envirotech
Ecological Consultants
Environmental and Rural Chartered Surveyors

Your Ref:
Our Ref: 4513

Mr J Holden
Holden Lancashire Ltd.
83Blackburn Road
Rishton
BB1 4ER

Wednesday, 21 February 2018

Dear Mr Holden

RE: SCOPING BAT SURVEY: 33 ROGERSFIELD, LANGHO

I would report that we have undertaken a scoping bat survey on a red brick and rendered residential dwelling under a pitched, tiled roof at the above address. It is proposed that a flat roofed existing dormer on the North-east elevation is replaced with a pitched roof dormer. The existing structure was viewed to identify its possible use by bats.

The methodology we used to inspect this site was as follows.

Desk Study

⇒ Likely bat roosting and feeding sites adjacent to the site were identified from aerial photography. This allows us to determine likely commuting routes into and off the site.

⇒ A search was made of the Envirotech dataset. The purpose of the search is to establish the species of bat that may be found in the local area.

Field Survey

⇒ Assessment of adjacent bat feeding and roosting sites from aerial photography.

⇒ Inspection of the walls and eaves using a torch and binoculars to locate potential bat roosts.

⇒ Inspection of the roof using a torch and binoculars to locate potential bat roosts.

⇒ Searches of walls, sills, doors and items stored adjacent to the building for the presence of bat droppings

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deposited as bats fly inside the building or as they exit and enter their roosts to forage.

⇒ Search for detritus associated with bat feeding perches and roosts: - These roosts are usually associated with Brown Long-eared *(Plecotus auritus)* bats in roof voids and under eaves.

The site was surveyed on the 19th February 2018 and it was found to be located in habitat which would provide a moderate to high level of foraging opportunities for bat species being in proximity to a tree lined brook. The habitat would be suitable for use by void dwelling species. See Figure 1.

There are no records for bats immediately adjacent to the site on the dataset searched. This is likely due to reduced survey effort and not the absence of species. The potential presence of bats at the site is considered dependent upon the presence and quality of potential roost sites.

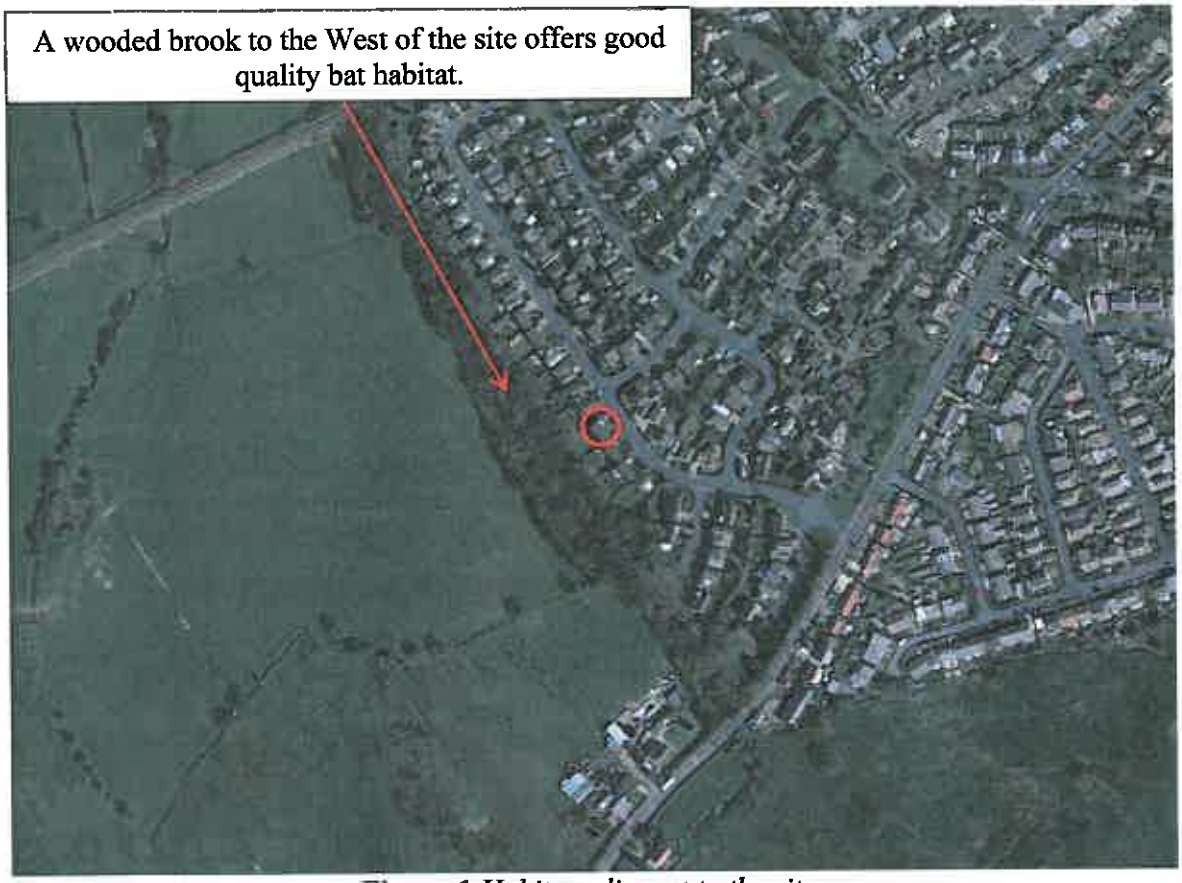

Figure 1 *Habitat adjacent to the site.*

In the area of the building to be affected by the proposals, the external walls are constructed or red brick. uPVC soffit and fascia boards are present around the building but these are extremely well sealed both with each other an with the walls. The external walls in this area offer no potential for use by bats.

The existing dormer has a flat roof and offers no potential for use by bats. Small fascia boards and uPVC side panels around the dormer are also well sealed.

The house is roofed with concrete tiles which interlock immaculately and do not provide any potential bat roost sites. Moss growth is frequent over the roof.

Overall the areas of the building to be affected by the proposals are sealed and have very limited potential for use by roosting bats. No evidence of use of the areas of the building to be affected by the proposals by bats was found at the time of the survey.

We consider the areas of the site subject to alteration are likely to offer negligible potential for use by bats for roosting. The proposal is not considered likely to impact upon the foraging potential of the local area.

As a consequence we consider that undertaking an emergence survey and full habitat assessment of the building and its surroundings is unwarranted. The areas affected by work are likely to have a negligible significance to bats. We consider it is unlikely there will be a significant impact on bats from the proposal.

We consider that although the risk to bats is negligible, as with all sites the following generic working guidelines should be followed.

General working guidelines

1. Be aware that bats may be present around the site, advise contractors accordingly.

2. Be observant during work for bats and or droppings in wall junctions. Bat droppings are black or brown and the size of grains of rice. Unlike mouse droppings which are hard, bat droppings will crumble between the fingers if squeezed.

3. Be observant during work for bats which may use the building if the new areas of the walls are exposed and left open overnight. Bats are opportunistic and may make use of gaps opened up during work overnight.

4. **If bats are found, stop all work and contact an ecological consultant for advice prior to work re-commencing.**

5. If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the site, with outside access, and placed in a location safe from predators.

If you have any queries or comments regarding our assessment of this building please do not hesitate to contact me in the first instance and I would be happy to clarify any issues with you.

Yours Sincerely

Emma Wainwright BSc (Hons), GradCIEEM
Natural England Bat License (Level 1)
Ecologist Envirotech NW Ltd

	External red brick walls are well sealed.
	The tiled roof is extremely well sealed as are soffits, fascias and side panels around the existing dormer window.
	Soffit, fascias and roof verges around the building are extremely well sealed.

Table 1 – *Photographs*