PENNINE ecological

PRELIMINARY BAT ROOST SURVEY & EVALUATION

THE OLD WORKSHOP
NEVILLE STREET
LONGRIDGE
PRESTON
LANCASHIRE

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A report for

JTH Construction Limited
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Longridge,
Preston,
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PART 1: INTRODUCTION:

1.1 REASONS FOR SURVEY:

PENNINE *Ecological* have been commissioned by JTH Construction Limited, to undertake a Preliminary Bat Roost Survey & Evaluation of the The Old Workshop, Neville Street, Longridge, Preston, PR3 3JP.

The study is required in association with a proposal to demolish and rebuild the workshop which is currently used for the storage of builders materials.

The study also includes a full evaluation of the ecological significance of the survey and recommendations/precautions where appropriate.

1.2 SITE LOCATION:

The site is located in an urban setting on Neville Street Longridge. Grid reference SD 6014 3727.

The location of the property is shown on Map 1 in the Appendix.

1.3 SURVEY METHODOLOGY:

1.3.1 Preliminary Bat Roost Evaluation:

The preliminary bat roost survey was undertaken on the 30th November 2017 following the methodology outlined in *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* Collins, J. Bat Conservation Trust (2016)

The survey included standard non-intrusive searches for potential roosts in the building affected by the proposals.

The inspection included the following:

- Searches for feeding remains, grease/urine staining and bat droppings on floors around the edge of the interior/exterior walls.
- Searches for suitable entry and exit points in gaps between masonry, around eaves, soffits, ridges, flashing and/or under slates etc.
- Checks for odour or audible squeaking emanating from potential roost features.

1.3.2 Other Species:

During the survey, observations relating to the potential presence of swallows and other nesting birds at the site were also made.

1.3.3 Surveyor Experience:

The surveyor and author of this report, Ian Ryding, has 30 years experience in ecological survey and evaluation. Key skills include the following.

- Extended Phase 1 Habitat Survey and National Vegetation Classification Survey.
- Highly proficient field botanist, including some difficult plant groups.
- Breeding bird survey.
- Mammal surveys including surveys for badger, water vole*, otter*, brown hare and preliminary bat survey.

*Over 250km of river reaches surveyed in England.

- Extensive experience in great crested newt (GCN) survey, evaluation, licensing and mitigation. Natural England Class Licence WML-CL08 held.
- Ecological Evaluation and Impact Assessments in association with large scale commercial development and civil engineering.

1.4 SURVEY CONSTRAINTS:

The southern elevation of the building could not be viewed directly as it abuts private property. However, the owner had replaced the old roof of the building several years earlier, and was able to confirm that the new construction on the south elevation was consistent with the rest of the building.

Features visible from the south-east corner of the building concur with the owners statement.

There were no other constraints to any aspect of the survey.

PART 2 SURVEY RESULTS:

2.1 DESK BASED STUDY:

It was decided in advance that the decision whether or not to obtain data from Lancashire Environment Records Network (LeRN) would be based upon the outcome of the survey findings.

In this instance LeRN were not consulted due to the general poor conditions observed in the buildings during the survey, the site's location in an urban area, and that all terrestrial habitats affected are hardstanding areas only.

2.2 GENERAL DESCRIPTION:

The proposals will affect a builders yard and lock-up building only.

The building is of simple construction, and is mono-pitched and approximately 15m long by 6m wide and has a height of 3m (approx.).

The walls are constructed from a mixture of solid brick (no cavity) and concrete blocks.

The walls are rendered externally and the western elevation abuts several brick outbuildings that belong to the neighbouring houses.

The roof was replaced only a few years ago and is constructed from box profile steel sheets supported on a timber frame.

There is no loft or ceiling void spaces.

There is a long narrow (fenced) yard on the eastern side of the building.

The building is owned by a general builder and is used as a storage facility for the business.

2.3 PRELIMINARY BAT ROOST SURVEY:

2.3.1 Survey Results:

The building is constructed from a mixture of solid brick and concrete blocks, there is no cavity or void spaces within the structure of the walls.

The western elevation of the building abuts several brick outbuildings that belong to the neighbouring houses. These outbuildings will be retained and will be unaffected by the proposals.

The roof is constructed from box profile steel sheets and there is no loft or ceiling void space.

Externally, there are UPVC fascia boards that stand proud of the walls, however the gaps lead directly into the workshop, and are wide and draughty and no significant roosting space is present for bats.

A steel capping is present around the outer edge of the roof, this feature has a wide/open gap and no significant spaces for roosting bats are present.

An internal/external search of the walls, floors, window sills revealed no bat droppings and no feeding remains were found.

Based on the conditions observed in the building, bat roost potential is evaluated as **'negligible'**.

Photographs showing the general conditions in the building are provided below.

Site Photographs – Preliminary Bat Roost Evaluation:

Photograph 1: Typical view of the front (north elevation) of the building.

Photograph 2: The yard area and east elevation of the building.

Photograph 3: The west elevation of the building abutting domestic outhouses (unaffected).

Photograph 4: General interior view showing simple construction and lack of loft/ceiling void space.

Photograph 5: Typical view of wide gaps behind fascia (east elevation) that lead directly into the building.

Photograph 6: Interior view of the south elevation with light indicating the wide gaps between wall and fascia.

Photograph 7: Close-up of gap between UPVC fascia and wall. No viable void space for roosting bats present.

Photograph 8: Hole in front elevation leads directly into open space within the building. No hidden void spaces present.

Photograph 9: Interior of west elevation. Roof felt and lead flashing is associated with the adjoining outbuildings.

2.4 EVALUATION OF OTHER FEATURES:

2.4.1 Swallows and Other Nesting Birds:

The building's interior is accessible to nesting birds through gaps behind fascia boards. However, no evidence of use by swallows or any other birds associated with buildings was found during the survey.

There are no other features with potential for nesting birds on the site.

PART 3 SUMMARY EVAULATION & RECOMMENDATIONS:

3.1 SUMMARY EVALUATION OF FINDINGS:

3.1.1 Bats:

Based on a combination of lack of potential roost features and the construction type of the building surveyed, roost potential is considered to be **'negligible'**.

No bat droppings were found on the window sills, floor or interior/exterior walls of the building, and there was an absence of urine/grease staining around the walls. No feeding remains were found in the building.

3.1.2 Other Birds:

Small birds are able to enter the building through gaps behind the fascia boards, however, no nests of any species was found during the survey.

3.2 RECOMMENDATIONS:

The following section outlines any mitigation or precautions required in respect of the survey findings.

3.2.1 Bats:

Bat roost potential has been evaluated as **'negligible'** in the building surveyed. Therefore in line with the recommendations provided in the BCT Good Practice Guidelines (2016), no further surveys are required to determine the level of use by bats.

However, the following precautions are recommended.

- Care should be taken when dismantling the roof and associated fascias and lead flashing.
- If the presence of bats, including the presence of bat droppings is found or suspected whilst undertaking the works, then work must stop and a licensed bat ecologist called for advice on how to proceed.

Due to the lack of bat roost potential in the building, no compensatory habitat in the form of bat boxes is considered appropriate in this instance.

3.2.2 Birds:

The demolition of the building will not result in the loss of any nest site as no historical evidence of nesting was found during the survey.

Therefore, no further survey or compensatory habitat is appropriate in this instance.

REFERENCES:

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* Bat Conservation Trust.

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Pyefinch, R. & Golborn, P. (2001) *Atlas of the Breeding Birds of Lancashire and North Merseyside 1997-2000.* Lancashire Bird Club/Lancashire and Cheshire Fauna Society.

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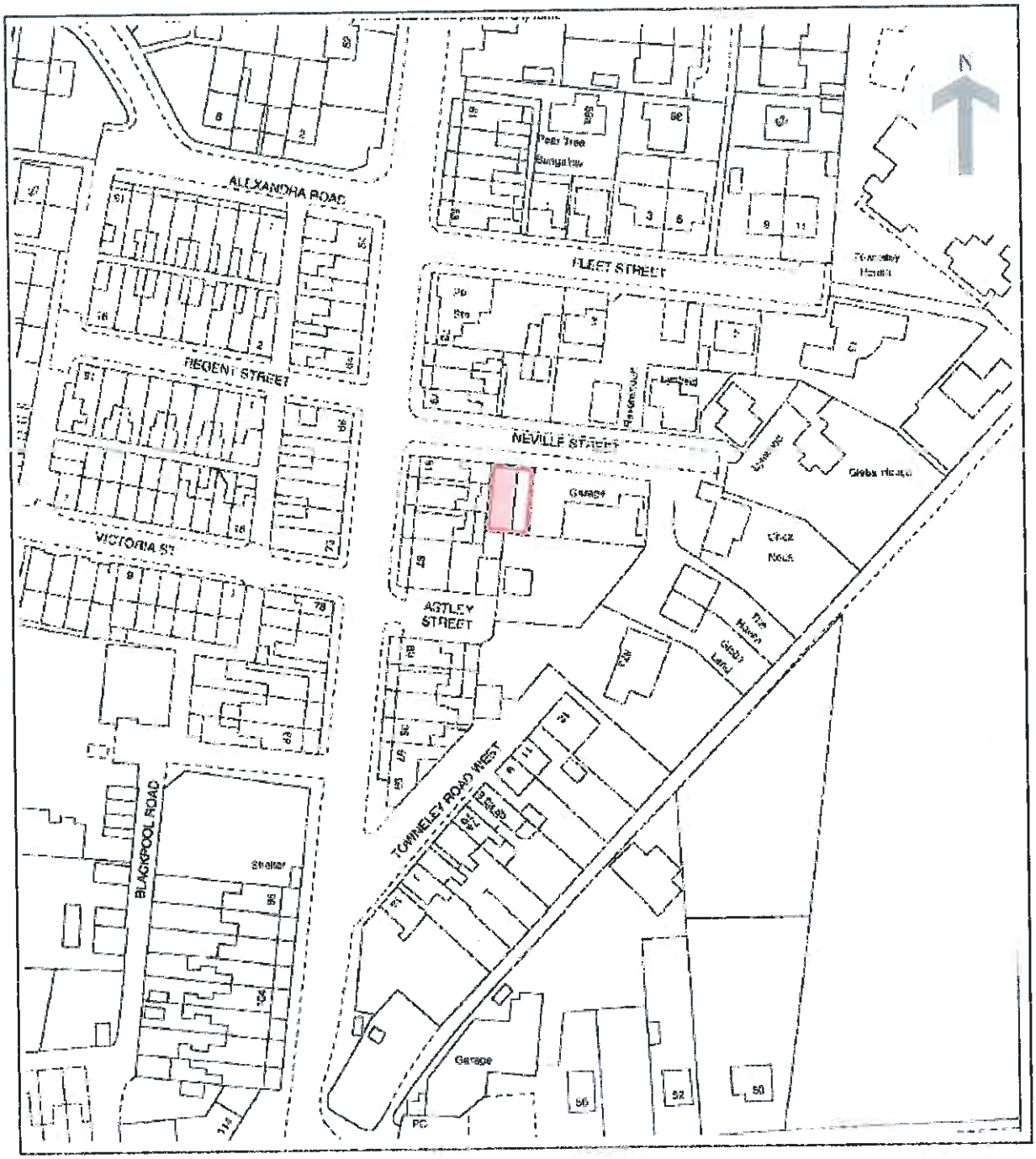
APPENDIX:

Map 1: Site Location Plan



Map 1: Site Location Plan