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Our Ref: PGW/12L/B12569/19LET

Your Ref:

Date: 19th December 2012

Mr & Mrs F. Hodge
The Rann
Saccary Lane
Mellor
Blackburn
BB1 9DL

320130052P

Dear Sirs

RE. THE RANN, SACCARY LANE, MELLOR, BLACKBURN BB1 9DL

STRUCTURAL APPRAISAL OF FORMER COTTAGE AND DOMESTIC STORES

We would confirm having attended the above property and have carried out a visual inspection as you instructed.

The survey was instigated relative to the pending refurbishment of the property. The scope of our brief was to inspect and report upon the general structural condition of the property and to determine its suitability or otherwise for conversion to habitable accommodation. It was not within the scope of our brief to prepare a detailed schedule/specification of remedial works, or to supervise any such works. We did not have the opportunity to monitor the condition of the property over a period of time, nor was it within our brief to undertake any works to expose the foundations of the property. At the time of our inspection the property was utilised partly as a habitable cottage and for storage.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors Report which would cover in detail such items as serviceability, damp-proof course, gutters, roof finishes, electrical goods and the like, which represent the fabric of the building.

DIRECTORS: **J. W. Holt** B.A. (Hons) B.Eng. (Hons) C.Eng. M.I.Struct.E.
P. G. Wright B.Sc. (Hons) C.Eng. M.I.Struct.E.
CONSULTANT: **J. Crosbie** C.Eng. M.I.Struct.E. F.Cons.E.

REGISTERED IN ENGLAND No.: 2903487

THE RANN, SACCARY LANE, MELLOR, BLACKBURN BB1 9DL

STRUCTURAL APPRAISAL OF FORMER COTTAGE & DOMESTIC STORE

The property is a detached outbuilding being of a two storey dwelling to the right hand side and with attached single storey stores to the left hand side. The building is constructed in a traditional manner with solid stone external walls, stone tiled duo pitched ridged roof, part timber board and joist first floor and solid ground floor construction.

For the purpose of this report the front elevation is that termed facing the access road.

The exterior of the property has been examined and the following observations were recorded. The wall to the front elevation incorporates window openings at both ground and first floor towards the right-hand side of the elevation. This elevation of the property is in general in a fair and reasonable condition but would benefit from some repointing to the left-hand side. The wall is in general reasonable plumb within acceptable tolerance. The wall to the right-hand elevation is of a gable arrangement and incorporates a window opening with stone surround at first floor and a ground floor door opening with shaped stone lintel. The wall to this elevation is in general in a fair and reasonable condition and is reasonably plumb within acceptable tolerance. The wall to the rear elevation incorporates a single window opening and with the store to the rear left-hand corner projecting outwards towards the rear. The right-hand side of the store wall incorporates a door opening and with the ends of three purlins being evident. The walls are in general in a fair and reasonable condition with no evidence of any significant distress. The wall to the rear of the store has a noticeable visual bow, being in the region of 200mm with the stonework also being uneven. The wall to the left-hand elevation is of a double gable arrangement with a central projecting stone at the valley position. The wall incorporates three door openings and an opening at high level to the front pike. The wall to the near gable has a notable outward bow, with the upper part of the pike being in the region of 300mm leaning inwards from the central part of the wall. The masonry over the near door opening has been rebuilt in the past, likely as a result of forming the opening, with a resultant lateral projection of the original wall of approximately 50mm from the rebuilt part. The near reveal of the opening has been reconstructed in brickwork

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together with the upper part of the far reveal. The wall to the far gable is of a better alignment than the front and was in general within acceptable tolerance.

The roof when viewed from the adjacent road was noted to have slight dips along its length.

The interior of the property has also been examined and the following observations were recorded.

The walls to the cottage part of the property were in general in a fair and reasonable condition, although there was a crack evident in the front wall to the right-hand side of the first floor window.

The condition of the walls to the front and rear stores were noted to be in far worse condition. Cracking was evident to the right-hand wall of the rear store, with a further crack having been repointed in the past. To the front store cracking was evident to the left-hand side of the front wall. The dividing wall between the cottage and the store was in general within acceptable tolerance.

The roof members to the rear store appear to have been replaced in the recent past and were in a reasonable condition. To the front store the roof members were of original construction but from a visual appearance appeared satisfactory.

In conclusion, we would advise you that the property is in general in a reasonable condition and will, with some structural remedial works, be satisfactory for full conversion to a habitable dwelling. The condition of the main cottage is in general satisfactory and requires little remedial works to be undertaken. There was a crack evident to the front wall internally at high level, this is required to be locally repaired by locally taking down the internal stonework and rebuilding. The condition of the walls to the two stores is far worse and requires some structural works to be undertaken. The left-hand external wall has a notable

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visual bulge which has caused the associated cracking having occurred internally to the left-hand side of the front wall. We would consider that the bulge is historic and there is no evidence of any recent movement having occurred. The extent of remedial works required to be undertaken is mainly dependant on the scope of works to be undertaken to the store. If this part of the building is to remain to be utilised as a store we would consider that the wall may be stabilised by the introduction of remedial ties to tie the front and rear faces of the wall together. If the store was to be converted to habitable use or if alterations were to be undertaken to the wall we would consider that the wall would be required to be taken down and rebuilt. In consideration of the above we would however advise that if the wall was to remain, its condition may be brought up on future surveys and it may be that it may prove difficult to obtain a mortgage on the property.

With regards to the cracking to the front wall and the cracking to the right hand wall of the rear store these should be repaired by locally taking down and rebuilding the stonework around the cracks.

This report is our opinion of the conditions as they existed at the time of our inspection, we have not inspected foundations or tested drains.

Yours faithfully


P G Wright
JAMES CROSBIE ASSOCIATES LTD

N.B. All reports prepared by James Crosbie Associates Ltd. are confidential to the Client for the specific purpose to which they refer. This report may be disclosed to other Professional Advisors assisting the Client in respect to that purpose, but no responsibility is accepted by James Crosbie Associates Ltd. to any third party in respect of it.



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Dear Sirs

RE. THE RANN, SACCARY LANE, MELLOR, BLACKBURN BB1 9DL

STRUCTURAL APPRAISAL OF OUT BUILDINGS/DOMESTIC STORE

We would confirm having attended the above property and have carried out a visual inspection as you instructed.

The survey was instigated relative to the pending refurbishment of the property. The scope of our brief was to inspect and report upon the general structural condition of the property and to determine its suitability or otherwise for conversion to habitable accommodation. It was not within the scope of our brief to prepare a detailed schedule/specification of remedial works, or to supervise any such works. We did not have the opportunity to monitor the condition of the property over a period of time, nor was it within our brief to undertake any works to expose the foundations of the property. At the time of our inspection the property was utilised for storage.

This report deals essentially with the structural aspects of the property. It is not a Building Surveyors Report which would cover in detail such items as serviceability, damp-proof course, gutters, roof finishes, electrical goods and the like, which represent the fabric of the building.

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STRUCTURAL APPRAISAL OF OUT BUILDINGS/DOMESTIC STORE

The property is a detached outbuilding currently used as domestic stores with a garage to the left hand side. The property is built in a traditional manner with solid stone external walls, stone tiled duo pitched ridged roof and solid ground floor construction.

For the purpose of this report the front elevation is that termed facing the access road.

The exterior of the property has been examined and the following observations were recorded. The property incorporates a garage extension to the left-hand side which has a mono pitched lean-to roof. This elevation of the property is of a gable arrangement and incorporates a hatch at high level with stone head and cill and a small ground floor opening with stone head, cill and mullions. The opening to the garage to the left-hand side of the elevation incorporates an exposed substantial timber lintel. The main front wall is in general in a fair and reasonable condition and is reasonably plumb within an acceptable tolerance. There is however some evidence of historic movement associated with the garage where cracking is evident in line with the intersection between the garage wall and the main part of the wall, extending from the roof down to the top of the timber lintel, being in the region of 5mm. Further cracking is evident below the right-hand bearing of the lintel and also further cracking is evident to the left-hand bearing of the lintel, running for the majority of the height of the wall. There is a gap in the region of 30-40mm between the lintel and the face of the stonework to the right-hand end.

The wall to the right-hand elevation incorporates four door openings and four window openings, all with stone heads, cills and mullions. The two door openings and window openings to the far end incorporate a continuous stone lintel. The wall to this elevation of the property is in general in a fair and reasonable condition and was reasonably plumb within acceptable tolerance. The stonework was in general in a good condition, although there was some evident of erosion and delamination of the stonework to the mullions. There was evidence of some small repointing having occurred underneath the middle

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window. Beneath the cills of the windows to the far end of the wall, stone troughs are evident which penetrate the external wall.

To the rear elevation the wall to the right-hand side projects forward with the wall to the garage being set back. The wall to the right-hand side of the elevation is rendered together with the small return of the projection and a small rectangle to the main part of the gable. It was apparent that the wall construction to the rendered element was of solid brickwork. There was evidence of an exposed end of a timber purlin at high level. The wall was in general in a fair and reasonable condition, although there was evidence of a slight bulge over the bottom metre of the wall. The ground to the rear left-hand corner sloped upwards such that the left-hand far corner acts as a retaining wall. This section of wall was noted to be plumb within acceptable tolerance.

The main left-hand elevation to the garage incorporates a tall window towards the front of the property. This wall was in a fair and reasonable condition but was noted to have a slight outward bow but which was within acceptable tolerance. The mortar pointing to this elevation was slightly eroded and would benefit from being repointed.

The roof when viewed from the adjacent road was to a fair and reasonable alignment, with no evidence of any significant dips.

An inspection of the interior of the property was also undertaken and the following observations were recorded.

The walls remain unplastered and the general condition internally is as that noted externally. The property does incorporate some mezzanine floor joists supported on a cross wall but these would be removed as part of the works. The cross wall did not appear to be bonded into the external walls. The timber purlins were exposed and it is apparent that the roof has been replaced in the recent past and was in good condition. The roof structure to the garage incorporates a supporting beam with timber props, it may

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be that this form of support may be required to be altered as part of the proposed conversion works.

We have not inspected woodwork or any part of the structure which is inaccessible therefore we cannot report that such part is free from defect. We have not checked member sizes for compliance with the Building Regulations 2000 or Codes of Practice.

In conclusion, we would advise you that the property is in general in a fair and reasonable condition and will be suitable for conversion to habitable accommodation. The property shows little evidence of structural distress, except to the front elevation to the garage where historic cracking was evident at the junction between the garage and the main gable wall and to the left and right-hand bearing ends of the exposed lintel. All these cracks should be repaired by locally taking down the stonework and rebuilding. The gap between the end of the lintel and the main stone wall should be infilled with mortar.

The wall to the left-hand elevation of the garage would benefit from being repointed.

As part of the proposed works the existing internal cross wall, if retained, together with any new internal walls should be strapped or fixed back to the external walls to offer restraint.

The roof timbers appeared to be in a satisfactory condition but the supporting structure to the garage incorporating the steel beam with props up to the ridge and purlins may be required to be adapted as part of the works.

We understand that the floor within the garage may be lowered and as such the external walls to this part of the property will require to be underpinned. We would consider that subject to verification of ground conditions traditional mass concrete underpinning techniques undertaken in short lengths may be adopted.

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This report is our opinion of the conditions as they existed at the time of our inspection,
we have not inspected foundations or tested drains.

Yours faithfully



P G Wright
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APPENDIX I - Site Photographs

1.0 Introduction & Reason for Survey

- 1.1 As part of a proposed Planning Application at 'The Rann', an inspection and assessment was undertaken of two buildings in relation to bats and breeding birds. Mr & Mrs Hodge the site owners commissioned the inspection and report. It is understood that the proposals for the site involve the conversion of the former pig sty, hereon after referred to B1, into a residential dwelling, and a cottage, hereon after referred to B2, which is to be put on the open market with planning consent for future conversion. Adjoining B2 are two other barns but they are not included within the current application. As part of the Local Authority's Planning Policies surveys are generally required where a specially protected species is or may be present.
- 1.2 The aim of the inspection was to initially ascertain if the buildings are considered to be of value in relation to specially protected species. If the aforementioned species or signs of use were found or if potential for bats was considered to be moderate – high, or the results of the survey were inconclusive then more detailed surveys would be recommended i.e. dusk/dawn emergence/re-entry surveys during the main active season of bats which is May – August. If bat/s or their roost/place of shelter will be affected by the work then a European Protected Species Mitigation Licence would be required to proceed with the development.
- 1.3 The optimum time to investigate buildings for evidence of a bat roost is May – August, however that is not to say they cannot be inspected and assessed outside of that time and frequently the results can be conclusive, which can save time and expense for Planning Applicants but it should be borne in mind that equally the inspection can be inconclusive.

2.0 Protected Species

- 2.1 All British bats and their roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2010 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.
- 2.2 The National Planning Policy Framework (NPPF) has replaced the existing Planning Policy Guidelines. (PPG's) In relation to wildlife PPG 9 was one of the documents to which Planning Authorities referred to, particularly where a specially protected species is or may be present and will be affected by a development for which a Planning application seeks consent. The aims of the NPPF in relation to species and habitats are that it places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage on the consideration that should be given to Protected Species where they may be affected by development. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.

This is supported by a guide to good practice entitled 'Planning for Biodiversity and Geological Conservation: Building in Biodiversity' in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependant upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused

2.3 Use of Buildings by Bats

- a) Summer breeding roost.
- b) Hibernation.
- c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

** The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats & Species Regulations 2010 (Regulation 41) the term roost is not used but refers to "a *breeding site or resting place of such an animal*" which essentially is the same and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.

3.0 Wild Birds

- 3.1 All wild birds (with only minor exceptions) and their nests whilst being built or containing eggs or dependant young are protected under the Wildlife & Countryside Act 1981 (as amended). Birds listed on Schedule 1 e.g. barn Owls are afforded a greater level of protection. Where nesting birds are present then work should be timed outside of the nesting season (March – August) so as to avoid disturbance.
- 3.2 Barn owls (*Tyto alba*) are a specially protected as a Schedule 1 Part 1 species under the 1981 Wildlife & Countryside Act (as amended), which gives protection to barn owls at all times. The main points in relation to nest sites are: "It is offence to intentionally or recklessly disturb them at or near a nest containing eggs or young. Intentionally damage or destroy a barn owl nest whilst in use or being prepared for use. It is also an offence to intentionally or recklessly disturb dependant young of a wild barn owl."
- 3.3 Within buildings adaption to artificial nest boxes occurs given that suitable habitat exists within feeding range and linear features such as hedgerow, ditches or watercourses are present as links to other areas, which allows the expansion of young barn owls looking for territories. The boxes can serve both as a breeding site and as a place for general roosting or shelter.

- 3.4 Barn owls are essentially a bird of the open countryside, particularly where rough grassland exists, which supports their main prey by way of small mammals and successful breeding is heavily dependant upon 1) a secluded nest site and 2) a plentiful supply of prey being available. It is possible that loss of an occupied nest site can have an adverse affect even if other alternative sites were made available. Thus where possible it is always preferable to retain an occupied site and not take the approach of providing an alternative in a different location.

4.0 Protected Species in Lancashire

- 4.1 Up to nine bat species have been recorded in Lancashire, most of which use built structures, notably occupied residential properties, for roosting. The most frequently encountered species is the Pipistrelle bat; (*Pipistrellus*) its abundant status in Lancashire is reflected throughout the UK.
- 4.2 The number of breeding barn owls within north Lancashire is not high, which is a situation that is mirrored throughout most of the UK and they are constantly under threat from loss of habitat and nesting opportunities.

5.0 Survey Methodology

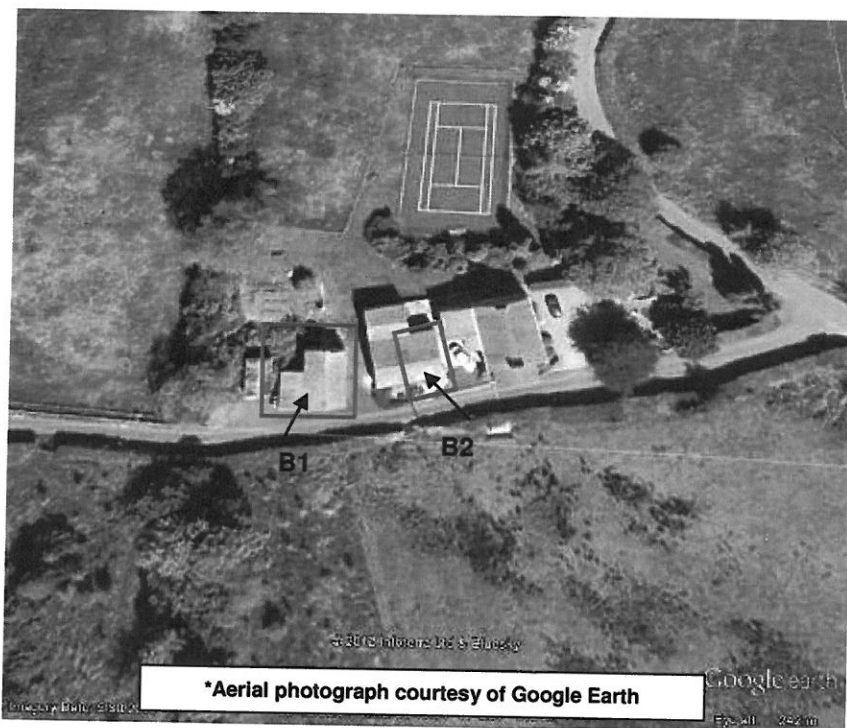
- 5.1 The survey was conducted on 27th November 2012 when the buildings that will be converted / sold were inspected for potential places that may be of value to bats and if evidence of use was present. An upper floor is present within the cottage adjoining the barn which was searched for evidence of use that mainly includes droppings or prey items. An upper floor is absent within the former pig sty, and therefore, the internal walls and ground floor were diligently searched for evidence of use. The exterior elevations were investigated from ground floor level, with the aid of close focussing binoculars, for places that are frequently used by bats as roosts or as access into roost chambers.
- 5.2 The survey was conducted by Mrs K Wilding at a time when bats have completed their breeding season and entered hibernation. However; small numbers of bats can still be present within a roost especially over the hibernation season. Mrs Wilding holds a current Natural England bat licence and is an accredited agent on a Natural England barn owl disturbance licence. If evidence of use by either species was found to be absent the results, conclusions and recommendations are based upon surveyor experience and knowledge of bat/bird ecology.
- 5.3 The inspection for barn owls was conducted in tandem with the investigation for bats when barn owls will have completed their main breeding season, but, it is always possible for late nesting to be present outside of the main breeding season. External elevations and the interior of the buildings were inspected for signs of barn owl use which would include pellets, discarded feathers or typical splashes of white faeces on or around roosting places.
- 5.4 The results, conclusions and recommendations are based on a number of factors i.e.
- Practical experience of surveyor
 - Knowledge of bat species relevant to the site location
 - Nature of the immediate and surrounding habitat in relation to foraging opportunities
 - Condition of the building
 - Presence/absence of a loft space
 - Presence/absence of roost potential
 - Value of roost potential – if present

6.0 Constraints

- 6.1 The survey was conducted outside of the breeding season of bats, both buildings are cluttered, thus to some extent limiting the internal inspection. However a full appraisal and inspection of the buildings was achievable in relation to assessing the level of bat roost potential that may exist and even outside of the breeding season evidence of barn owls is usually apparent.
- 6.2 Taking into consideration the above and despite the cluttered nature of the buildings it is considered that there were no significant survey constraints that would prevent the gathering of information on which to base conclusions and recommendations.

7.0 Results - Bats

- 7.1 The structures are located on an elevated position just off Saccery Lane, within a rural environment approximately 3.5 kilometres north west of Blackburn town centre with several other buildings within the immediate vicinity. The buildings are redundant from their former purpose and have been unoccupied for some time. Within the immediate vicinity an established hedgerow is present running parallel to the buildings along with mature, semi mature and ornamental trees to the north east with further ornamental shrubs within the garden. The extending habitat is represented by extensive open pasture with agricultural land to all aspects of the site; a mature tree line lies to the west boundary running north which provides a connecting linear feature to a pocket of woodland approximately 0.18 kilometres from the buildings. The landscape contains prime wildlife habitats and therefore can be considered as being of value for the species for which the survey was undertaken i.e. bats and breeding birds. Where such habitat is present close to buildings then the percentage use of those buildings, by bats/barn owls increases given that roost/nesting opportunities are available.



Location of buildings to be converted at The Rann & immediate habitat

- 7.3 The first building (B1) that is included in the Planning Application is located alongside a quiet access road that leads to residential dwellings. The building appears to have been used as a former pig sty but is currently being used to house poultry and for storage purposes, it is typical of a building of its era, constructed in stone with a stone tile pitched roof. The barn is generally in a good external condition, however, remedial and modernisation work is required both internally and externally to make the building habitable for residential purposes.
- 7.4 B1 is multi compartmental and is divided into three main sections to total approximate dimensions of 10 metres long x 5.5 metres wide; an upper floor is absent and the compartments are open to the ridge, the interior is predominantly dark and secluded which would make it attractive to bats. Additionally opportunities for crevice dwelling bats exist above internal brick work and on top of the ridge beam. However, breeding potential is considered as being low due to the absence of thermal qualities within the disused building. Throughout the search evidence of bat use such as droppings or prey remains was not located but evidence of crevice dwelling bats is not always apparent.
- 7.5 During the interior inspection it was noted that underfelt is present beneath the stone roof tiles, which will significantly increase potential in this area for crevice dwelling bats, such as the Pipistrelle bat, whereby they often roost between the two materials, provided that external access is available. The breeding roosts of Pipistrelle bats are proportionally higher in occupied residential dwellings where the warm, dry conditions favour the requirements of a maternity colony but other structures are also used, especially for hibernation or by male bats outside of that time as they do not need the same conditions as a maternity colony.
- 7.6 The second building (B2) is generally in good condition and is adjacent to the aforementioned Building 1 and consists of a modest structure adjoining two other open barns, which provides for general and wood storage. However, it is understood that these barns will not be affected nor are they included within the Planning Application for which the current owner seeks consent. B2 is being used for storage purposes, and is typical of a building of its era constructed in stone with a stone tile pitched roof with underfelt, which will significantly increase potential in this area for crevice dwelling bats. Within an upper floor is present and is to approximate dimensions of 4 metres wide x 7 metres long; it is light filled due to windows and internally restrictive and cluttered, thus is considered mainly unsuitable for loft dwelling bats and no recent or historic evidence of use by bats was observed.
- 7.7 During the external inspection typical places favoured by crevice dwelling bats such as soffit and barge boards are absent, however, timber fascia boards were noted and opportunities exist between the boards and exterior stonework, which could provide access for crevice dwelling species. Additionally, gaps are present between the roof tiles and at the roof verges which offer potential ingress that could be used at any time of the year.
- 8.0 Results Breeding Birds**
- 8.1 Although the surrounding habitat is particularly suitable for barn owls evidence or the presence of barn owls within the buildings is absent, and no recent or historic sign of use was observed. The buildings can be considered as not being of high value for barn owls although the habitat beyond, notably over open pasture and agricultural land would be productive for this species. The potential for common woodland/garden birds is present within the trees/shrubs at the site.

Survey in Relation to Bats & Breeding Birds

- 8.2 Historic Swallows (*Hirundo rustica*) nests are evident within Building 1 and an adjoining garage. Swallows are extremely faithful to their nesting/birth sites and regularly return to them on an annual basis. They are also a species that continually suffer from loss of traditional nesting places due to barn conversions or loss of outbuildings. During the survey recent and historic signs of other nesting birds that show a high dependency upon built structures, e.g. House martin (*Delichon Urbica*) was absent.

9.0 Conclusions

- 9.1 From the survey results it can be concluded that both buildings offer potential for more than one bat species and the immediate habitat is considered as being favourable for foraging purposes. Breeding potential is considered to be low but moderate for other purposes such as occasional use, by singular and small numbers of male bats that do not require the same warm stable conditions as a maternity colony or during the hibernation season.
- 9.2 The combination of bat roost potential and high value foraging habitat will instigate recommendations for dusk/dawn surveys.
- 9.3 There are no current implications in relation to barn owls that would prevent the conversion of the building taking place and the proposals would not result in the loss of a site that is used by barn owls for breeding.
- 9.4 The conversion of Building 1 will result in the loss of a structure that is used by Swallows but two adjoining barns will still remain accessible for nesting purposes.

10.0 Recommendations & Implications

- 10.1 For the reasons outlined in the survey results it is recommended that in order to establish if bats are using the buildings dusk/dawn emergence/re - entry surveys should be undertaken prior to any work being undertaken at both buildings. The surveys will need to be undertaken during the active season of bats i.e. between May – August therefore there will be some time implications in relation to the work schedule. The table below is taken from the Bat Conservation Good Practice Survey Guidelines, which gives guidance in relation to the level of survey effort and concurs with then recommendations of the bat ecologist.

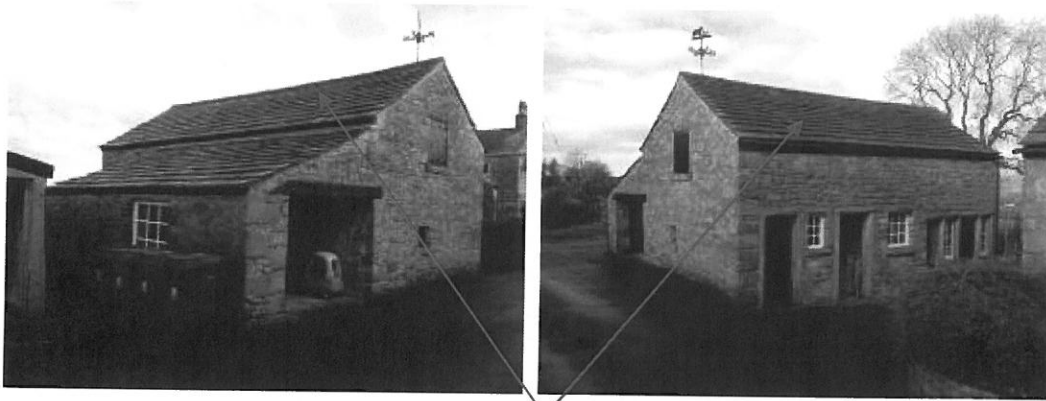
Table 8.5 Minimum number of presence/absence survey visits required to provide confidence in negative preliminary roost assessment results from buildings, built structures and trees in summer

High roost potential	Low to moderate roost potential	Low roost potential
3 dusk emergence and/or pre-dawn re-entry surveys during May to September Optimum period May – August	2 dusk emergence and/or pre-dawn re-entry surveys during May to September Optimum period May – August.	1 dusk emergence and/or pre-dawn re-entry survey during May to September Optimum period May – August.
If bats are discovered emerging from any of the buildings during surveys, the survey schedule should be appropriately adjusted to increase the survey effort so that sufficient information can be collected.		
Note: two surveys carried out within the same 24 hour period constitute 1 survey		

Survey in Relation to Bats & Breeding Birds

- 10.2 It should be noted that if bats are located during the surveys, then the work at the site would be delayed until such time that a European Protected Species Mitigation Licence (EPSML) is applied for and granted to allow any work to legally commence, which would affect bats or their roost. Notwithstanding the granting of a licence works that would affect the roost cannot take place if a maternity colony is in occupation.
- 10.3 Natural England provides information and guidance about EPSML and the following extract is included in that guidance:-
- If you intend to apply for a licence for development you are advised to seek the guidance of a consultant ecologist. Natural England's view is that:-*
- *A licence is needed if the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably likely to result in an offence under the Conservation of Habitats & Species Regulations 2010.*
 - *If the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence being committed then no licence is required. However, in these circumstances Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If European protected species are found, cease the work until you have assessed whether you can proceed without committing an offence. A licence should be applied for if offences are unavoidable and the work should not be re-started until a licence is obtained.*
- The application should be completed by the developer and a consultant ecologist. The ecologist will need to be able to demonstrate to the satisfaction of Natural England that they have the relevant skills and knowledge of the species concerned.*
- 10.4 The conversion of Building 1 will result in the loss of a site that has been used by Swallows, which is a UK Amber Listed species; therefore access into the adjoining open barns should be retained to provide nesting opportunities for this species. The presence of historic evidence of nesting swallows will need to be taken into consideration and the timing of the work, which may affect them, scheduled to avoid their breeding season April – August unless measures are taken to prevent them from accessing the buildings before the end of March. Swallows require cover for nesting thus the two adjacent barns should be left open and available for nesting purposes.
- 10.5 Similar buildings to that of the application site exist in close proximity to B1 & B2 and also contain bat roost potential. Although they are not included in the current application it is recommended that if any future work will affect them then dusk/dawn surveys should be undertaken.

**APPENDIX I –
Site Photographs**



Building 1 proposed for conversion – gaps present between roof tiles



North elevation of building 1 – gap at gable providing access into structure



Immediate habitat to west boundary - tree line running north to further woodland



Building 2 – planned to be sold for future development, potential identified between roof tiles, roof verge and fascia board

'The Rann', Saccery Lane, Mellor, BB1 9DL

Survey in Relation to Bats & Breeding Birds



Light filled & restrictive nature of upper floor within building 2