EED

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Steve Cresswell
11 Gisburn Road
Bolton-by-Bowland
Clitheroe
Lancashire
BB7 4NP

22 February 2017

Job ref: B 1785

Dear Mr Cresswell

Re: EPS – Daylight scoping survey: 11 Gisburn Road, Clitheroe, BB7 4NP

You have requested a scoping survey (European Protected Species) 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 all 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.

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

[redacted]

Director (EED Surveys)

(European Protected Species)

PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

11 Gisburn Road, Bolton-by-Bowland, BB7 4NP

22 February 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 Tuesday 21 February 2017 between 10.30 and 11.30.

The weather at the time of the inspection was cool, dry and bright (min. temperature: 7ºC, cloud: 100%, wind: light NE, 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

Scoping surveys can be undertaken at any time of the year since they are not dependent on whether roosting bats are present at the time of the assessment. Roost / flight activity surveys (ie. emergence / re-entry and swarming) are normally carried out during the optimal survey period - May to August / September.

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

(1) Replacement of single storey rear extension (Cottage No. 11) and removal of existing lean-to roof and out-building at rear of end property. (2) Some local disturbance to roof slates on main roof to accommodate light tubes into first floor bedrooms.

Pre-survey data search

The aim of the pre-survey data search 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), Magic.gov.uk and Maps and Related Information Online (Mario) Lancashire County Council.*

*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 squares: SD73 / SD74

Common name	Scientific name	Status of local population
Natterer's bat	(*Myotis nattereri*)* [1 2 3]	widespread/common
Whiskered bat	(*M. mystacinus*) [1 2 3]	widespread
Brandt's bat	(*M. brandtii*) [1 2 3]	widespread
Daubenton's bat	(*M. daubentonii*) * [1 2 3]	widespread/locally common
Brown long-eared bat	(*Plecotus auritus*)* [1 2 3]	widespread/locally common
Common pipistrelle	(*Pipistrellus pipistrellus*)* [1 2]	widespread/common
Soprano pipistrelle	(*P. pygmaeus*) [1 2]	widespread/locally common
Noctule bat	(*Nyctalus noctula*) [1 2]	widespread

Bat species rarely recorded within the district:

Nathusius's pipistrelle	(*P. nathusii*) [2]	current distribution unknown
Lesser horseshoe bat	(*Rhinolophus hipposideros*) * [2 3]	locally very rare

*NBN data [1]East Lancashire / North Lancashire Bat Groups [2]EED surveys [3]Bowland Kilns and Caves Research Group

Location of the property

NGR: SD 786 493 Elevation: 90 metres

The property is situated on Gisburn Road close to the village centre and is within the boundary of the Bolton-by-Bowland Conservation Area and shown as a Listed Building on the Townscape Appraisal Map.

The cottages are close to St Peter and St Paul's Church and adjacent to the village green.

The location is rural in character and there is extensive open countryside nearby with grazing pasture to the south at Bolton Park estate. The property is not adjacent to extensive woodland and there are no significant watercourses adjacent to the site. The site is likely to be sub-optimal in terms of connectivity to high-value feeding and foraging sites for bats within the wider district.

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 end of terrace dwelling (previously two separate cottages now combined) with stone and rubble infill wall construction and duo-pitched blue slate roofs (figures 1 to 3). To the rear of cottage No. 11 (on the left – figure 2) is a single storey lean-to extension with stone wall construction and mono-pitch cement fibre panel corrugated roof.

A lean-to roof extends across the rear of the adjoining cottage incorporating a small stone out-building with duo-pitched roof (figures 3 and 6). The lean-to roof section is clad in cement fibre corrugated panels (figure 5).
The external lean-to structure and out-building are cold and draughty, both are considered unsuitable in terms of attracting and supporting roosting bats.

The main roof of the property at cottage No. 11 has an enclosed roof void (figure 4). The rafter-with-purlin roof is unlined and thermal insulation is absent. The void is cold, dry and relatively well-ventilated and there are no signs of access by roosting bats or nesting wild birds. The adjacent part of the dwelling does not have enclosed roof voids since both first floor rooms have ceilings directly beneath the roof eaves.

It is understood the property has remained un-occupied for at least 12 months.

Figure 1: front / side elevations

Figure 2: front elevation

Figure 3: side and rear elevations

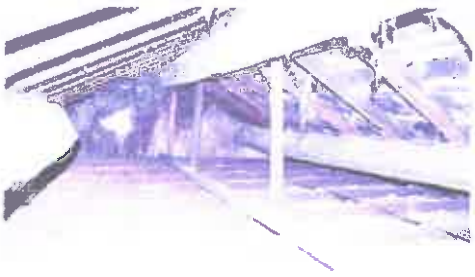

Figure 4: main roof void

Figure 5: lean-to shed at rear

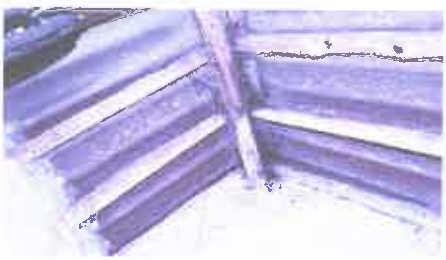

Figure 6: outside WC roof detail

Survey results

A preliminary roost assessment has found no evidence of bat activity.

An internal inspection of the roof void and an external assessment of all external features has found no evidence of access by roosting bats or nesting wild birds.

It is unlikely that roosting bats have ever been present within the property.

Evaluation of results

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

The conservation significance of the building is currently 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. Roof works: Removal of roofing materials	Minimal - Low risk 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