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Job ref: B 1379

Dear Mr Wilson

Re: EPS – Daylight scoping survey: Old workshop, Grindleton Brow, Grindleton, Clitheroe, Lancashire.

You have requested a protected species survey on behalf of your client John Groves as a condition of a planning application to Ribble Valley Borough Council for conversion of the old workshop, Grindleton Brow to a dwelling.

The existing building is shown in figures 1 to 6 of this report.

Introduction

The Local Planning Authority must take account the impact of a development on protected species in accordance with planning policy 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 appropriate mitigation, compensation or enhancement works that may be required.

A scoping survey (external inspection) was undertaken at this property on Saturday 22 March 2014 between 11.00 and 11.30, followed by an internal inspection on Friday 28 March between 12.00 and 13.00.

The weather at the time of the initial scoping survey was dry, cool and overcast (minimum temperature: 9°C, cloud cover: 50%, wind: light south-easterly, rain: nil) providing satisfactory conditions for this level of survey.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with 30 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England Licence Registration Number CLS03502 (August 2013).

Class Survey Licence WML CL15 (Volunteer Roost Visitor Level 1).

Class Survey Licence WML CL18 (Bat Survey level 2).

The pre-survey desk study includes collation and review of potentially relevant information including:

- (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 designations.
- (3) EPS surveys previously undertaken at neighbouring properties.
- (4) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera) for the 10km grid square.

A local data search was carried out to identify records of protected species (bats) within a radius of 2.5km. The following species have been recorded within the 10km grid square SD74:

- | | |
|------------------------|--------------------------------------|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat | (<i>M. mystacinus</i>) |
| • Brandt's bat | (<i>M. brandtii</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Brown long-eared bat | (<i>Plecotus auritus</i>) |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) |
| • Noctule bat | (<i>Nyctalus noctula</i>) |

Pre-existing information

There are no published records of bat roost activity at this property. Local bat records are appended.

Proposed works

It is understood the proposed building works involve conversion of the building to a two storey dwelling with a new single-storey lean-to kitchen on the south elevation.

[Reference: Drawing No. TR1-1122-02 – Existing floor plans, elevation and section, 28/11/2013 – TriCAD Solutions Ltd.]

Location of the property

NGR: SD 759 452; Elevation: 75 metres; Description: semi-rural location close to open countryside.

The property is adjacent to the public highway at Grindleton Brow, approximately 300 metres south of the village and within the boundary of the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

The site is within 50m of several residential properties, the building is close to open countryside.

There are no areas of standing open water or river channel adjacent to the site. The River Ribble is approximately 0.3 km to the south of the site at Grindleton Bridge.

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).

There are no extensive woodlands adjacent to the site; the nearest broadleaved woodland is at West Clough Brook more than 0.5 km west of the property. West Clough Brook is a Biological Heritage Site (BHS) – designated as semi-natural broadleaved woodland.

The property is outwith the Grindleton Conservation Area (reference: RVBC Townscape Appraisal Map).

The location of the property is sub-optimal in terms of feeding, foraging and commuting habitat for bats.

Description of the property

There is no significant evidence of roosting bats within the building.

A small number of discarded insect wings were located on the floor of the loft ie. 6 No. fresh butterfly wings (small tortoiseshell butterfly) were found in a single location beside the south gable apex wall. However, there is no evidence of any significant accumulations of discarded insect prey or bat droppings within any part of the building and there are no signs of regular perching, roosting, breeding or hibernation by bats.

There is no evidence of nesting or roosting barn owls at the property. Barn swallows have previously nested within the building although there is currently no access to nesting birds.

The potential of the building to support breeding / hibernating bats is **minimal**.

The conservation value of the existing building is **low**.

Site significance to protected species

Species	Main workshop areas	External lean-to structure
Bats	low	minimal
Barn owls	minimal	minimal
Barn swallows	minimal	minimal

Table based on figure 4, Page 39 – Guidelines for proportionate mitigation (BMG).

Evaluation of results

The presence of discarded insect prey (fresh butterfly wings) suggests occasional / sporadic perching and feeding by bats within the loft area. It is likely that only solitary bats (either brown long-eared bat or a myotis species) have entered the building to night perch and feed on insect prey.

The brown long-eared bat (*Plecotus auritus*) and natterer's bat (*Myotis nattereri*) are both opportunistic feeders commonly active in barns. Both species are widespread and relatively common throughout the district. Foraging bats are frequently attracted into stone barns and out-buildings to glean hibernating insects.

Cautionary note:

The presence of small accumulations of discarded insect prey within a building is not conclusive evidence that perching bats are active; hibernating butterflies and moths are also prey to mice, wild birds and spiders.

Significantly, there are no accumulations of bat droppings or signs of frequent perching within the property.

The location of the building is sub-optimal in terms of roosting, perching or feeding potential for bats. The property is not adjacent to woodland habitat or any significant water course and the site has relatively low connectivity to high-value feeding and foraging habitats within the wider district.

Bat activity at the site is likely to be relatively low frequency and sporadic.

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

Risk of causing disturbance to roosting bats

Type of bat activity	Main workshop areas	Lean-to structure
Night perching and feeding / resting	Low risk	No risk
Breeding site (nursery roost)	Minimal risk	No risk
Non-breeding day roost	Minimal risk	No risk
Transitional roost / mating roost	Low risk	No risk
Hibernation site	Low risk	No risk

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	Not required
2. Timing constraints	Not required
3. Method statement	Not required
4. EPS Licence requirement	Not required
5. Removal of roofing materials	<p>NB. Crevice-dwelling bats can be found within any part of a building; awareness at all times.</p> <p>Very occasionally, solitary roosting bats are disturbed or exposed beneath some roof materials such as roofing slates, timber battens and roofing membranes.</p> <p>You are advised to remove all ridge tiles and roofing felts with care.</p> <p>Building contractors should be aware that roosting bats are most frequently found in tight structural crevices under roofing materials or next to window frames and door frames; occasionally bats are exposed in cavities within stonework, particular in rubble infill walls.</p>
6. Accidental exposure of bats	<p>In cold weather bats are torpid and are therefore unable wake up quickly to escape danger.</p> <p>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 advice.</p>
7. Legal protection - compliance	<p>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.</p>
8. Emergency advice on bats	<p>If you require specific advice on injured or exposed bats during the building works please contact David Fisher immediately on 01200 425113 or 07709 225783 (mobile).</p>
9. General advice on bats:	<p>If you require further background information on bat conservation or bats and the law you should refer to the Bat Conservation Trust (BCT) website.</p> <p>Bat Conservation Trust (BCT) provides an emergency helpline number: 0845 1300 228</p>
10. Nesting wild birds	<p>All birds, their nests and eggs are protected by law and it is an offence (with certain exceptions) to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.</p> <p>Where exclusion of nesting birds is required you must carry out the appropriate works well before any nesting birds return in spring.</p> <p>The latest date for exclusion is the end of March.</p>

<i>Species:</i>	<i>Site:</i>	<i>Grid reference:</i>	<i>Date</i>	<i>Comment</i>
Pipistrellus sp.	West Bradford	SD 744444	21.01.11	Maternity roost
Pipistrellus sp.	West Bradford	SD 739447	29.04.06	roost
Pipistrelle sp.	Grindleton	SD759457	21.06.06	Maternity roost
Pipistrelle sp.	West Bradford	SD745445	12.10.99	Grounded bat
Common pipistrelle	Throstle Bank	SD774447	23.05.11	Maternity roost
Common pipistrelle	Grindleton Primary School	SD763456	18.07.11	Maternity roost
Common pipistrelle	Grindleton Church	SD763456	18.07.11	Solitary roosting bats in porch
Pipistrelle sp.	Riversmead, Bowland School	SD768461	2000	Maternity roost
Common pipistrelle	Riversmead, Bowland School	SD768461	01.11.1998	Feeding and foraging activity
Soprano pipistrelle	Riversmead, Bowland School	SD768461	01.11.1998	Feeding and foraging activity
Common pipistrelle	Riversmead, Bowland School	SD768461	19.09.12	Foraging / feeding
Common pipistrelle	Riversmead, Bowland School	SD768461	17.06.13	Emergence from building
Soprano pipistrelle	Riversmead, Bowland School	SD768461	19.09.12	Foraging / feeding
Soprano pipistrelle	Riversmead, Bowland School	SD768461	17.06.13	Foraging / feeding
Brown long-eared bat	Riversmead, Bowland School	SD768461	19.09.12	Echolocation / flight
Myotis sp.	Riversmead, Bowland School	SD768461	19.09.12	Echolocation
Common pipistrelle	Riversmead, Bowland School	SD768461	19.07.13	Emergence from building
Soprano pipistrelle	Riversmead, Bowland School	SD768461	19.07.13	Foraging / feeding
Whiskered bat	Riversmead, Bowland School	SD768461	19.07.13	Emerging from building
Common pipistrelle	Chapel Lane, Grindleton	SD 759458	May 2010	Maternity roost
Myotis sp.	Chapel Lane, Grindleton	SD 759458	May 2010	Maternity roost
Daubenton's bat	Chapel Lane, Grindleton	SD 759458	May 2010	Maternity roost
Brown long-eared bat	Moor Lane, West Bradford	SD739447	2006	Feeding signs
Common pipistrelle	Brocklehurst Farm West Bradford	SD743456	28.08.12	Foraging flight around barns / flight inside barn
Common pipistrelle	Brocklehurst Farm West Bradford	SD743456	26.09.13	Emergence from barn
Common pipistrelle	Brocklehurst Farm West Bradford	SD743456	26.09.13	Foraging and feeding flight
Common pipistrelle	Whittakers Lane West Bradford	SD747454	07.07.12	Foraging and feeding flight
Brown long-eared bat	Whittakers Lane West Bradford	SD747454	07.07.12	Roosting bats
Noctule bat	Whittakers Lane West Bradford	SD747454	07.07.12	Commuting flight

*Raw data compiled from EPS surveys and local monitoring – source: EED Surveys / ELBG and other reliable sources.