EED

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Daniel Bowe
Stanton Andrews Architects
44 York Street
Clitheroe
BB7 2DL

6 March 2017 Job ref: B 1792

Dear Daniel

Re: EPS – Daylight scoping survey: Pendle View, Primrose Lane, Mellor, Blackburn, BB2 7EQ

You have requested a scoping survey (European Protected Species) on behalf of your client Mr Ponsonby 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 bat roost activity within the property.

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 barn owls or other wild birds 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

Pendle View, Primrose Lane, Mellor, Blackburn, BB2 7EQ

6 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 Friday 3 March 2017 between 11.00 and 12.00.

The weather at the time of the inspection was cold, dry and overcast (min. temperature: 6ºC, cloud: 100%, wind: light NW F2 - F3, 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

The general aims* of the survey are to:

- Collect robust data following good practice guidelines
- Facilitate the design of mitigation, enhancement and monitoring strategies for bats where appropriate
- Provide baseline information with which the results of post-development monitoring can be compared
- Provide clear information to enable the LPA and licensing authority to reach a robust decision
- Assist clients in meeting their statutory obligations
- Facilitate the conservation of bat populations

Objectives of the survey

The broad objectives* of the survey are to:

- observe, assess and record suitable roosting, feeding, foraging and commuting habitat for bats (and other protected species) both on site and in the surrounding area.

- determine the actual or potential presence of bats (and other protected species) and the need for further surveys and / or mitigation measures.

* Defining aims and objectives, p15 BCT Bat Surveys - Good Practice Guidelines, (3rd edition 2016)

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, 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.

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 and beneath roof materials and other significant structural 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

Improved family accommodation with an extension to the east and additional family accommodation to the south being an extrusion of the existing garage block. A link joins the south extension to the house.

[Reference: Stanton Andrews Architects – 23/02/17 email advice]

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: SD63 (Mellor):

Common name	Scientific name	Status of local population
Myotis species		
Natterer's bat	(*Myotis nattereri*)[1] [2]	widespread/common
Whiskered bat	*(M. mystacinus)* * [2]	widespread
Brandt's bat	*(M. brandtii)* [2]	widespread
Daubenton's bat		
Plecotus species	(*M. daubentonii*)[1] [2]	widespread/locally common
Brown long-eared bat	(*Plecotus auritus*)* [1] [2]	widespread/locally common
Pipistrelle species		
Common pipistrelle	(*Pipistrellus pipistrellus*)* [1] [2]	widespread/common
Soprano pipistrelle	(*P. pygmaeus*)* [1] [2]	widespread/locally common
Nyctalus species		
Noctule bat	*(Nyctalus noctula)*[1] [2]	widespread

*NBN data [1]East Lancashire Bat Group [2]EED surveys

Location of the property

NGR: SD 663 313 Elevation: 180 metres

The property is situated off Primrose Lane on the northern edge of Mellor Moor approximately 0.75km north-east of Mellor village and within the district of Ribble Valley. The location is rural in character and the site is surrounded by open countryside with grazing land, small paddocks and broadleaved boundary hedges.

There are no extensive broadleaved woodlands or mixed / conifer forestry plantations within 2km of the site and there are no areas of standing open water, river channel or riparian woodland habitat nearby.

The location of the property is sub-optimal in terms of connectivity to feeding, foraging and commuting habitat for bats.

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).

Description of the property

The property is a two storey detached house with block cavity wall construction faced in natural stone with duo-pitched slate roofs (figure 1). There are two single storey rear extensions (shown as ‘B’ and ‘C’ in figure 1). Extension ‘B’ is a conservatory with mono-pitched lead sheet roof and skylight windows; extension ‘C’ is used as a playroom with mono-pitch glass laminate roof; both structures are double-glazed with uPVC fascia soffits.

To the side of the house is a detached double garage with duo-pitched roof; the building has block cavity wall construction and faced in stone (shown as building ‘A’ figure 1). There is an alloy up-and-over garage door to the front elevation (figure 2) and glazed windows to the side elevation (figure 3). A timber–trussed roof is open to the eaves and the slate roof is lined with bitumen felt (figure 4).

The garage roof has a well-sealed timber fascia and all roof verges and ridge tiles appear to be fully secure.

Figure 1: rear elevation at Pendle View

Figure 2: garage front elevation

Figure 3: garage side elevation

Figure 4: garage internal

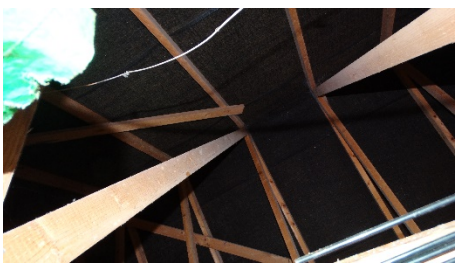

Figure 5: internal detail - garage roof

Figure 6: extensions ‘B’ (left) and ‘C’ (right)

Figure 7: extension ‘B’ side elevation

Survey results

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

The buildings are well-maintained and all external features appear to be secure; there are no signs of any bat maternity roost, mating roost or place of hibernation at the property.

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 buildings 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	**Low risk of exposure of roosting bats.** In the unlikely event of any bats being exposed during the removal of the roof spars, roof slates, verge tiles, bitumen felts or masonry; 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	EED Surveys (David Fisher): 01200 425113 (office) or 07709 225783 (mobile) email:earthworksuk@yahoo.co.uk 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