



Mrs K Cross  
27 College Close  
Longridge  
Lancashire  
PR3 3AX

320150998P

12<sup>th</sup> February 2016

Dear Mrs Cross

**Re: Proposed development at 27 College Close, Longridge, PR3 3AX**

Thank you for your request for a bat survey in relation to a proposed development at the above site. I understand the proposed development is for a single storey extension to the rear of the property (proposed plans attached).

#### **Background and Qualifications**

The survey was carried out by Pat Waring and Janette Gazzard.

Pat is a licensed bat worker (Class 2 licence), registered consultant of the Bat Low Impact Class Licence, a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor science degree in Biology.

Pat has been working as an ecological consultant for over eighteen years, most recently as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities and Lancashire and Yorkshire Police Authorities, as well as the delivery of professional training courses about bats at a national level.

Pat has recognised and extensive experience and knowledge of ecological survey, monitoring, condition assessment and impact assessment techniques. He has extensive knowledge of bat ecology relating to buildings and trees including the requirements and condition necessary for bats roosting. He also has recognised skills relating to bat surveys and assessment.

Janette is a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

Janette has over twelve years experience working in ecology and nature conservation, including roles as a Senior Ecologist for a large multidisciplinary company and as a lead adviser for Natural England throughout the North West of England. She has a range of demonstrable skills including habitat surveys, ecological appraisals, protected species, conservation management advice and condition assessments; and is currently working towards becoming a licensed bat worker.

Pat Waring and Janette Gazzard meet the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance as follows:

Chartered Institute for Ecology and Environmental Management (2013) *Competencies for Species Survey: Bats*. CIEEM, Winchester, Hants.

### **Advisory Note**

The information in this note represents the professional opinion of an ecological consultancy and does not constitute professional legal advice. You may wish to seek professional legal interpretation of the wildlife legislation associated with this area of work.

The information, opinion and advice that Ecology Services UK Ltd has prepared are true, and have been prepared in accordance with the CIEEM Code of Professional Conduct. Ecology Services UK Ltd confirms that the opinions expressed are our true professional bone fide opinions.

### **Methodology**

In order to assess the likelihood of bats being present at the College Close site, a daytime inspection of the building and its surroundings was carried out on 11<sup>th</sup> January 2016. The full and relevant parts of the building and its surroundings were fully accessible on the day for a detailed inspection.

Observations were made from ground level, as well as from telescopic 3.8 metre ladders. An endoscope was used to investigate areas out of reach for hand searching, such as narrow gaps and other confined spaces. A 1000 lumens Led Lenser X21 torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

### **Results of the Survey**

The building is a two storey, modern, detached dwelling house with adjoining garage to the east and a conservatory to the south. The walls are constructed of brick with some areas covered with pebble render. The main roof is dual pitched with a single dormer window at the north elevation; the adjoining garage roof is hipped. Both roofs are covered with tiles with timber soffits, fascias and barge boards present along the roof edges. The garage building is sealed tight with no visible gaps. There are a number gaps associated with the main roof, including occasional lifted tiles, (particularly on the west gable end at the ridge) and gaps beneath soffits and barge boards, most noticeably at the apex and along the roof edges of both gable ends. A small number of bat droppings were found on the external white pebble render, below the roof line at the corner of the north and east elevations.

There are two roof voids (above the garage and above the main house) used for general storage. Both roof voids are modern, trussed roof structures with bitumen liner, there are no ridge beams and rock wool insulation is present in the main roof void only. No potential bat access points were found associated with the garage roof void. The observed presence of daylight within the main roof void confirms potential access points for bats, the locations being consistent with those gaps observed externally at the ridge and gable ends.

Signs of bats, in the form of older and more recent bat droppings were found clustered at both gable ends of the main roof void and a small number of scattered droppings are also present within approximately 2 metres of both gable ends. A small amount of staining was also observed around several potential access holes. The evidence suggests that bats are roosting within gaps and crevices associated with the wall tops and utilising up to 2 metres into the roof void on either side of the gable end. It is regarded as likely that bats are roosting within the space between the roof covering and roof lining.

Nesting bird material is also present at the west gable end. Due to the gaps associated with the roof and roof edges on the main house there is high potential for nesting birds to be present during the nesting season.

#### *Habitats and surroundings*

The building lies within a private garden and driveway. There are trees and shrubs within the garden providing some foraging opportunities for bats. The site is connected to a network of established residential gardens with farm fields, hedgerows and reservoirs present in the wider surroundings. As a result there is potential for bats and common garden birds to be present regularly throughout the year.

#### *Other protected species*

There is no evidence of any other protected species. The proposed development site is considered unsuitable to support other protected species as a result of current use of the site and the availability and condition of habitats present.

### **Advice and Recommendations**

#### **Bats – general**

It is advised that all bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended).

Together and in brief, this legislation makes it illegal to:

- Intentionally or deliberately take, kill or injure a bat
- Damage, destroy or obstruct access to bat roosts
- Deliberately disturb bats.

Prosecution could result in imprisonment, unlimited fines and confiscation of vehicles and equipment used.

A bat roost is defined in the legislation as “any structure or place which a bat uses for shelter or protection”. Roosts are protected whether or not bats are present.

If a development activity is likely to result in disturbance or killing of a bat, damage to its habitat or any of the other activities listed above, then a mitigation licence will usually be required from Natural England.

In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

### **Bats – specific to 27 College Close, Longridge**

It is advised that a bat roost is present and associated with both gable ends of the dwelling house.

It is advised that due to the nature of the proposed development (ground floor extension only) a number of precautionary measures will need to be adopted in order to avoid unlawful activities (e.g. by causing disturbance to bats). Precautionary measures must include:

- All contractors involved in the works should be given a tool box talk by a suitably experienced and licensed ecologist so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if a bat is found.
- The gable ends and roof edges of the main house should remain clear at all times of disturbance and unobstructed. There should be a minimum of 2 metres, unobstructed drop allowing free access for bat at all times.

It is advised that if bats are found at any time during the development, work must stop until advice has been sought from Natural England directly or through an appropriately experienced Ecologist. If the development will affect bats, a licence may be required and suitable mitigation put in place.

It is advised that if any development works affecting the main roof are required at another time advice should be sought from an Ecologist as to the need for further surveys at that time.

For any roof repairs and/or maintenance affecting the main roof, free help and advice is available from The Bat Conservation Trust at [www.bats.org.uk/pages/living-with-bats](http://www.bats.org.uk/pages/living-with-bats).

### **Rationale for advice**

A bat roost is present associated with the gable ends of the dwelling house and will not be directly affected by the proposed works.

Compliance with precautionary measures will ensure proposed works proceed without causing disturbance to bats and their roost.

Bats and their roosts are protected under UK and European legislation. Roost sites are protected even if bats are not present at the time of the survey.

### **Nesting birds**

It is advised that any activities that could kill or injure any wild bird or damage or destroy its nest whilst the nest is in use or being built or destroy its eggs, should be avoided.

It is advised that if works are to take place during the nesting season (February to October), a careful inspection of the building by a suitable qualified and experienced ecologist should be carried out immediately prior to the works, to check that birds are not present.

It is advised that if birds are found to be nesting within or in close proximity to the work area during development works, it will be necessary to either avoid work at that time, or to seek advice as to whether or not any aspect of development can proceed lawfully at that time. Under these circumstances, work must stop until advice has been sought from Natural England directly, or through an appropriately experienced Ecologist.

### **Rationale for advice and recommendations**

There is high potential for nesting birds to be present within the building and works will involve construction activities that have potential to disturb nesting birds.

Under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed injured or captured, while their nests and eggs are protected from being damaged destroyed or taken. In addition certain species such as the barn owls are included under Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependant young. Offences against birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) are subject to special penalties.

If nesting birds are present, plans will need to show how offences will be avoided during the proposed development. Work will have to be programmed around the nesting season to minimise disturbance.

There is no provision under the Wildlife and Countryside Act 1981 (as amended) for licensing the disturbance of nesting birds or the destruction of nests which are in use for the purpose of development. If enforcement action were taken the developer would need to rely on the 'incidental result of an otherwise lawful operation' defence if it were not possible to avoid an offence being committed. This defence can only be tested in court and it is therefore important to ensure all possible mechanisms for avoiding an offence are considered.

### **Other Protected Species**

There are no constraints in relation to other protected species.



If you require any further ecological advice or guidance in relation to the proposed works please do not hesitate to contact me.

Yours sincerely

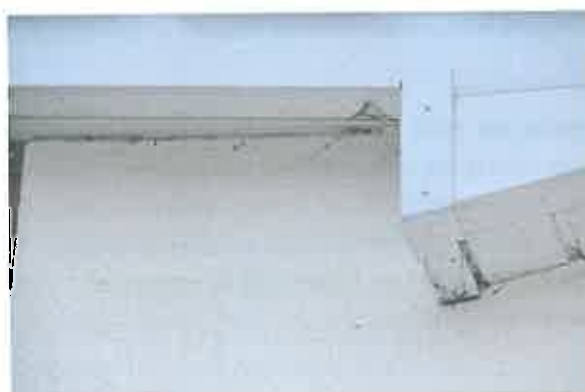


**Janette Gazzard MCIEEM**  
**Senior Ecologist**  
**Ecology Services UK Ltd**  
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**Enc. Proposed plans**



**View of 27 College Close, north elevation (lhs) and lifted ridge tile on west gable end (rhs).**



**Location of bat dropping on external render (corner of north and east elevations) (lhs) and bat droppings found in roof void on support timber (rhs).**



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Gaps at the wall top on internal east gable end wall (potential bat access) (lhs) and bird nesting material found in main roof void, west gable (rhs).

