PENNINE ecological

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Oliver Hayes
25 Eastfield Drive
West Bradford
Clitheroe
Lancashire
BB7 4TQ

Date: December 8th 2017

Re: Daytime Bat Roost Survey: 25 Eastfield Drive, West Bradford, Clitheroe, Lancashire, BB7 4TQ.

Dear Oliver,

PENNINE *Ecological* have been commissioned by Oliver Hayes to undertake an assessment of the above property in respect of evidence / potential for bats. The need for the inspection relates to proposed two storey extensions at the property.

1. Site Location:

The site is located on the northern edge of the village of West Bradford, approximately 3km north of Clitheroe town centre. The sites central grid reference is SD 745 447.

2. Bats; Status and Protection:

All British bats and their **roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2010 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.

The National Planning Policy Framework (NPPF) has replaced the existing Planning Policy Guidelines (PPG's). In relation to wildlife PPG 9 was one of the documents to which Planning Authorities referred to, particularly where a specially protected species is or may be present and will be affected by a development for which a Planning application seeks consent. The aims of the NPPF in relation to species and habitats are that it places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage consideration that should be given to Protected Species where they may be affected by development. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.

This is supported by a guide to good practice entitled 'Planning for Biodiversity and Geological Conservation: Building in Biodiversity' in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependent upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

3. Use of Buildings by Bats:

a) Summer breeding roost.
b) Hibernation.
c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

** The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats & Species Regulations 2010 (Regulation 41) the term roost is not used but refers to "*a breeding site or resting place of such an animal"* and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.

Up to ten bat species have been recorded in Lancashire most of which use built structures, notably occupied residential properties, for roosting. The most frequently encountered species is the Pipistrelle bat (*Pipistrellus)* and its abundant status in Lancashire is reflected throughout the UK.

4. Site Description:

The property is a two storey residential dwelling of brick construction which is rendered in parts. The roof has a steep pitch and has tight fitting interlocking concrete tiles.

There are fascias and soffits on various elevations of the property and the single garage.

A single loft is present and this was also inspected.

5. Site Survey Results:

Refer to site photographs at the end of this report which illustrate features described below.

The aim of the inspection was to determine if the property is of value to bats. The property was surveyed on December 5th 2017. If bats or their roost/place of rest/shelter are affected by the work then a European Protected Species Mitigation Licence would be required to legally proceed with the development.

The optimum time to investigate buildings for evidence of a bat roost is May – August, however that is not to say they cannot be inspected and assessed outside of that time and frequently the results can be conclusive, which can save time and expense for Planning Applicants but it should be borne in mind that equally the inspection can be inconclusive.

The nature of the buildings offer little or no value for bats. All soffits, roof tiles and areas of mortar are in good condition / tight fitting with no opportunity for ingress by bats. There are no suitable areas for crevice dwelling bats and no / very low roost potential.

There was no evidence of bat use and no droppings were found in the loft or externally.

6. Recommendations; Bats:

There are no requirements for further surveys.

The findings of the survey were discussed with Mr. Stan Irwin *(a highly experienced licensed bat surveyor)* who has over thirty years of bat ecology experience and licensing. The results, conclusions, and recommendations have been assessed by Mr. Irwin and his assessment concurs with Mr. Leatham's.

If you require clarification on any issue, please contact me at our Bolton office address.

Yours sincerely

Robert N. Leatham

Robert N. Leatham, Ecological Consultant. *(Site photographs are provided on the following pages)*

Site Photographs: 5th December 2017:

NE Front elevation from road.

SW rear elevation (part) and side of garage with tight fitting fascia boards (no gaps)

NW side elevation, concrete tiles are tight fitting with no gaps.

NW side elevation, concrete tiles are tight fitting with no gaps.

SW rear elevation.

SE side elevation and NE front elevation.

SE side elevation with tight fitting soffits.

NE front elevation with tight fitting soffits.

NW side elevation of garage with tight fitting fascia boards.

Loft space.

Loft space