

Mark Ross
C/o 61 Preston Road
Longridge
Preston
PR3 3AY

320160551P

10th July 2016

Dear Mark

Proposed development at 61 Preston Road, Longridge, Preston PR3 3AY

Thank you for your request for a bat survey. I understand that the survey is required to accompany a planning application (PP/0521/5220) in relation to a proposed rear extension and installation of front and rear dormers.

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 of 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.

Pat and Janette meet the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance (Chartered Institute for Ecology and Environmental Management (2013) *Competencies for Species Survey: Bats*. CIEEM, Winchester, Hants).

Advisory Note

The information in this letter 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 61 Preston Road, a daytime inspection of the building and surroundings was carried out on 8th July 2016.

Observations were made from ground level as well as from telescopic 3.8 metre ladders. An endoscope, although available, was not required for this particular inspection. A 1000 lumens Led Lenser X21 torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

As with most buildings, the roof coverings could not be examined in detail due to limits on access and concerns about the safety of the surveyor. However, the external roof coverings were visible from ground level and at ladder height; this enabled an assessment to be made in relation to potential for roosting areas for bats.

It is recognised that limiting the survey to a single visit in one month does not take account of bat activity on the site through the whole of the active season (March/April to October) or at other times of the year.

Results of the Survey

The building at 61 Preston Road is an unoccupied, semi detached, dormer bungalow, constructed of brick walls and a dual pitched, tiled roof. The tiles are covered with moss and lichens on both aspects and although close fitting there are gaps present that have some potential for use by bats. The ridge tiles are mortared and there are tight fitting plastic soffits along the east and west elevations with no suitable gaps for use by bats present. Along the south gable end are plastic barge boards with timber under boarding, gaps are present between the wall and timber boarding which are suitable for bats to gain access to the wall tops along this roof edge..

The roof is supported on a timber framed structure and underlined with bitumen felt. All internal ceilings have been removed and so there are no enclosed roof voids; consequently, the only dark, sheltered spaces remaining is limited to the wall top along the south gable end.

There is no vegetation growing on and against the building with potential for use by roosting bats or nesting birds.

There is a detached garage within the garden to the south east of the house, but this will not be affected by the proposals.

Habitats and surroundings

The building lies within a private garden and driveway with hardstanding, mown grass and planted shrubs along the boundaries. To the immediate east is a school and sports playing field and to the west is Preston Road with residential housing and industrial units.

There are hedges, trees and shrubs associated with gardens and the school fields that provide some foraging opportunities for bats. There are high levels of street and flood lighting present in close proximity (associated with the school sports field). A reservoir and several farm fields with connecting hedgerows are present in the wider surroundings.

Overall, the proposed development site and its immediate surroundings provide a resource of potential low value to bats and nesting birds.

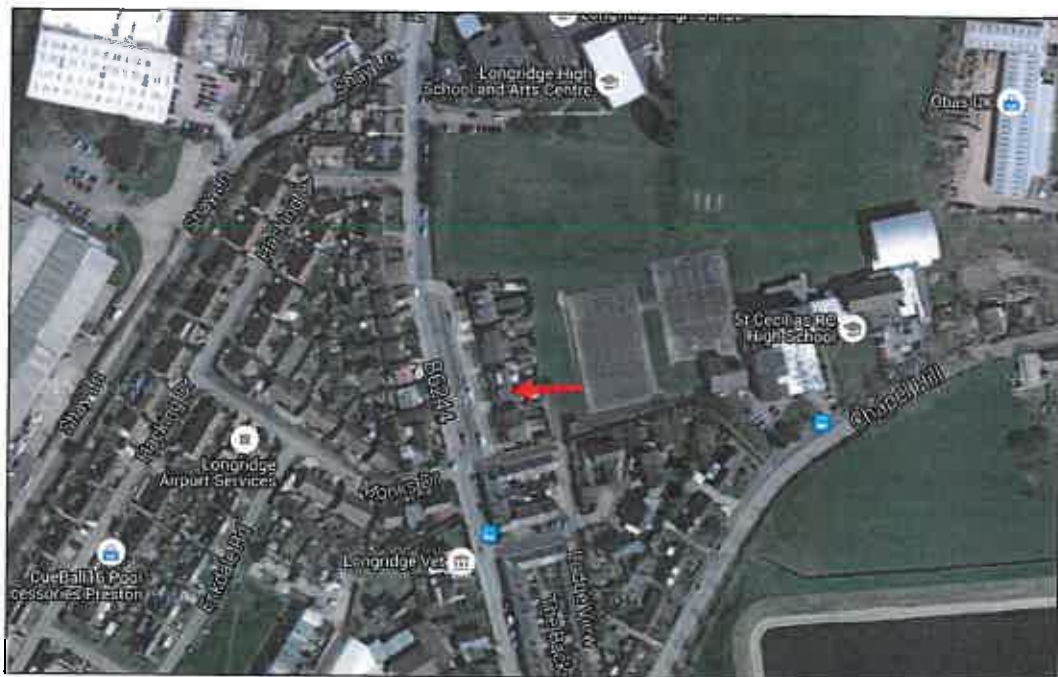


Image 1 – aerial view of 61 Preston Road (indicated by red arrow).



Bats

No bats or signs of bats were found during the site inspection.

Potential roosting features for bats are as follows:

Night roosting

- No suitable features found – negligible potential

Day roosting

- Roof coverings – low potential
- Wall top (potential access via south gable)– low potential

Hibernation roosting

- No suitable features found – negligible potential

Low potential in the above examples reflects the condition of the building and its environment and does not suggest that further surveys are necessary.

Nesting birds

No birds or evidence of bird nesting was found during the survey.

There are no suitable features associated with the building and there is no suitable vegetation within close proximity to the building that has potential for use by nesting birds.

Other Protected Species

There is no evidence of any other protected species and 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

It is advised that there is no evidence to suggest that bats pose a constraint to the proposed development.

It is advised that it is possible that bats could utilise gaps associated with tiles and gaps at the wall tops along the south gable end. These features, in this location and landscape setting, have low potential for bats to use throughout the year.

It is advised that a precautionary approach to the works is fully adopted. This should include all personnel involved in works to the building being carefully advised about bats by an appropriate person 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.

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.

Rationale for advice and recommendations

The survey has provided no evidence of bat roosts; however a small number of building features are present and have low potential to be used by bats. Bats are small, opportunistic animals that may exploit a wide range of niches throughout the year.

The precautionary measures are generally regarded by Statutory Bodies, Local Planning Authorities and Professional Ecologists as being appropriate where there is a low risk of bats being present and where professional judgement dictates that further investigation such as emergence/re-entry surveys is not warranted.

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 there is no evidence to suggest that nesting birds pose a constraint to the proposed development.

It is advised that the proposed development site has low potential for use by nesting birds.

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 seek advice as to whether or not any 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

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 (other than feral pigeons) 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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View of 61 Preston Road, west elevation (lhs) and close up view of tiles covered in moss (rhs)



View of south gable with gaps between timber under boarding and brick wall (lhs) and internal view of roof showing ceilings have been removed (rhs)