design as many bat species show a clear preference for avoiding well lit areas
- 2.2.5 Bats can discover bat boxes within hours of being put up. They may start by using the box as an overnight roost within weeks. However it may be some time before a box is used regularly or as a breeding roost. If there appears to be no use of the box within the first two years it would be wise to relocate it. Choose a box that is self cleaning as the droppings can fall out of the bottom.
- 5.2.6 All boxes to be with the advice of the Bat Conservation Trust and the local conservation officer.
- 5.2.7 It is suggested that if at all possible the work should take place in the months of September October this will reduce the risk of the site being used as for either maternity or hibernation. However, there is an increased chance of mating and swarming around this time with hibernation beginning in October/November depending on the weather.

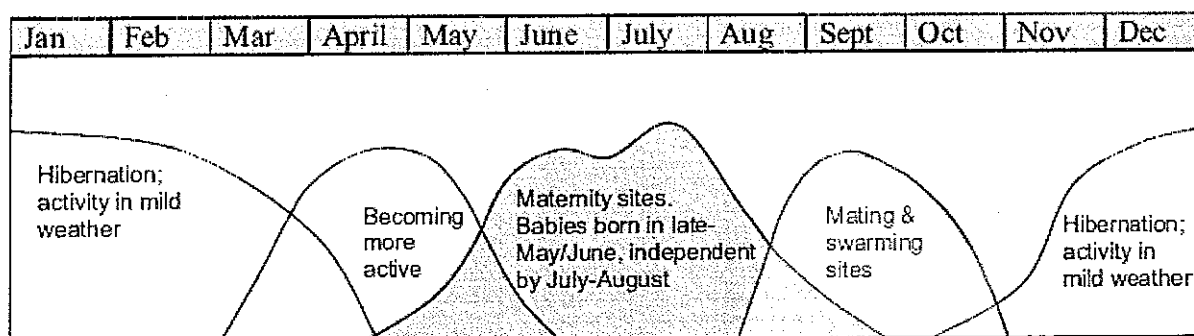


Fig. XI – Bats Likely Activity

Mitigation for foraging and commuting habitat

- 5.2.8 The surveys indicate that the area is used at the moment for foraging. Building work and subsequent human presence may have a detrimental effect on foraging and commuting as bats require low human disturbance. In particular, temperature and humidity regimes and a stable external layout so that they can continue to follow established flight paths.
- 5.2.9 The pipistrelle bats which have been identified on site are crevice roosters and are known to move between maternity sites. They may find it easier to locate to suitable new roost sites than, say long eared bats which prefer buildings with large unobstructed roof voids, which are incidentally not available in this particular situation.
- 5.2.10 The existing tree canopy around the site will not be disturbed, so fragmentation or isolation from adjacent water or feeding areas will not occur.
- 5.2.11 The ability to foraging will deteriorate whilst the new construction is being carried out but that ability will return once the development is complete.
- 5.2.12 It is concluded that if the measures outlined above are adopted then there will be little long term impact on the bat population as *pipistrelles* are known to move between sites and it is hoped will take advantage of the new roosting opportunities proposed.

5.3 Mitigation Licences

- 5.3.1 A mitigation licence from English Heritage simply permits an action which is otherwise unlawful. A licence should be applied for if on the basis of survey information and specialist knowledge it is considered that:-
- i) The site in question is demonstrably a breeding site or resting place for bats
 - ii) The activity is reasonably likely to result in an offence
- 5.3.2 The survey established that when surveyed bats were not seen as emerging or roosting in the building on visits. However, it must be stressed that if any bats are found during the course of any work carried out, work must stop immediately and contact made with the National Bat Helpline 0845 1300 228 for advice and instruction. An agreed procedure shall then be implemented.
- 5.3.3 If the building roof is to be worked on between the months of September to April special care must be taken as bats could be hibernating.

- 5.3.4 The contractor or maintenance contractor is to be warned to take special investigative care around all crevices before work is carried out.
- 5.3.5 The contractor is also to be warned of the offence and the penalties that may be incurred. A method statement approved and agreed between the client and the contractor, so as to clarify the demolition procedure, would be beneficial.
- 5.3.6 If it is proposed to carry out works between April and September next year it is recommended that the site is surveyed again by a competent person or persons just before demolition starts to lessen the possibility of disturbing bats which may have taken up residence.
- 5.3.7 Finding bats will cause a delay of at least three weeks as a licence would need to be obtained from Natural England and a licensed bat worker retained to carry out any agreed mitigation.

6.0 SUMMARY

6.1 Assessment

- 6.1.1 Access to the roof and dormers was easily achieved and a close inspection of the likely roosting places was carried out with care.
- 6.1.2 The main objective is to determine what adverse impact, if any, the removal of the roof of the building and the subsequent disturbance during construction and operation will have on any bats present either on the site or in close proximity. It would have been technically better to have been able to use time expansion along with full spectrum sampling but this is not possible at this time.
- 6.1.3 The equipment used was able to identify that there were bats, their frequency range, gave guidance as to their direction of flight, species and numbers.
- 6.1.4 Despite there being visits to conduct a pre-site survey, roost surveys, emergence surveys and transects surveys and although bats were seen, there was no evidence found to establish that either bats were roosting in the building or the surrounding trees. The site, however, is used for foraging.

6.2 Recommendations

- 6.2.1 If the mitigation measures set out below are carried out then it would seem that the risk of the building being used as a breeding site or resting place for bats will be very low.

6.3 Mitigation

- 6.3.1 Despite there being little evidence that there are roosts in the building, it is recommended that if planning is approved for work on the building then the following conditions should be sought:-

- i) Provide, fix and maintain new Bat Conservation Trust 'approved' bat boxes
- ii) Method statement from the roofing contractor to identify the care he proposes to take
- iii) Keep the harsh new lighting away from the new bat boxes
- iv) Attempt to carry out the work before the bats hibernate

- 6.3.2 It is concluded that if the measures outlined above are adopted then there will be little long term impact on the bat population as *pipistrelles* are known to move between sites and it is hoped will take advantage of the new roosting opportunities proposed.

7.0 REFERENCES

The Conservation of Habitats and Species Regulations 2010 (*As amended*)

The Wildlife and Countryside Act 1981 (*As amended*)

The Natural Environment and Rural Communities Act 2006

The National Planning Policy Framework 2012 (NPPF)

Government Circular : Biodiversity and Geological Conservation -Statutory Obligations and their Impact within the Planning System (DEFRA 01/2005 ODPM 06/2005)

North West of England Plan – Regional Strategy to 2012 (Policies EM1 and DP7)

Environmental Protection/ Nature Conservation Policies of the Local Plan

European Protected Species: Advice and legislation relating to European protected species and Licensing (*Natural England*)

Bibliography in, plus content of The Bat Workers Manual, 3rd Edition (2004). *Edited by AJ Mitchell-Jones and AP McLeish. (Joint Nature Conservation Committee)*

Guidance Notes Trees and Bats The Arboriculture Advisory and Information Service.

Action Plan for the Conservation of Bats in the United Kingdom. (*A.M. Hutson The Bat Conservation Trust 1993*).

Natural England Web Site

Bat Conservation Trust Web Site

Professional Support Series – Bats in Buildings (*The Bat Conservation Trust*)

Bats, Buildings and Barn Owls (*English Nature 2004*)

Owls on Site – A Guide for Developers and Planners (*Natural England March 2002*)

Bat Surveys – Good Practice Guidelines (*Bat Conservation Trust 2012 Second Edition*))

Bat Mitigation Guidelines, (English Nature (2004))

Minimum Standards for Bat Surveys in West Yorkshire (*Version 3*)

Professional Training Standards for Ecological Consultants (*Bat Conservation Trust 2012*)

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APPENDIX I :

Pre-Survey Data Search Results

Pt No	Time		Frequency	Bat Passes heard			Comments
	start	end		Common pipistrelle	Soprano pipistrelle	Other	
walk	17.45	17.50	—	—	—	—	—
1	19.50	20.15	56				foraging over adjacent fields + no transit
walk	20.15	20.30	—	—	—	—	—
2	20.30	20.45	56	2			2 in transit.
walk	20.45	20.48					
3	20.48	21.15	—	—	—	—	—

ACTIVITY SURVEY - POINT COUNT DATA SHEET

Client

Mr & Mrs P. P. P.

Date

20 Sept 2012.

Start

18.30.

Sunset.

18.52

Dusk at

19.27

Finish Time

22.00.

CONDITIONS

Temp (>10°C)	Wind		Rain		Cloud Cover		Humidity		Insects	
14 °C @ 6.15 pm	Calm Light air	✓	dry		Clear sky Scattered clouds	0% 25%	dry		none	
	Light breeze Gentle breeze		showers	✓	Broken clouds overcast	75% ✓ 100%	moist	✓	not many	✓
14 °C @ 10 pm	Moderate breeze Fresh breeze		drizzle		Vision obscured		damp		lots	

- Activity Surveys between March through to December Mating/swarming August September
- Start 30mins before sunset lasting 2-3hrs. Mating and swarming 4+hrs after sunset (Allow at least 3 minutes at each point)
- Optimum temperature for flying is thought to be 14°C above which all insects tend to fly (>10°C for surveys is OK but >15°C in late summer)

Pt No	Time		Frequency Hz	Bat Passes heard			Comments
	start	end		Common pipistrelle	Soprano pipistrelle	Other	
1.	18.30	18.40	56	3			There was some flying over the adjacent field.
walk	18.40	18.44	—	—	—	—	
2.	18.44	18.50	55	1	—	—	1 bat directly overhead in transit
walk	18.50	18.53	—	—	—	—	
3.	18.53	19.15	56	1	—	—	in transit.
walk	19.15	19.30	—	—	—	—	
2.	19.30	19.45	55	1	—	—	directly in a S.E. direction

DUSK EMERGENCE AND BACKTRACKING SURVEY

Client Mr Max Pinner Date 22nd September 2012
 Start 18.15 Sunset 19.09 Dusk at 19.44 Finish Time 22.15

1. CONDITIONS

Temp (°C)	Wind	Rain			Cloud Cover		Humidity		Insects	
18°C @ 6.0 pm	Calm Light air	✓	dry	✓	Clear sky Scattered clouds	0% 25%	dry		none	
15°C @ 10 pm	Light breeze Gentle breeze		showers		Broken clouds overcast	75% 100%	moist	✓	not many	✓
	Moderate breeze Fresh breeze		drizzle		Vision obscured		damp		lots	

Start at least 30mins before sunset to approximately 2-3hrs after sunset

Optimum temperature for flying is thought to be 14 °C. above which all insects tend to fly (>10 °C for surveys is OK but >15 °C in late summer)

Surveys from May through to August optimal for maternity roosts. For other roosts other months may be acceptable (April to September)

LOCATION POINT No

	TIME	Location of Exit point	Location of Entrance point	Type of roost	number	species
1.		FRONT OF THE PROPERTY				
2.		REAR " " "				
3.		NO BATS SEEN EMERGING				
4.						
5.						
6.						
7.						
8.						
9.						
10.						
11.						
12.						
COMMENTS						

INTERNAL ROOST INSPECTION

Each room to be quietly surveyed upward from the entrance, cellars last. Darker areas first

	FEATURES TO BE CHECKED	DETAILED DESCRIPTION
1.	access to cavity or rubble-filled walls	
2.	behind pictures, posters, furniture, peeling paintwork, wallpaper, plaster and boarded up windows;	
3.	window shutters and curtains;	
4.	wooden panelling	
5.	gaps between lintels and above doors and windows;	
6.	clean swept floors (has the evidence been removed ?)	
7.	Close inspection of window sills and window glass for access	
8.	the top of gable end walls, ridge and hip beam and other roof beams;	
9.	the junction of roof timbers, especially where ridge and hip beams meet; mortice joints, behind purlins, chimney breasts large is > 20cm	
10.	between tiles and the roof lining Facing south particularly	
11.	cool areas suitable for torpor or hibernation;	
12.	light gaps in the roof indicating access points to the outside;	
12.	Water tanks (covered or uncovered), if insulated the type	
13.	Evidence	number freshness shape size location
	• Droppings and corpses on the floor or on surfaces	
	• Bat-fly (Nycteribiid) pupal cases	quantity location type
	• scratch marks and characteristic staining from fur oil on timber and walls;	
	• clean gaps and sections of ridge beam and other timber and walls within the roof;	
	• cobwebs (no disturbance by bats)	
	• regular disturbance	
	• Ammonia from the urine and a musty smell from the droppings.	
	• bats squeaking and chattering during the day,	
	• previous survey information	

out
no
inspected
no
occupied
no
signs
of
bats
inside
no
noise
as
the
owner
advised

SURROUNDING AREA ROOST INSPECTION

Tree surveys for active bats May to September Tree surveys for features used by roosting bats December to March

1.	Mature trees (Oak, beech, ash) or overgrown ivy	none on site some mature trees to the south
2.	Open water or tunnels	Water some distance away
3.	FEATURES - Natural holes - Woodpecker holes - Cracks - or splits in major limbs - Hollows or Cavities - Dense epicormic growth - Loose bark - Bat or bird boxes	no access into land owned by others Some opportunities seen with binoculars.
4.	EVIDENCE - Scratches around the entry point - Staining around the entry point - flies around the entry points - smoothing of the surface around the entry point - bat droppings - evidence of feeding - Squeaking at dusk or in warm weather - Smell of bats	none observed

CATEGORISATION OF THE VISUAL INSPECTION OF TREES

Known or confirmed roost	Follow the national guidance to establish the extent to which the bats use the site	
Category 1*	Trees with multiple highly suitable features capable of supporting larger roosts	
Category 1	Trees with definite bat potential, supporting fewer suitable features that Cat 1* or with potential for use by single bats	
Category 2	Trees with no obvious potential although of a size and age that elevated surveys may result in cracks or crevices being found, or the tree supports some features of limited potential to bats	could be cat 2 but no trees on site affected
Category 3	Trees with no potential	

BAT ROOST ASSESSMENT

Client Yeates Rise Date 22nd September 2012
 Start 17.00 Sunset 19.09 Dusk 19.44 Finish 22.15

1. EXTERNAL BUILDING INSPECTION

Look for sightings, droppings, staining and grease marks and evidence of feeding. Where evidence found report on location, numbers, characteristics, artificial lighting and orientation. Survey may be carried out at any time during the year.

	BUILDING FEATURES TO BE CHECKED	DESCRIPTION
1.	gaps between ridge tiles and ridge and roof tiles, usually where the mortar has fallen out;	Lead flashing - examined no access seen. Mortar good
2.	broken or lifted roof tiles;	- none seen but access is there.
3.	lifted lead flashing around chimneys, dormer windows and on the roof	examined. no bats.
4.	valleys, ridges and hips, or where lead flashing replaces tiles;	no replacement - lead no valleys
5.	possible entry and exit points gaps behind weatherboarding, hanging tiles, fascia boarding, eaves, soffit boards and outside walls; (soffit or boxed eaves fitting tightly ?)	weather board / soffits all monitored well.
6.	holes in walls, pipes and gaps behind window frames, lintels and doorways; gaps between lintels above doors and windows;	none observed none
7.	cracks and crevices in stonework and brickwork. access to rubble-filled walls Cavity or rubble filled ?	none none visible
8.	look for staining and an ability to land to crawl into a crevice	none
9.	areas where bat droppings might accumulate, on the ground, ledges, windows, sills or walls	none seen
10.	A search of the ground for feeding remains, especially below potential access points, windows sills, window panes, walls, hanging tiles, weather boarding, lead flashing, eaves, behind peeling paintwork or surfacing materials and tiles.	droppings size none found Feeding remains Location
11.	any cracks and crevices that provide protection from the elements.	none found

APPENDIX II :

Bat Reporting Forms

A – Roost survey

Building external

Surrounding area

Building internal

Dusk emergence & Backtracking

B – Activity survey

Point count transect

APPENDIX III :

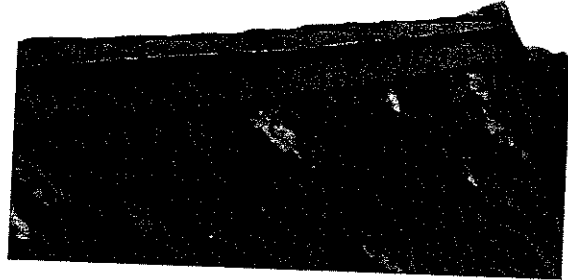
Photographs

APPENDIX III - PHOTOGRAPHS



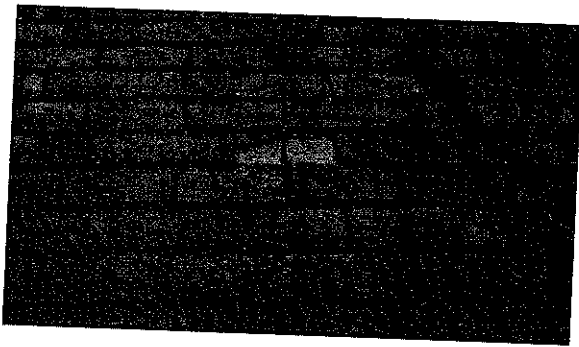
Flashing to Dormer window (no access)

Photograph 1.



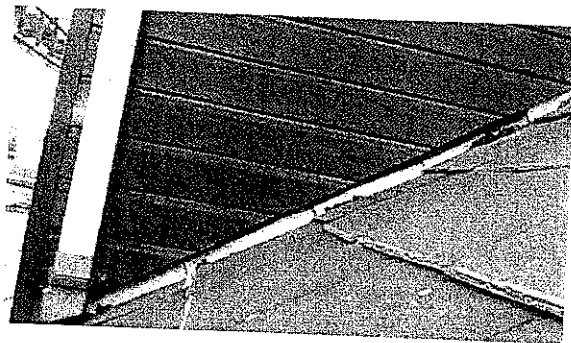
Good Gable Pointing

Photograph 2.



Missing tile

Photograph 3.



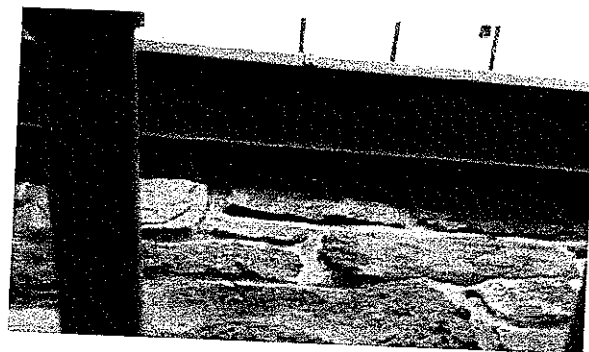
Cheeks to dormer

Photograph 4.



Roof is in general good order

Photograph 5.



No access to underneath barge boards

Photograph 6.

APPENDIX IV :
Ribble Valley Checklist - Initial Bat Score