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Richard Schofield  
IWA Architects  
Waterloo Mill  
Waterloo Road  
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27 March 2017

Job ref: B 1802

Dear Mr Schofield

Re: EPS – Daylight scoping survey: Carlton Cottage, West View, Waddington, Clitheroe, BB7 3HW

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

The Local Planning Authority is required to take account of the impact of a 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 structures as roosting sites. It is this dependence that makes them vulnerable to redevelopments that can result in damage or destruction of a roost, particularly maternity roosts, resulting in negative impacts on a local bat population.

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

A preliminary roost assessment (scoping survey) has found no evidence of roosting bats or nesting wild birds.

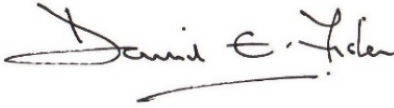
There are no signs of any maternity roost, mating roost or place of hibernation and it is unlikely that bats have ever been present at this site. The proposed building alterations are unlikely to result in disturbance to roosting bats; therefore the overall impact of the development on protected species is likely to be minimal / low.

Similarly, there are no signs of roosting or nesting wild birds or other protected species at the property.

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

Please find a copy of the survey report now attached.

Yours sincerely



David Fisher  
Director (EED Surveys)

**(European Protected Species)**

**PRELIMINARY ROOST ASSESSMENT – BAT / BARN OWL SURVEY REPORT**

**Carlton Cottage, West View, Waddington, Clitheroe, BB7 3HW**

**27 March 2017**

**Introduction**

A preliminary roost assessment (sometimes referred to as a presence or absence survey) requires a detailed inspection of the external and internal features of a building to look for evidence of flight, feeding, perching or other indicative signs of bat activity normally associated with roosting bats.

The aim of the survey is to determine the actual or potential presence of bats and whether further survey effort is likely to be required. The wider aim of the survey is to assess the potential value of the site for European Protected Species (EPS) to establish whether bats, barn owls and other nesting wild birds have been active within any part of the building that is likely to be affected by the proposed development.

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.

**Timing of survey / weather conditions**

The scoping survey was undertaken on Monday 27 March 2017 between 13.30 and 14.00.

The weather at the time of the inspection was mild, dry and bright (min. temperature: 10°C, cloud: 40%, wind: light easterly F1/2, rain: nil) providing satisfactory conditions for this level of survey.

**Personnel**

The inspection was carried out by David Fisher (EED Surveys) an ecological consultant currently specialising in protected species surveys and development issues in the north-west of England having worked for 30 years in nature conservation throughout the UK.

The surveyor has held a Natural England licence since 1989 and continues to work as a voluntary bat worker via the Bat Conservation Trust / Natural England and is a founder member of the East Lancashire Bat Group.

Current licences held:

Natural England Class Licence WML-A34 - Level 1 (Registration Number: 2015 – 17599-CLS-CLS)

Natural England Class Licence WML-A34 – Level 2 (Registration Number: 2015 – 12106-CLS-CLS)

**Aims\* of the survey**

Collect robust data to provide an assessment of the potential impacts of the proposed development on bat populations and other protected species at the property.

Facilitate the design of mitigation, enhancement and monitoring strategies for bats and other protected species.

Provide a clear assessment of risk to bats and other protected species enabling the Local Planning Authority to reach an informed planning decision.

Assist clients in meeting their statutory obligations.

Facilitate the conservation of bat populations and other protected species.

\*Adapted from 'Defining aims and objectives', p15 BCT Bat Surveys - Good Practice Guidelines,

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## **Survey methodology**

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

The survey protocol requires that a full visual inspection of the property is carried out; the survey should cover all internal and external features of the building including inspection of all accessible roof voids and out-buildings 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, 2<sup>nd</sup> 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, 3<sup>rd</sup> 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.

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

## **Survey limitations**

The scoping survey can be undertaken at any time of the year and is not dependent on whether roosting bats are present at the time of the assessment. Roost activity surveys (ie. emergence /re-entry and swarming) are only carried out during recommended optimal survey period (May to September / early October).

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 rubble infill walls, cavity walls, beneath roofing materials, wall claddings or other features.

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.

The scope of the survey includes only those areas of the property that are likely to be affected by the works.

## **Pre-existing information**

A data search has found no records of roosting bats at this property.

Previous EPS surveys have not been carried out at this address.

## **Proposed works**

Remove existing lean-to structures at rear of property and replace with single storey wrap-around extension.

(Reference: Proposed plans, elevations and site plan, drawing 2327.P.01 – IWA Architects).

## Pre-survey data search

The aim of the pre-survey data search (also called a desk study or scoping study) is to collate background information around the proposed development site on bat activity, roosts and significant landscape features that may be used by bats. The key sources of information used in this report include:

- (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*.

\*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.

The following bat species have been recorded within the 10km national grid square: SD74 (Clitheroe area):

Common name	Scientific name	Status of local population
Natterer's bat	<i>(Myotis nattereri)</i> <sup>1 2</sup>	widespread/common
Whiskered bat	<i>(M. mystacinus)</i> <sup>* 1</sup>	widespread
Brandt's bat	<i>(M. brandtii)</i>	widespread
Daubenton's bat common	<i>(M. daubentonii)</i> <sup>* 1 2</sup>	widespread/locally
Brown long-eared bat common	<i>(Plecotus auritus)</i> <sup>* 1 2</sup>	widespread/locally
Common pipistrelle	<i>(Pipistrellus pipistrellus)</i> <sup>* 1 2</sup>	widespread/common
Soprano pipistrelle common	<i>(P. pygmaeus)</i> <sup>* 1 2</sup>	widespread/locally
Noctule bat	<i>(Nyctalus noctula)</i> <sup>1 2</sup>	widespread
Other bat species rarely recorded within the district:		
Nathusius's pipistrelle	<i>(P. nathusii)</i> <sup>2</sup>	rare, distribution unknown

\*NBN data    <sup>1</sup>East Lancashire Bat Group    <sup>2</sup>EED surveys    <sup>3</sup>Bowland Kilns and Caves Research Group

## Location of the property

NGR: SD 729 439    Elevation: 70 metres

The property is within the boundary of the Waddington Conservation Area (Townscape Appraisal Map).

A local data search has shown there are no designated nature conservation sites immediately 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).

The nearest feeding, foraging and commuting habitats used by bats are: (1) River Ribble approximately 1000 metres south of the property, (2) Waddington Brook – a woodland clough 500 metres north of the village, (3) Hollins Clough 750 metres NW of the site.

The location of the property is sub-optimal in terms of connectivity to feeding, foraging and commuting habitat for bats within the wider district although there are several known bat roosts in nearby properties around the Waddington and the local area where high-value feeding and foraging habitat is present.

## Description of the property

The property is a two story mid-terrace house with brick and stone construction (built late 1800's).

The proposed building alterations will only affect the two single storey structures at the rear of the property (as shown in figures 1 to 3); the main lean-to extension is at the rear of the existing kitchen; the building has brick cavity wall construction with rendered external walls and a double glazed window and back door. The mono-pitch roof is clad in polycarbonate 'slates' and is probably lined with a bitumen felt. Internally the roof is under-drawn with tongue and groove timber panelling (figure 4).

All roof areas are well-sealed and the lead work flashing and mortar-pointed verges are very secure.

An adjacent (and separate) WC has a similar construction with a corrugated cement fibre mono-pitch roof.



Figure 1: rear elevation (north-east)



Figure 2:



Figure 3: SE elevation



Figure 4: internal view of roof

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## Survey results

A preliminary roost assessment has found no evidence of roosting bats or nesting bird activity at the property.

The building is generally well-maintained and all external features are secure.

There are no signs of a bat maternity roost, mating roost or place of hibernation at the property and there is no external / internal evidence of access by any protected species.

### Evaluation of results

The proposed building alterations are unlikely to result in disturbance to roosting bats or nesting wild birds, therefore the overall impact of the development on protected species is likely to be **minimal / low**.

The conservation significance of the existing building is relatively low; the impact of the proposed alterations is likely to be **minimal / low**.

### Recommendations

#### **Low impact / minimal - low risk.**

The proposed building alterations 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.

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

No further survey effort is required at the property.

### Summary

Action	Summary
1. Timing constraints	Not required
2. Further survey effort at this site	Not required
3. Detailed method statement	Not required
4. Licence requirement (EPSL)	Not required
5. Roofing works: Removal of roofing materials	<b>Minimal / low risk of exposure of roosting bats.</b>  In the unlikely event of any bats being exposed during the removal of the roof spars, roof tiles, verge tiles, roofing felts or brickwork; further operations in the area should cease until the building has been inspected by a qualified person / ecologist. (For further advice - see note 7 below).
6. Accidental disturbance to bats	Seek advice immediately.  Cover any 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. Wherever possible, building / roofing contractors should 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.

7. Legal responsibility	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:<a href="mailto:earthworksuk@yahoo.co.uk">earthworksuk@yahoo.co.uk</a></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. <a href="http://www.bats.org.uk">www.bats.org.uk</a> email: <a href="mailto:enquiries@bats.org.uk">enquiries@bats.org.uk</a></p>