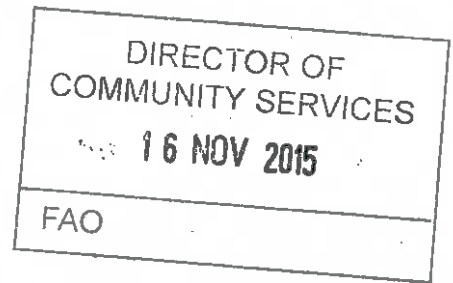




3 Meadowlands, Low Moor, Clitheroe. Lancashire. BB7 2ND
Office: 01200 425113 Email: earthworksuk@yahoo.co.uk

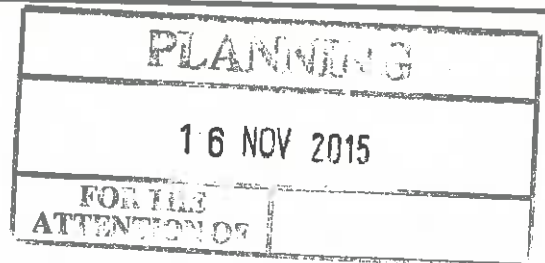


Nicola Brayshaw

53 Dale View
Headley
Epsom
KT18 6EH

5 November 2015

Dear Nicola



Job ref: B 1631

Re: EPS – Daylight scoping survey at: 25 Chatburn Park Drive, Clitheroe. BB7 2AY

You have requested a scoping survey (European Protected Species) as a condition of a planning application to Ribble Valley Borough Council (RVBC) for building alterations at the above property.

The Local Planning Authority has a duty to take account of the impact of the development on protected species in accordance with current planning policy (National Planning Policy Framework). RVBC 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 site, in addition to any mitigation and enhancement works that may be necessary.

As a consequence of the historical declines in bat populations during the second half of the twentieth century, all bats and their roosts are protected by UK law. The depletion of natural habitats throughout the UK means that some bat species are now more than ever dependent on houses and other buildings as roosting sites. It is this dependence that makes them vulnerable to redevelopments that can result in damage or destruction of a bat roost, particularly at maternity and hibernation sites resulting in negative impacts on a local bat population.

Since 2008 bats have been included as one of the UK Biodiversity Indicators which aim to show the response of species to the pressures, changes and threats to our natural and built environment.

The scoping survey has found no evidence of access by roosting bats or nesting birds at the property.

The current conservation significance of the building is relatively low.

The building features that will be affected by the proposed works have low potential for supporting roosting bats, consequently the impact of the development on protected species is likely to be minimal.

It is recommended the development proceeds without the requirement to obtain a development licence since the proposed works are unlikely to result in a breach of the Habitats Regulations.

Please find the survey report now attached.

Yours sincerely

David Fisher
Director (EED Surveys)

BAT SCOPING SURVEY REPORT

25 Chatburn Park Drive, Clitheroe, Lancashire, BB7 2AY

Aims of the scoping survey

This type of survey is sometimes referred to as a 'presence or absence survey' and is based on an internal / external assessment of the building with regard to bats and other protected species such as nesting wild birds.

The aim of the scoping survey is to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats, barn owls or other protected species have been active within any part of the building that is likely to be affected by the proposed development.

A scoping survey involves a search of the building looking for evidence of access by any protected species. The survey is not dependent on whether bats or wild birds are active at the time of the inspection and may be undertaken at any time of year during daylight hours.

From the developer's perspective, the primary objective of a survey for protected species is to ensure that a development can proceed lawfully without breaching the Habitats Regulations.

*The overall aim of surveying at a proposed development site is to collect robust data to allow an assessment of the potential impacts the proposed development will have on the bat populations present on and around the site. . . The data allow the developer to decide whether to proceed with the proposal as it stands, or whether to modify it. Proposals for appropriate mitigation, compensation and enhancement should be based on the survey data and impacts.**

*page 17 - Bat Surveys, Good Practice Guidelines, 2nd Edition, BCT, (2012)

Survey methodology

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

A pre-survey data search is undertaken to collate all existing information from and around the proposed development site on bat activity, roosts and landscape features that may be used by protected species.

A preliminary roost assessment is used to determine the actual or likely presence of bats and how they use a roost site: this involves compiling information on the location of all known roost sites and looking for evidence of whether they are used by bats, by means of internal and external inspection.

The building inspection is conducted in daylight aided by high-powered lamps; the search includes access to any roof voids and out-buildings that are likely to be affected by the proposed works.

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 search was made using a high-powered lamp (*Clu-lite CB2 - 1,000,000 candle power*), close-focussing binoculars (*Leica Trinovid 10 x 32 BN*) and digital camera (*Sony Cyber-shot HX300*) were used to view all likely areas of the building for the presence of bats - ie. droppings and urine spots, bat corpses, bat fly larvae, roost staining or evidence of feeding remains such as discarded moth and butterfly wings or other insects fragments typically found in a perching and feeding area.

Timing of survey / weather conditions

The scoping survey was undertaken on Monday 2 November 2015 between 14.00 and 14.30. The weather at the time of the inspection was mild, dry and bright (minimum temperature: 14°C, wind: light south-easterly, cloud: nil, rain: nil) providing optimal conditions for this level of survey.

Survey limitations

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence.

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

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; apparent absence of evidence is therefore evaluated with caution.

National Biodiversity Network (NBN) and other data sources, 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.

Local bat records are obtained from a variety of sources gathered over several years; the accumulated records may include unverified public data in addition to data obtained from ecological consultants and local bat groups.

Visits to inspect bat roosts may involve access to parts of the property that present particular safety hazards. The inspection does not include entry into high-risk buildings or sites requiring specialist equipment or training.

Health and Safety

The occupier of a premises shares a legal responsibility with the surveyor regarding issues of health and safety.

All site visits require a health and safety risk assessment by the surveyor to ensure that site-specific risks are fully considered before entering a building. The surveyor requires advance knowledge of any high-risk sites where potential hazards such as unsafe structures, asbestos, pesticides or faulty electrical wiring may be present.

Personnel

The inspection was carried out by David Fisher (EED Surveys) - an ecological consultant with more than 25 years of experience in field survey work and development issues relating to protected species.

The surveyor has been a licensed volunteer bat worker with Natural England since 1989 and is an active member of Bat Conservation Trust, East Lancashire Bat Group and North Lancashire Bat Group.

Natural England Class Licence Registration Number: CLS03502 (1 April 2015 – 31 March 2016)

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

Class Survey Licence WML CL18 (Bat Survey level 2)

Pre-survey data search

The pre-survey data search includes the following sources:

- (1) European Protected Species (EPS) - ie. species records of local, regional or national significance.
- (2) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera).
- (3) Local bat records: (i) East Lancashire Bat Group (ELBG) (ii) EED Surveys (iii) other ecological consultants.
- (4) Interactive maps: *Natureonthemap* (Natural England) and *Magic.gov.uk*.

Pre-existing information

There is no history of roosting bats at this property.

There are no bat records shown at National Grid Reference: SD 750 423.

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The following bat species are likely to be present within the 10km national grid squares: SD73 and SD74:

Common name	Scientific name	Status of local population
Natterer's bat	(<i>Myotis nattereri</i>)* ^{1 2}	widespread / common
Whiskered bat	(<i>M. mystacinus</i>) ¹	widespread / uncommon
Brandt's bat	(<i>M. brandtii</i>)	infrequent / uncommon
Daubenton's bat common	(<i>M. daubentonii</i>)* ^{1 2}	widespread / locally
Brown long-eared bat common	(<i>Plecotus auritus</i>)* ^{1 2}	widespread / locally
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)* ^{1 2}	widespread / common
Soprano pipistrelle common	(<i>P. pygmaeus</i>) ^{1 2}	widespread / locally
Nathusius's pipistrelle	(<i>P. nathusii</i>) ²	rare (limited data available)
Noctule bat	(<i>Nyctalus noctula</i>) ^{1 2}	widespread / uncommon

*NBN data ¹East Lancashire Bat Group ²EED surveys

Location of the property

The property is located at National Grid Reference: SD 750 423 at an elevation of approximately 100 metres.

The site is within a well-established residential area 1km NE of Clitheroe town centre and is close to several dwellings of similar age, design and construction. The site is near the Salthill Quarry complex (SD 756 426) and the rear garden is adjacent to a large recreational open space adjoining the Grammar School.

Salthill Quarry Geology Trail is part of the Salthill Local Nature Reserve (LNR) managed by Lancashire Wildlife Trust and is designated as a Site of Special Scientific Interest (SSSI) and Regionally Important Geological Site (RIGS) by Natural England.

Although a number of common and widespread bat species are known to be present within the wider district, the location of the property is considered sub-optimal in terms of connectivity to high-value feeding, foraging and commuting habitat for bats. There are no extensive woodlands, plantations, river channels or areas of standing open water within 0.5km of the site.

Description of the property

The property is a two storey semi-detached property (built mid-1950's) with rendered brick cavity wall construction and hipped tiled roofs. There is an attached single storey garage with mono-pitched rafter-with-purlin roof (figure 3) and a small attached utility area to the rear of the garage (figure 6).

The main roof void is insulated with a rock-wool thermal material over the ceiling joists (installed Nov. 2006) and the roof tiles are lined with bitumastic felt (figure 5); the void is clean, dry and well-ventilated and there are no signs of access by roosting bats or nesting wild birds.

The garage roof is also lined with a bitumen felt; the area is cool, dry and ventilated with good natural light. A rear lean-to shed / utility area has a clear corrugated PVC roof and single glazed windows.

The house is double-glazed throughout and most areas of external brickwork are rendered and pebble-dashed; the front elevation is faced in natural stone with a rendered apex above the bay windows (figures 1

and 2). An underdrawn panel above the entrance porch has tongue and groove boarding and mono-pitched tiled roof.

The house is generally well-maintained and all external features including fascia-soffits, verges, ridge tiles and lead-work flashings are very secure: there are no signs of access by bats or nesting wild birds.

Proposed works

Two storey side extension above the existing garage and utility area in the area outlined in figure 3, requiring removal of existing roofs and modifications to the south-east elevation.

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Figure 1.



Figure 2:



Figure 3:



Figure 4: Root void



Figure 5:



Figure 6:

Survey results

There is no evidence of access by bats or nesting wild birds within any part of the property.

There are no records of bat roosting activity at this location.

It is unlikely that roosting bats have ever been present within the property.

Evaluation of results

The property is generally well-maintained and all roof areas appear to be secure; consequently the building has low conservation significance in terms of providing access and shelter to roosting bats or nesting wild birds.

The impact of the proposed works on roosting bats is likely to be minimal*.

The proposed development is unlikely to cause disturbance to any protected species.

Minimal: it is unlikely any bat species have been active within any part of the property.

Low risk: there is only low risk of disturbance to solitary bats or small numbers of common and widespread bat species.

Low / moderate risk: caution required; activity of common / rarer species is possible, including the presence of occasional / regular night perching and feeding activity or the presence of small numbers of rarer species (but not a maternity or hibernation site).

Moderate risk: caution required; there is moderate risk of disturbance to common bat species; activity may include the presence of regular / significant feeding perches and signs of feeding, a regularly used day / night roost or a maternity site of a common and widespread species or the likely presence of low numbers of rarer species ('rarer' as defined within the local context).

Moderate / high risk: considerable caution is required; this category may include a maternity site of rarer species.

High risk: considerable / extreme caution is required; there is a significant risk of causing disturbance to roosting bats at this site including large numbers of common species, a maternity site of locally rare or rarest UK species or a significant hibernation site for rare or rarest species; this is likely to be a site meeting the SSSI guidelines.

Table 1: *Based on Guidelines for proportionate mitigation - Bat Mitigation Guidelines (2004) fig. 4, page 39

Summary and recommendations

The proposed building alterations at this property 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 building works at site level on local bat populations is likely to be **minimal**.

The conservation significance of this property is currently **low**.

It is recommended the works **proceed without a requirement to obtain a development licence (EPSL)** since the proposed works are unlikely to result in a breach of the Habitats Regulations.

Further survey effort at this property is not required.

MITIGATION GUIDANCE – minimising the risks to roosting bats

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. Detailed method statement	Not required
4. EPS Licence requirement	Not required
5. Removal of roofing materials	<p>In the unlikely event of any bats being exposed during the removal of windows, roof tiles, lead flashings, roofing felt and fascia soffits, work should stop until the site has been inspected by a qualified person.</p> <p>Please notify the surveyor immediately for advice before proceeding (contact details below).</p>
6. Accidental exposure of bats	<p>Cover the exposed bats to reduce any further risk of harm. Place the bats in a small dark and very secure box and leave in a cool and quiet place.</p> <p>Wherever possible, try to prevent any bats from flying away in daylight. Call the surveyor for further advice before proceeding, otherwise contact the emergency help line at the BCT.</p>

7. Legal protection	The onus lies with the applicant to ensure that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.
8. Emergency advice on bats	<p>EED Surveys (David Fisher): 01200 425113 (office) or 07709 225783 (mobile) email: earthworksuk@yahoo.co.uk</p> <p>The Bat Conservation Trust (BCT) provides a bat helpline: 0345 1300 228; in an emergency, BCT will call the nearest volunteer bat worker in your area to arrange a free site visit. www.bats.org.uk email: enquiries@bats.org.uk</p>

Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM.

Protected species (Bats) and the planning process

Our built environment has the potential to have major negative impacts on biodiversity. However, if done sensitively, the development and refurbishment of buildings can, in fact, increase the ecological value of the site.*

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully¹.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".²

* Designing for Biodiversity, RIBA (second Edition - 2013)

¹ Bat Surveys, Good Practice Guidelines, BCT (2007).

²Tony Mitchell-Jones, (BMG, 2004)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England - Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside offices are located at:

Crewe: Natural England, Electra Way, Crewe business park, Crewe, Cheshire, CW1 6GJ 0300 060 2922

Kendal: Natural England, Juniper House, Murley Moss, Oxenholme Rd, Kendal, Cumbria, LA9 7RL 0300 060 2122

Manchester: Natural England, 3rd Floor, Bridgewater House, Whitworth Street, Manchester, M1 6LT 0300 060 1062

