

FAO: Daniel Thorpe

IWA Architects
Waterloo Mill
Waterloo Road
Clitheroe
BB7 1LR

30 January 2017
1768

Job ref: B

Dear Mr Thorpe

Re: EPS – Daylight scoping survey: Stanworth House, York Street, Clitheroe.

You have requested a European Protected Species scoping survey 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 likely impacts 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.

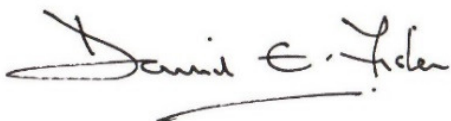
A preliminary roost assessment has found no evidence of roosting bats or wild birds within part of the property.

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 property. 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.

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

(European Protected Species)

PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

Stanworth House, York Street, Clitheroe.

30 January 2017

Introduction

A preliminary roost assessment (also 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 Thursday 26 January 2017 between 11.30 and 13.00.

The weather at the time of the inspection was cold, dry and bright (min. temperature: 1°C, cloud: 60% hazy, wind: calm, 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 current roost assessment was undertaken during the winter hibernation period.

The scoping survey may 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 20mm 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; NB. main roof voids in the property were not included within the scope of the current survey.

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.

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 are frequently recorded within the 10km national grid square: SD74 (Ribble Valley)

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

Other bat species recorded within the district:

Nathusius's pipistrelle	(<i>P. nathusii</i>) ²	rare, distribution unknown
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*NBN data ¹East Lancashire Bat Group ²EED surveys ³Bowland Kilns and Caves Research Group

Location of the property

NGR: SD 744 420 Elevation: 80 metres

The house is situated off York Street adjacent to Clitheroe Grammar School and within the Clitheroe Town Conservation Area (Character Area 3 – York Street and Well Terrace). The property occupies a relatively secluded urban site between the properties on York Street, the Grammar School and Church Brow Gardens.

The site is not close to any extensive broadleaved woodland or conifer plantation and there are no adjacent areas of standing open water or river channel nearby. The nearest river channel is the Mearley Brook some 400 metres east of the property.

The location of this property is sub-optimal in terms of its accessibility to feeding, foraging and roosting habitat for bat species.

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).

There are no significant records of bat roosts in any of the nearby properties.

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Description of the property

The property is a detached Victorian House (circa 1880's) with rendered stone and brick wall construction and duo-pitched rafter-with-purlin slate roofs. To the rear of the house is a single storey room extension (figure 8) with duo-pitched slate roof and enclosed roof void (figure 9) with a suspended ceiling (figure 10).

To the rear and side of the house are two covered walkways: (1) a rear passage enclosing a WC / store at the rear of the kitchen leading to a single story greenhouse / conservatory (figures 4, 5 and 6); (2) a side passage connecting the rear extension with the front elevation of the house.

The conservatory / sun lounge structure (figures 2, 3 and 4) has a brick / block plinth with uPVC window frames and glazed panels and hipped glazed roof. The lean-to greenhouse conservatory has a brick construction with single glazed windows along the front elevation and single pitch corrugated cement fibre roof with clear panels; the structure is generally cold and damp with ample natural light (figures 5 and 6).

A detached garage is located towards northern end of the garden; the building has a stone and brick construction with duo-pitched corrugated cement fibre roof and concrete floor (figures 12, 13 and 14).

The main house roofs were not inspected since these are outwith the proposed building operations.

The rear extension has a blue slate roof (figure 9) and lined with bitumen felt; the void is insulated with a glass fibre material with additional thermal insulation above the suspended ceiling (figure 10). The void is clean, dry and well-ventilated and there are no signs of access by roosting bats or nesting wild birds.

There is also access to a small pitched roof above the existing kitchen; the roof was re-slated and lined with a breathable membrane in late 2016 following theft of the original roofing material. The void is insulated with glass fibre material and is clean, dry and well-ventilated; there is no evidence of roosting bats or wild birds.

Externally, the lean-to passageways and outbuildings are cold, dry and light; these areas are unlikely to be attractive to roosting bats and therefore have minimal roost potential.

Roof areas at the property are generally well-sealed and secure although crevice-dwelling species such as pipistrelle bats are able to find secure roosting opportunities in small secure cavities; bats are highly mobile animals and therefore solitary bats can be occasionally present at any time of year.

The house, out-buildings and detached garage are not well-maintained; it is understood the property has been unoccupied since March 2015. It is unlikely that roosting bats are currently present and there are no historical signs of bat activity at the property.

Proposed works

Extensive renovation is required, including removal of the existing rear extension roof, sun-lounge / conservatory and greenhouse / conservatory.

[Existing plans and elevations as seen - Drawing No. 2317.E.02 (October 16): IWA Architects]

Images – Stanworth House (26/01/17)



Figure 1: Front elevation – Stanworth House



Figure 2: Sun lounge and green house / conservatory



Figure 3: sun lounge / conservatory



Figure 4: conservatory and greenhouse



Figure 5: greenhouse / conservatory



Figure 6: greenhouse / conservatory



Figure 7: covered passageway at rear



Figure 8: rear room extension



Figure 9: roof void over rear extension



Figure 10: suspended ceiling on extension

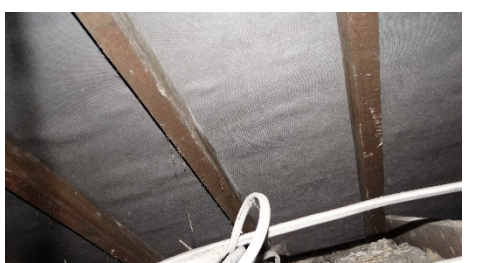


Figure 11: roof void above kitchen



Figure 12: Detached garage



Figure 13: garage rear



Figure 14: garage internal

Survey results

A preliminary roost assessment (scoping survey) has found no evidence of bat activity within the property; all internal and external features were inspected for signs of access by bats; none were found.

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

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.

Further bat surveys are unlikely to be required at this property.

Evaluation of results

There is no evidence of roosting bats at the property.

The conservation significance of the features likely to be affected by the proposed alterations is currently low.

Likely impact of proposed works on protected species			
	Voids over the single storey rear extension and kitchen	Conservatory, greenhouse and other lean-to structures	Detached garage
Stanworth House, York Street	minimal risk	minimal risk	low risk

Minimal potential	Low potential	Moderate potential	High potential
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Table 1: Impact of proposed works in relation to potential of the property to support protected species.

Recommendations / summary

All building features – low impact, minimal / low risk

The proposed building alterations at this property are **unlikely to cause significant 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 works are unlikely to result in a breach of the Habitats Regulations.

Further survey effort is not required.

ANNEX 1

Summary of advice

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. Roof works: Removal of roofing materials and render to external walls	Minimal / low risk of exposure of solitary 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
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ANNEX 2

Wildlife legislation - Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent¹.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*²

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

¹ Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

² Planning Policy Statement (PPS9) (2005) , Biodiversity and Geological Conservation. ODPM.

Protected species (Bats) and the planning process

Our built environment has the potential to have major negative impacts on biodiversity. However, if done sensitively, the development and refurbishment of buildings can, in fact, increase the ecological value of the site.*

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully¹.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats “covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations”.²

* Designing for Biodiversity, RIBA (second Edition - 2013) ¹ Bat Surveys, Good Practice Guidelines, BCT (2007). ²Tony Mitchell-Jones, (BMG, 2004)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England -

Sheffield: Natural England, 1 East Parade, City Centre, S1 2ET, Sheffield.