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Martin Prescott Environmental Services

**Woodland Management, Ecological
Surveying, Wildlife Events...**

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Initial Bat Survey of Primrose Dairy, Clitheroe

Surveyor- Martin Prescott, Lic. no. 2015/15466-CLS

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Summary

There were no crevices suitable for roosting bats, and the building can be demolished with minimal risk to bats. There is a low risk of nesting birds in scrub to the rear of the building..

1. Introduction

1.1 Reason for Survey

The development of this site requires structural work and there is the potential to affect bats and/or their roosts and a bat survey was required.

1.2 The Site

The site was at Primrose Dairy, Railway View Road, Clitheroe. BB7 2HE..

2. Methods

2.1 Risk Assessment, Possible Hazards

The site posed no hazards other than those normally encountered when surveying in sound buildings.

2.2 Daylight Survey, 15th march 2017

The outside of the building was searched for crevices suitable for bat access and the ground, walls, windows etc were searched for droppings. The survey was carried out at a time when bats would not have been fully active for many weeks and signs of occupation to the outside would be unlikely to be evident.

The inside was searched for signs of bat occupation.

The area was assessed for roosting and foraging potential.

The site was assessed for nesting bird potential.

2.3 Equipment

The equipment used consisted of a hand held torch, a camera and short-focus binoculars.

3. Results

3.1 Daylight Survey, see photos

The building was of rendered brick with a sloping unlined corrugated sheeting.

At the front there were vents and a gap in a steel lintel with low potential for bat access, but unlikely to be used due to the high level of lighting.

There were no suitable gaps to the rear of the building.

There were neither roof voids nor cellars.

No signs of bat occupation were found.

There were small areas of scrub to the rear of the building with low nesting bird potential.

There were many houses nearby likely to have significant bat roosting potential.

The nearby habitats included occasional small street trees and small patches of scrub. It was close to the town centre.

4. Conclusions

- 4.1** The building was considered to have very low bat roosting potential.
- 4.2** There were many houses nearby likely to have higher bat roosting potential than the house surveyed here.
- 4.3** The nearby habitat was considered to have low potential for foraging Pipistrelles and was unlikely to be used by other species.

5. Recommendations

- 5.1** It is recommended that the building can be demolished with minimal risk to roosting bats.
- 5.2** It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, the consultant (0161 796 6211, 07946 488467) or the local bat group should be notified and work stopped immediately.
- 5.3** Although nesting birds are considered unlikely, if any active nests are found, they must be left undisturbed until the young have fledged. If in any doubt refer to the consultant.

6. Photos/Plan



P1 Front aspect, gaps in vent, but brightly lit P2 Rear aspect, possible nesting birds in scrub



P3 Gap under lintel, but not suitable for bats P4 Inside showing unlined corrugated roof

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