
13 June 2018

Land East of
Chipping Lane,
Longridge – Phase 1

Bat Inspection Report

Report Number: 11319_R03_LT_LP

Author: Laura Dennis ACIEEM

Checked: John Moorcroft
MCIEEM CEnv



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Section 1: Introduction

- 1.1 Tyler Grange LLP (TG) have been commissioned to prepare a bat inspection for a proposed residential development at land to the immediate north of the settlement of Longridge (hereafter referred to as the 'site'). The site is centred on Ordnance Survey (OS) grid reference SD 60377 38045 and extends to a total area of 24.8 hectares (61.3 acres).
- 1.2 An Ecological Assessment (Document 2001/R08b) was originally prepared by TG in March 2015 to accompany the outline planning application (Reference 3/2014/0764). The original ecological assessment found no evidence of bats roosting in either trees or the cricket pavilion within the site.
- 1.3 Condition 19 attached to the outline permission states that,

"The reserved matters application(s) shall be accompanied by repeat surveys of the trees identified for removal and existing cricket pavilion to confirm the continued absence of roosting bats. If the surveys demonstrate that bats have colonised, the surveys shall include appropriate mitigation and/or compensation proposals. The development shall thereafter be carried out in complete accordance with the approved surveys(s)."
- 1.4 Bat surveys were previously undertaken to discharge Condition 19 in relation the existing Phase 1 reserved matters consent (TG report 2001_R16, 11th February 2016); no evidence of roosting bats was recorded.
- 1.5 An amendment to the Phase 1 reserved matters consent under Section 73 is to be submitted and therefore an update bat survey and report is required.



Section 2: Methodology

- 2.1. Previously, in 2016, a climbing inspection of trees assessed as having potential to support roosting bats and which would be affected by the development was undertaken by Simon Holden (Licence number: 2015_16148_CLS-CLS) MCIEEM and John Moorcroft MCIEEM. These surveys followed standard methodologies set out in the Bat Mitigation Guidelines¹, the Bat Workers Manual² and Bat Surveys - Good Practice Guidelines³.
- 2.2. The 2016 survey also included an inspection survey of the cricket club building (see **Plan 2001/P47a**) to assess its potential to support roosting bats; however, this building is outside the Phase 1 site boundary and is therefore not considered further within this report.
- 2.3. The 2018 update survey and comprised ground-based preliminary roost assessments (PRAs) of trees identified for removal, in accordance with Bat Surveys for Professional Ecologists - Good Practice Guidelines⁴.

Survey Methods

Daytime Tree Climbing Inspection 2016

- 2.4. Climbing inspections were undertaken on the 12th January 2016 of trees that had been identified as having the potential to support roosting bats and that would be affected by development.
- 2.5. Suitable trees were climbed by a qualified tree climber using rope and harness techniques. Potential roost features (see **Table 2.1**) were inspected using an endoscope to identify signs indicating use by, or high suitability for roosting bats. Signs may include:
 - Cavities extending upwards with smooth sides;
 - Cavities extending more than 70mm;
 - Presence of bat droppings; or
 - Presence of live or dead bats.

Table 2.1: Features used by bats for roosting and fields signs that may indicate use by bats

Features of Trees Used as Bat Roosts	Signs Indicating Possible Use by Bats
Natural holes	Tiny scratches around entry points.
Woodpecker holes	Staining around entry points.
Cracks/splits in major limbs	Flies around entry points.
Loose bark	Smoothing of surfaces around cavity.
Behind dense, thick stemmed ivy	Bat droppings in/around/below entrance.
Hollows/cavities	Audible squeaking at dusk or in warm weather.
Within dense epicormic growth	Distinctive smell of bats.
Bird & bat boxes	

¹ Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

² Mitchell-Jones, A.J. and McLeish, A.P. 2004 –*Bat Workers Manual – 3rd Edition*. JNCC.

³ Hundt, L. (ed) (2012) *Bat Surveys Good Practice Guidelines – 2nd Edition*. Bat Conservation Trust, London.

⁴ Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologist: Good Practice Guidelines – 3rd Edition*. The Bat Conservation Trust, London.



Update Ground-based PRA Survey (2018)

- 2.6. An update ground-based Preliminary Roost Assessment (PRA) of trees with potential for roosting bats to be affected was undertaken by Laura Dennis GCIEEM on 19th March 2018.

Identification of Potential Roost Features

- 2.7. The purpose of the PRA and climbing inspection surveys was to identify and investigate potential roost features up close and to determine whether bats may be using them as roost sites.

Categorisation of Roost Potential for Trees and Buildings

- 2.8. The potential of buildings and trees to support roost was categorised in accordance with the criteria listed in Hundt (2012) – 2016 survey, and Collins (2016) – 2018 survey.

Survey Limitations

- 2.9. The whole of the site was accessed during the survey and no significant limitations were encountered.

Quality Control

- 2.10. All ecologists at Tyler Grange LLP are members of CIEEM and abide by the Institute's Code of Professional Conduct.



Section 3: Survey Results

Daytime Climbing Inspection 2016

- 3.1 Four trees which were likely to be affected by the development and had been identified as having bat roost potential were inspected. These were Trees 2, 18, 19 and 23 (locations are shown on plan **2001/P47a**), no other mature trees were identified that required further assessment. The results of the tree assessment are provided in **Table 3.1**.

Table 3.1: Results of tree assessment and climbing inspection (2016).

Tree Reference (see Plan 2001/P47a)	Species	Description	Roost Suitability (Hundt, 2012)
T2	Alder	Mature alder with a damaged stem and possible bat access hole (tree climbed 12 th January 2016). Suitability of potential roost feature found in cavity extending up the stem for approximately 40cm. No evidence of use by bats found.	2
T18	Sycamore	Mature sycamore, some old ivy cover (ivy has been cut) one knot hole is present to the west but is blind (30th January 2014). Ivy was dead and falling off and contained no suitable roost features. Rot hole was inspected found not lead to a cavity capable of supporting bat roosts. Ivy was falling off and contained no suitable roost features.	3
T19	Ash	Mature ash with old dead ivy cover and a damaged limb, however this appears to be exposed and not lead to a cavity (climbed 12th January 2016). Damaged limb was inspected; cracks were full of rotting tree matter and did not lead to cavities capable of supporting roosting bats. A rot hole was found at 4m on the western side. This was inspected with an endoscope. No bats were present and no signs of previous occupation were found. Ivy was falling off and contained no suitable roost features.	2
T23	Alder	Alder with single woodpecker hole which extends upwards into the stem. (Inspected from ladder 12th January 2016) Suitability of potential roost feature confirmed but no evidence of use by bats found.	2

Update Ground-based PRA Survey (2018)

- 3.2 Construction is already underway on the south-west portion of the site, which is not subject to the S73 amendment. As a result, a number of trees have already been felled in accordance with the existing reserved matters consent (see **Tree Loss Plan 11319/P02**). This includes T18 and T19; T2 and T23 have been retained (see **Plan 2001/P47a**).
- 3.3 No further tree loss is proposed as a result of the S73 amendment (see **Plan 11319/P02**), losses are limited to small sections of hedgerow which have no potential to support roosting bats.



Section 4: Mitigation and Compensation

- 4.1. Although no evidence of roosting bats was recorded within any trees to be lost or otherwise affected by the development, potential roosting features were present within Trees 2, 19 and 23. T18 and T19 have been felled since this time, in accordance with the existing reserved matters consent.
- 4.2. According to current plans (see **Plan 11319/P02**), T2 and T23 are to be retained, and no further tree loss is proposed. Therefore, no mitigation is required in respect of roosting bats.
- 4.3. However, should plans be revised resulting in loss of additional trees, an update PRA should be completed prior to felling.



Section 5: Conclusion

- 5.1. No evidence of roosting bats was recorded during any of the surveys undertaken in January 2016 and March 2018.
- 5.2. Recommendations have been made to safeguard bats and alternative roosting opportunities will be provided in new houses (in accordance with Condition 21 and detailed in TG report **11319/R04**).
- 5.3. It is considered that, providing the recommendations contained within this report are followed, the principles of the proposals are in conformity with legislation and policy, and Condition 19 can be discharged.



Appendix 1: Proposed Planning Layout (Ref 459-PL02)



SCHEDULE OF ACCOMMODATION

APP.	House Type	Description	Plot No.	Total Sale
AFORABLE TYPES P1 EXISTING				
1001	3 Bed Semi	3 bed semi detached house	727	2
1002	3 Bed Semi	3 bed semi detached house	741	6
AFORABLE TOTAL				
PRIVATE SALE TYPES P1 EXISTING				
1003	3 Bed Semi	3 bed semi detached house	844	3
1004	3 Bed Semi	3 bed semi detached house	831	6
1005	3 Bed Semi	3 bed semi detached house	956	4
1006	3 Bed Semi	3 bed semi detached house	968	3
1007	3 Bed Semi	3 bed semi detached house	1170	2
1008	3 Bed Semi	3 bed semi detached house	1203	1
1009	3 Bed Semi	3 bed semi detached house	1209	1
1010	3 Bed Semi	3 bed semi detached house	1243	1
PRIVATE SALE TOTAL				
AFORABLE TYPES P1 RE-PLAN				
1011	3 Bed Semi	3 bed semi detached house	874	15
1012	3 Bed Semi	3 bed semi detached house	706	6
AFORABLE FOR THE ELDERLY P1 RE-PLAN				
1013	3 Bed Semi	3 bed semi detached house	954	5
1014	3 Bed Semi	3 bed semi detached house	731	4
AFORABLE TOTAL				
PRIVATE SALE TYPES P1 RE-PLAN				
1015	3 Bed Semi	3 bed semi detached house	731	4
1016	3 Bed Semi	3 bed semi detached house	805	5
1017	3 Bed Semi	3 bed semi detached house	830	3
1018	3 Bed Semi	3 bed semi detached house	830	4
1019	3 Bed Semi	3 bed semi detached house	837	5
1020	3 Bed Semi	3 bed semi detached house	1038	2
1021	3 Bed Semi	3 bed semi detached house	1107	15
1022	3 Bed Semi	3 bed semi detached house	1112	10
1023	3 Bed Semi	3 bed semi detached house	968	5
1024	3 Bed Semi	3 bed semi detached house	1202	1
1025	3 Bed Semi	3 bed semi detached house	1205	6
1026	3 Bed Semi	3 bed semi detached house	1207	4
1027	3 Bed Semi	3 bed semi detached house	1121	5
PRIVATE SALE TOTAL				
GRAND TOTAL				
			128	10974
PHASE 1 SITE GROSS AREA: 13.32 ACRES				
NON DEVELOPABLE AREA: 5.17 ACRES				
NET DEVELOPABLE AREA: 7.75 ACRES				
DENSITY: 14376 SAs/ACRE				

Legend

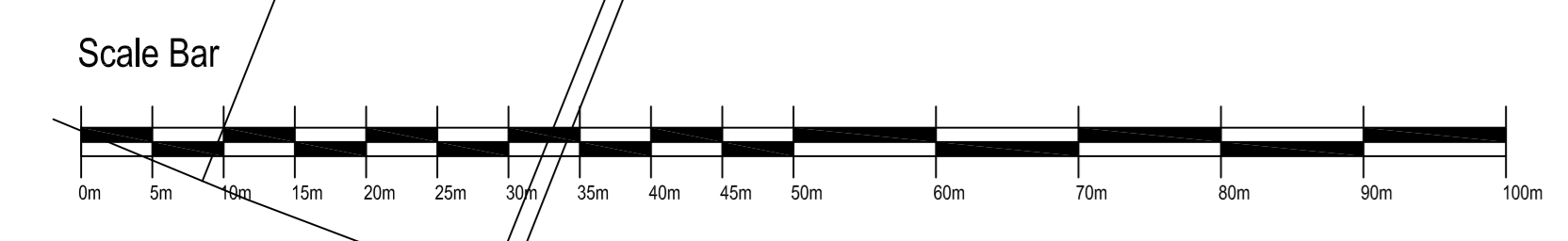
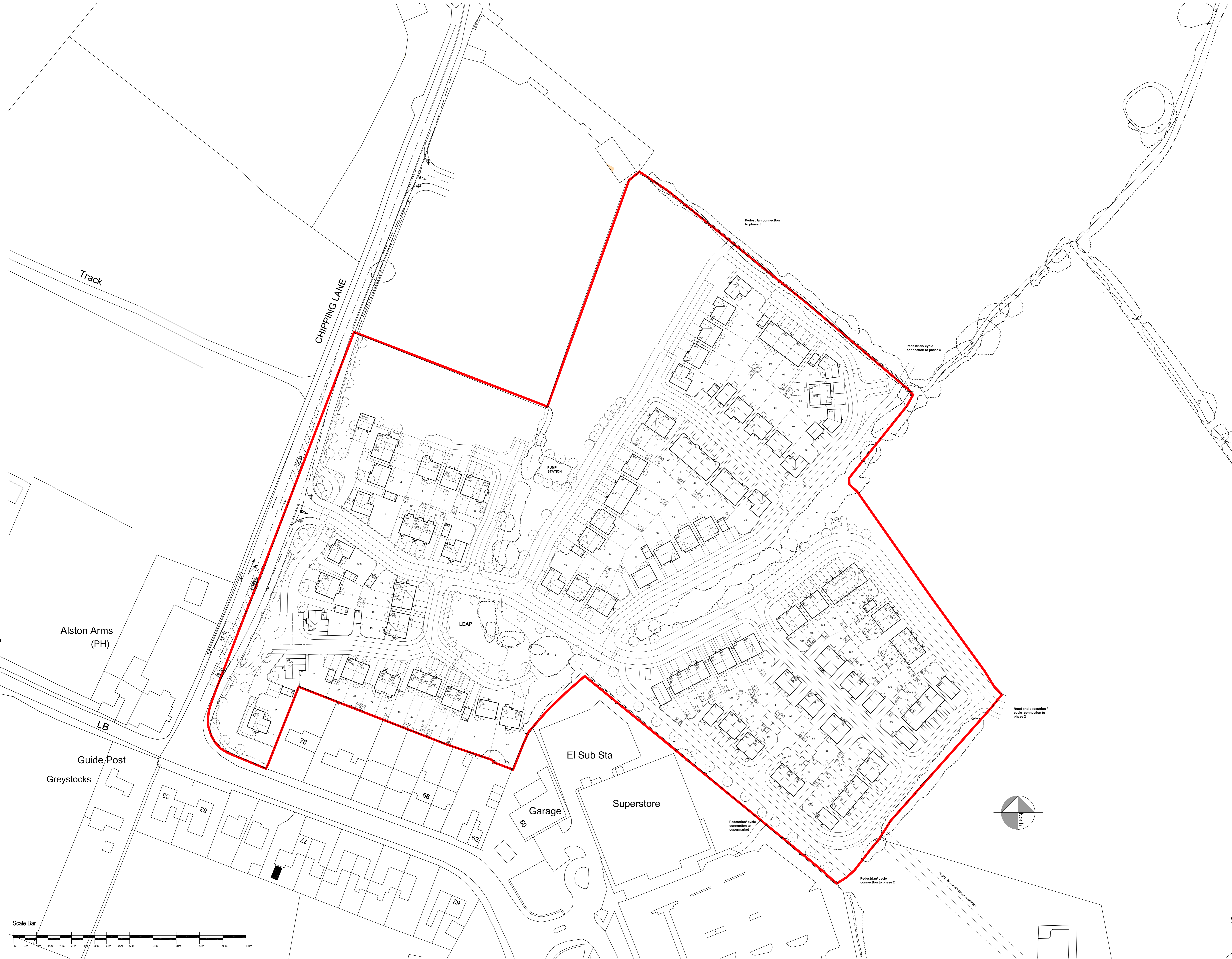
- (AS) Dwelling Handing - as / opp construction dwg.
- (OPP)
- AG Acoustic glazing / measures. Refer to Acoustic & Ventilation Schedule for plot specific requirements.
- T Timber gates to be erected as indicated on site layout.
- CS Cycle Store provided to plots without garage. Refer to Asgard brochure for specific details.
- P Proposed dwelling.
- G Proposed garage.
- T Proposed Tree Planting. Refer to detailed landscaping layout.

01 Plot 8 drive widened from 2.5m to 2.8m by making plot 9 garden 0.3m smaller. Plot 12 drive widened to inner corner of as built surrounding near garden for plot 1

Rev	Description	Date	Drawn	Checked
01				

BARRATT HOMES MANCHESTER
 Barratt Homes Manchester
 (A division of BDW Trading Ltd)
 4 Bradley Road
 City Park
 Manchester
 M16 9HQ
 Tel: 0161 872 9161
 Fax: 0161 855 2828

Design By	Date	Drawing Number	Rev
AA	09-03-18	459-PL02	01
AA	Scale 0:1		
AA	1:500		



Plans

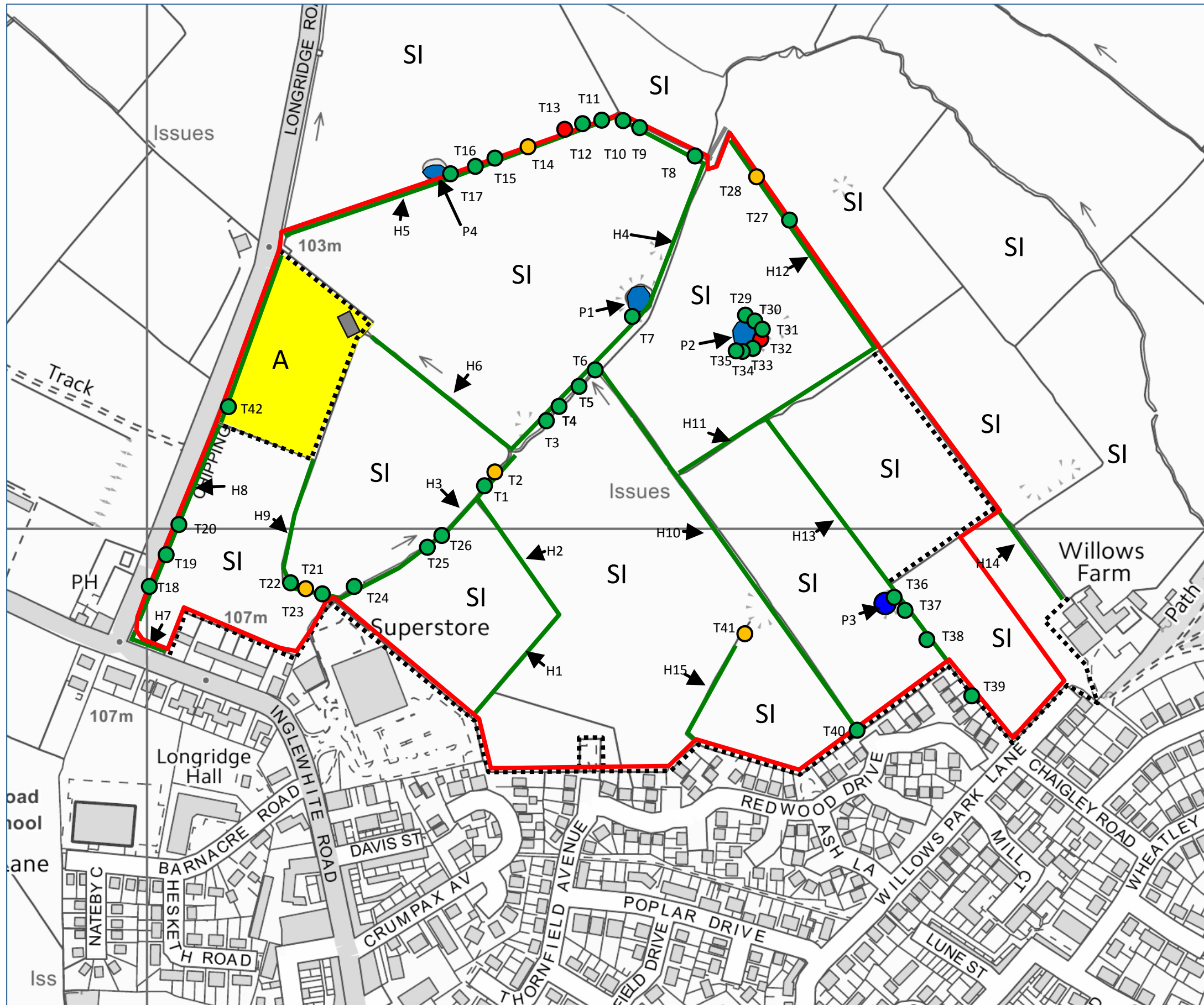
2001/P47a – Assessment of Trees for Bat Roosts














11319/P02 – Tree Loss Plan

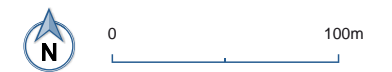


Land East of Chipping Lane, Longridge
Bat Survey Report

11319_R03_13 June 2018_LRD_LP



-  Building
-  SI Species Pool
Semi-improved Grassland
-  A Amenity Grassland
-  Pond
-  Hedgerow
-  Dry stone wall
-  Fence
-  Site boundary
-  H1 Hedge number
-  P1 Pond number
-  Category 1 tree
-  Category 2 Tree
-  Category 3 Tree



Project | Bowland Meadows and Higgins Brook, Land East of Chipping Lane, Longridge
 Drawing Title | **Assessment of Trees for Bat Roosts**
 Scale | As Shown (Approximate)
 Drawing No. | 2001/P47a
 Date | September 2014
 Checked | JM/JE



11 Market Place, Macclesfield, Cheshire, SK10 1EB
 T: 01625 618 547 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



- Key**
- Site Boundary (Phase 1)
 - Category B - Trees of moderate quality and value
 - Category C - Trees of low quality and value
 - Root Protection Areas (RPAs)
 - BS5837 Calculated Tree Shadow Constraints
 - Trees previously removed
 - Trees to be removed

Revision

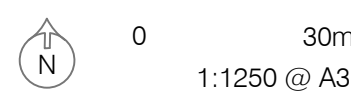


TG Tyler Grange
 Ladyfield House, Wilmslow, Cheshire, SK9 1BB
 t: 01625 525 731 www.tylergrange.co.uk

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Plan 2: Tree Loss Plan



Project	Land East of Chipping Lane, Longridge
Drawing No	11319/P02
Date	March 2018