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DIRECTOR OF
COMMUNITY SERVICES

15 MAY 2013

FAO MB

Mr A Houghton

2 Whalley Road
Langho
Lancashire
BB6 8EJ

3 20130459 P

8 May 2013

Job ref: B 1310

Dear Mr Houghton

Re: Protected Species Survey: 2 Whalley Road, Langho, Lancashire. BB6 8EJ

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council for proposed building alterations at the above property.

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. The planning authority requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the property, in addition to any mitigation, compensation or enhancement proposals that may be required.

A daylight scoping survey was undertaken on Wednesday 8 May 2013 between 09.00 and 09.45. The weather at the time of the survey was mild, dry and overcast (maximum temperature: 13°C, cloud cover: 95% wind: light south-easterly, rain: nil) providing satisfactory conditions for a scoping survey.

Survey methodology

The survey includes both internal and external inspections of the property; the existing building is shown in figures 1 to 6 of this report.

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

The aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

Non-invasive survey methods were used to assess the use of the property by protected species (bats).

The search was made using a high-powered lamp (Clu-lite CB2 - 1,000,000 candle power), close-focussing binoculars (Leica Trinovid) and digital camera (Kodak MD41) were used to view all likely areas of the building for the presence of bats, ie. droppings and urine spots, bat corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area. Extension ladders and 900mm flexible endoscope were also available if required.

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence. All internal and external features that are likely to be affected by the proposed building alterations were included in the survey, these include visual inspections of the main roof void, external fascia soffits, roof verges, ridge tiles, lead work, brick work, windows, sills, doors and frames.

Crevice-roosting bat species are able to roost within very narrow gaps usually less than 25mm wide; solitary roosting bats are sometimes overlooked during daylight inspections, particularly in situations where bats have gained access to the cavity walls or beneath wall claddings, fascia boards, soffits and roofing materials.

The daylight scoping survey does not include dusk emergence / dawn swarming / acoustic bat surveys.

Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; absence of evidence is therefore evaluated with caution.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England licence No: 20122876 (August 2012), Conservation, Science and Education.

Pre-survey data search (10km-grid squares: SD 63 and SD 73)

The desk-top study includes information on:

- (1) European Protected Species (EPS) – ie. locally significant bat roosts or species records within the district.
- (2) Locally, regionally or nationally important wildlife and conservation areas and site designations.
- (3) EPS surveys previously carried at the property or at neighbouring properties.
- (4) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera) for the 10km grid square.
- (5) Local bat records within a radius of 2.5km of the site.

The following bat species are known to be present within the wider district:

Myotis sp.

Natterer's bat

(*Myotis nattereri*)

Whiskered bat / Brandt's bat

(*M. mystacinus* / *M. brandtii*)*

Daubenton's bat

(*M. daubentonii*)* ¹

Plecotus sp.

Brown long-eared bat

(*Plecotus auritus*)* ¹

Pipistrellus sp.

Common pipistrelle

(*Pipistrellus pipistrellus*)* ¹

Soprano pipistrelle

(*P. pygmaeus*)* ¹

Nyctalus sp.

Noctule bat

(*Nyctalus noctula*)* ¹

*NBN data ¹EED data

Pre-existing information (survey location NGR: SD 701 336)

There is no known history of roosting bats at this property or within neighbouring properties within 200m.

Local bat records are appended (page 7).

Limitations of the data search

National Biodiversity Network (NBN) records, whilst indicative of the bat species likely to occur within a 10km-grid square, do not confirm presence or absence of a species or habitat.

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Description of the property

The property is a single storey semi-detached dwelling with brick and block cavity wall construction and duo-pitched tiled roof with enclosed roof void. There is an attached sun lounge with flat bitumen roof on the south-west gable wall (outlined in figure 1) and also a small lean-to conservatory with mono - pitch laminate roof at the rear (figure 3).

The roof has a rafter with purlin construction and is boarded for access and storage (figure 4); the concrete tiled roof is lined with bitumastic felt and the void insulated with glass fibre and rock-wool materials between the ceiling joists (figure 6). The roof void is dry, cool and well-ventilated and there is no natural light.

Externally, the property is relatively well-sealed; the south-west gable wall has PVC cladding and fascia-soffits are fully secure. External features including roof verges, ridge tiles and lead work flashings are secure.

Windows and doors are double-glazed except for the conservatory / sun lounge, these remain single glazed.

There is a single garage on the front elevation (figure 2) with an 'up-and-over' door and well-sealed fascias.



Figure 1: front / SW side elevation



Figure 2:



Figure 3: rear elevation



Figure 4: roof void



Figure 5: south-west gable apex wall



Figure 6:

Location of the property (NGR: SD 701 336: elevation: 135m; south-west edge of Langho near Carr Hall).

The property is located at the edge of the urban zone in Langho and is adjacent to a main highway / pavement at the front of the house, although there is extensive open countryside to the side and rear. The site is within 0.4 km of nearby Carr Hall; a copse of mature broadleaved woodland is within 200 metres.

The rear / side garden is adjacent to a small brook and there are several mature broadleaved trees including oak, holly and hawthorn within 20 meters of the rear elevation. Although the site is sub-optimal in terms of feeding, foraging and commuting habitat for bats and habitat connectivity is relatively poor, there is likely to be low to moderate bat activity during the warmer summer months over adjacent fields and hedgerows.

A local data search has shown there are no designated nature conservation sites adjacent to the property – ie. Special areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

Proposed works

It is understood the proposed building extension (to accommodate, kitchen, bathroom and lounge) at the south-west gable end will require removal of the existing single storey sun-lounge (located by red broken line in figure 1); additionally an existing garage (figure 2) will be converted into a bedroom.

Survey results

There is no evidence of access or roosting by bats in any part of the property.

The roof void was carefully inspected for the presence of bat droppings and other indicative signs of bats; none were found. Several small mammal droppings throughout the void indicate mouse activity only.

Evaluation of results

There is no evidence of roosting, perching, feeding or flight within any part of the property and there is no evidence of a day roost, maternity roost, mating roost or place of hibernation.

It is highly unlikely that roosting bats will be disturbed or exposed during the proposed building alterations.

Timing constraints are not required at this site.

The overall scale of impact of this development on local bat populations is likely to be negligible.

Main recommendations

It is recommended the proposed works proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bat, although the risk of disturbing / exposing bats at this site is likely to be low.

Further protected species surveys including dusk emergence, dawn re-entry and acoustic activity surveys are not required at this property.

SUMMARY

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

The scale of impact of the development at site level on local bat populations is likely to be negligible.

An EPS development licence (EPSL) is **not required**.

Mitigation guidance - summary

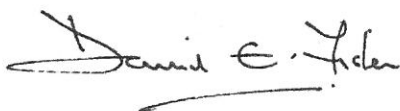
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Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines (Natural England, 2004) define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION	METHOD / NOTES
1. Further survey effort	No required
2. Timing constraints	Not required
3. EPS Licence requirement	Not required
4. Removal of roofing materials	Awareness at all times; very occasionally, solitary roosting bats are disturbed or exposed beneath some roof materials such as roofing tiles, bitumen felts, fascia boards and soffits.
5. Accidental exposure of bats	In the event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice.
6. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
7. Emergency advice on bats	If you require specific advice on injured or exposed bats during the building works please contact David Fisher immediately on 01200 446859 (office) or 07709 225783 (mobile).
8. General advice on bats:	If you require further information on bats refer to the Bat Conservation Trust (BCT) website. Bat Conservation Trust (BCT) also provides a bat helpline number: 0845 1300 228

Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley District Council with the planning application.

Yours sincerely



David Fisher

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<i>Species:</i>	<i>Site:</i>	<i>Grid reference:</i>	<i>Date</i>	<i>Comment/recorder</i>
Pipistrellus sp.	Langho	SD 699 340	15.01.10	maternity roost
Pipistrellus sp.	Langho	SD 692 340	11.05.06	day roost
Pipistrellus sp.	Langho	SD 691 339	10.06.07	Maternity roost
Pipistrellus sp.	Langho	SD 700 339	10.09.07	day roost
Pipistrellus pygmaeus.	Langho	SD 707 343	23.08.07	day roost
Plecotus auritus	Langho	SD 707 343	23.08.07	maternity roost

Source: EED surveys