ARBTECH

Bat Survey - Preliminary Roost Assessment

3 Airey Houses Clitheroe Road, Knowle Green, Lancashire PR3 2YS

Martin Bennett

320180749P

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Executive summary

Arbtech Consulting Ltd. undertook a Preliminary Roost Assessment at 3 Airey Houses Clitheroe Road, Knowle Green, Lancashire PR3 2YS on 20th September 2018. The aim of the assessment was to consider the value and suitability of the structures for roosting bats.

The development proposals are for a two-storey extension to the existing dwelling. A planning application is being prepared for submission to Ribble Valley Borough Council.

Recommendations - This is work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent.

Ref	Survey assessment conclusions (with justification)	Foreseen impacts Recommendations
B1 (Bats)	This building has a **low to negligible** roost habitat value for supporting roosting bats due to two suitable roosting features noted externally i.e. the gap in the soffit box on the front (southeast) corner and a broken ridge tile on the north elevation roof pitch. Both of these features will be retained and unaffected by the proposed extension.	The proposals include a rear (north elevation) two storey extension and a single storey side (west) extension. Any bat roosts present in the two minor gaps noted externally will be retained during the development. Careful timing of the works to avoid the active bat season will avoid the low risk of disturbance to any bats roosting in the ridge tiles or soffit box. No further surveys are required. The works should be completed during the winter months (October to April inclusive) to avoid the low risk of disturbing any bats that may be roosting in the ridge tiles and soffit box.
B1 (Birds)	No evidence of nesting birds was found during the survey. The site provides negligible habitat for barn owls or breeding birds.	No foreseen impacts. No further surveys.

For full justification of these recommendations, please go straight to section 4.0 Conclusions, Impacts and Recommendations. Otherwise, the full report starts below.

Contents

1.0 Introduction and Context

1.1 Background

Arbtech was commissioned by Martin Bennett to undertake a Preliminary Roost Assessment (PRA) at 3 Airey Houses Clitheroe Road, Knowle Green, Lancashire PR3 2YS. The assessment is informed by the Bat Conservation Trust publication *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (Collins, J. (Ed) 2016).

No previous reports have been produced for this site by Arbtech Consulting Ltd.

1.2 Site Context

The site is located at National Grid Reference SD 64746 38183, and has an area of approximately 440msq. There is one building within the site boundary. One building was surveyed as this will be effected by the proposed development.

1.3 Scope of the report

This report provides a description of all features suitable for roosting bats, and evaluates those features in the context of the site and wider environment. It further documents any physical evidence collected or recorded during the site survey that establishes the presence of roosting bats. It provides information on constraints to the proposals as a result of roosting bats, and summarises the requirements for any further surveys, to inform subsequent mitigation proposals, achieve Planning or other statutory consent, and to comply with wildlife legislation.

The aim of the assessment was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how they could use the site. To achieve this, the following steps have been taken:

- A desk study has been carried out, including a request for information from the Lancashire Environmental Records Network (LERN)
- A field survey has been undertaken, including an external survey and internal inspection where possible.
- An outline of likely impacts on any known roosts has been provided, based on current development proposals
- Recommendations for further survey and assessment have been made, along with advice on European Protected Species Mitigation Licensing if appropriate

A survey plan is presented in Appendix 1, the proposed Project Plan is included in Appendix 2 (where available), desk study results are provided in the Appendix 3 and a summary of relevant legislation can be found in Appendix 4.

1.4 Project Description

This report is prepared in support of a planning application that has is being prepared for submission to Ribble Valley Borough Council. The proposed development is described as: a two storey extension to the existing dwelling. The proposed site plan is included in Appendix 2.

2.0 Methodology

2.1 Desk Study methodology

Existing bat records relating to the site and a surrounding 2km radius (the study area) are required to conform to national guidelines and these have been requested from Lancashire Environmental Records Network (LERN). The data search is confidential information that is not suitable for public release.

A review of the following information sources has also been undertaken to inform the assessment:

- Landscape structure using aerial images from Google Earth and OS maps
- Designated sites, habitat and granted EPSL records held on Magic.gov.uk.

2.2 Site Survey methodology

The survey was undertaken by Jo Gregory (Natural England Bat Licence Number: 2015-11994 CLS-CLS) on 20th September 2018.

All features that will be impacted by the project proposals were assessed for their bat roosting and/or commuting habitat. The surveyor systematically surveyed all features suitable for-bats and signs of bat activity.

For any surveyed buildings:

A non-intrusive visual appraisal from the ground using binoculars, inspecting the external features of the building(s) for potential access/egress points, and for signs of bat use. An internal inspection of the building was also made, including the living areas of derelict or abandoned buildings and the accessible roof spaces of all buildings, using an endoscope, torch and ladders. The surveyor paid particular attention to the floor and flat surfaces, window shutters and frames, lintels above doors and windows, and carried out a detailed search of numerous features within the roof space.

For any surveyed trees

A visual inspection from ground level using binoculars and where accessible an internal inspection of suitable roosting features using an endoscope, torch and ladders.

2.3 Breeding birds and other incidental observations

The surveyor also made note of any other ecological constraints observed during the survey, notably the likelihood of presence or signs of breeding birds, and the suitability of the site for barn owls *Tyto alba*.

2.4 Suitability Assessment

All affected survey features on site were categorised according to the likelihood of bats being present, in line with best practice guidelines (Collins, J. (ed) 2016). The features that dictate the likelihood of roosting bats are summarised in Tables 1 and 2 below. Roost suitability is classified as high, moderate, low and negligible and dictates any further surveys required before works can proceed.

Table 1: Features of a building that are correlated with use by bats

Likelihood of bats being present	Feature of building and its context
Higher	Buildings/structures with features of particular significance for roosting bats e.g. mines, caves, tunnels, icehouses and cellars. Habitat on site and surrounding landscape of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. Site is proximate to known or likely roosts (based on historical data).
Lower	A small number of possible roost sites/features, used sporadically by more widespread species. Habitat suitable for foraging in close proximity, but isolated in the landscape. Or an isolated site not connected by prominent linear features. Few features suitable for roosting, minor foraging or commuting.

Table 2: Features of a tree that are correlated with use by bats

Likelihood of bats being present	Feature of tree and its context
Higher	A tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Lower	A tree of sufficient size and age to contain potential roosting features but with none seen from the ground or features seen with only very limited roosting potential.

2.5 Limitations – evaluation of the methodology

It should be noted that whilst every effort has been made to describe the features on site in the context of their suitability for roosting bats, this does not provide a complete characterisation of the site. This survey provides a preliminary view of the likelihood of bats being present. This is based on suitability of the habitats on the site and in the local area, the ecology and biology of bats as currently understood, and the known distribution of bats as recovered during the desk study.

There were no specific limitations to the survey regarding internal access, exterior visibility, safety from biotic (e.g. wasps) or abiotic (e.g. asbestos) sources or adverse weather. Therefore, the survey was carried out to its fullest extent, and the conclusions based on the maximum range of evidence.

3.0 Results and Evaluation

3.1 Desk Study Results

A summary of desk study results are provided below; full details are included in Appendix 3.

3.2 Designated sites

There are no statutory designated sites and no known non-statutory sites within the study area. The site is located within the Sites of Special Scientific Interest (SSSI) Impact Risk Zone due to Hodder River Section SSSI located approximately 5425m away to the northeast and Red Scar and Tun Brook Woods SSSI located approximately 7025m away to the southwest. The proposed development will have no impact upon the SSSIs due to the scale of the development and the distance of the site from the SSSIs.

Table 3: Designated sites within 2km radius of the site

Designated Site Name	Distance from Site (approx.)	Reasons for Notification from Natural England and/or BRD or LPA policy maps
Statutory Sites		
None		
Non-statutory Sites		
None known		

3.3 Landscape

A review of the designated sites, aerial photographs (Figure 1), the Magic database and OS maps has been undertaken. Collated together, the site's local bat habitat is described below:

The site is in the rural area of Knowle Green in Lancashire. The landscape is dominated by large arable and pasture fields with hedgerow and tree lined field boundaries providing commuting routes and foraging resources for bats. A large woodland (Over Hey Wood) with Duddel Brook running through it is located approximately 510m to the east of the site. This woodland and brook will provide key foraging resources for bats.

Priority habitats within 2km of the site are listed in Table 4 below.

Table 4: Priority Habitat Inventory within 2km (Magic.gov.uk):

Habitat	**Closest distance from site**
Good quality semi-improved grassland	~800m northwest
Upland heathland	~950m north
Ancient Woodland	~745m east
Deciduous woodland	~335m south
Traditional orchard	~615m northwest

Figure 1: Aerial photo of site, showing landscape structure

3.4 Historical records

Lancashire Environmental Records Network (LERN) has provided bat records for within 2km of the site. These can be provided on request and are analysed and summarised in Table 5. The search results provided seven bat records. Two records related to 'Chiroptera' and these have been excluded from the results as they do not relate to a particular species and therefore provide no useful information. The bat records show that crevice dwelling species (Common pipistrelle) and void dwelling species (brown long-eared bat) are roosting in the area. No data was provided on the number of bats present and therefore an assessment of whether any of the roosts are a maternity roost is not possible. The closest bat record to the site relates to a common pipistrelle roost located 989m away.

Table 5: Historical records of bats within 2km of the site

Common name	Scientific binomial	Number of records	Number of roost records	Maternity roost records
Common pipistrelle	*Pipistrellus pipistrellus*	3	2	Not known
Brown long-eared bat	*Plecotus auritus*	1	1	Not known

A search of the Magic database for granted European Protected Species Mitigation Licences (EPSMLs) for bats within a 2km radius found one licenced site and details are provided in Table 6 below.

Table 6: Granted EPSMLs (bats) within 2km of the site

Case reference of granted application	Approx. distance from site	Bat Species Effected	Licence Start Date:	Licence End Date:	Impacts allowed by licence
EPSM2011-3791	1930m southwest	C-PIP; BLE	13/12/2011	31/10/2013	Destruction of a resting place

The EPSML record shows that roosts of common pipistrelle and brown long-eared bat were destroyed approximately 1930m away.

3.5 Field Survey Results

There is one survey building on the site. This building is designated as B1 and is illustrated in the map in Appendix 1. The environmental variables recorded at the time of the survey are shown in Table 7.

Table 7: Environmental variables during the survey

Date: 20/09/2018	
Temperature	20°C
Humidity	56%
Cloud Cover	100%
Wind	1.1km/h
Rain	None

3.6 Site Feature descriptions and photos

Building B1 Description

B1 is a semi-detached brick built residential dwelling with a pitched roof with concrete tiles. Windows and doors are wood framed and tight fitting. Stone cladding is present on the south elevation and this is in a good condition.

Two chimney stacks are present, one at the western gable and one on the eastern side of the roof. Lead flashing at the base of the chimneys is tight fitting providing no suitable roosting area for bats. The chimneys are rendered and this is also in a good condition with no gaps or cracks visible.

Photo 1: South elevation of B1.

Wooden soffit boxes are present on the front (south elevation) and rear (north elevation). There is a minor gap in the corner of the soffit box on the southwest corner which could be used to access the soffit box for roosting by crevice dwelling bat species. This area will be unaffected by the proposed extensions.

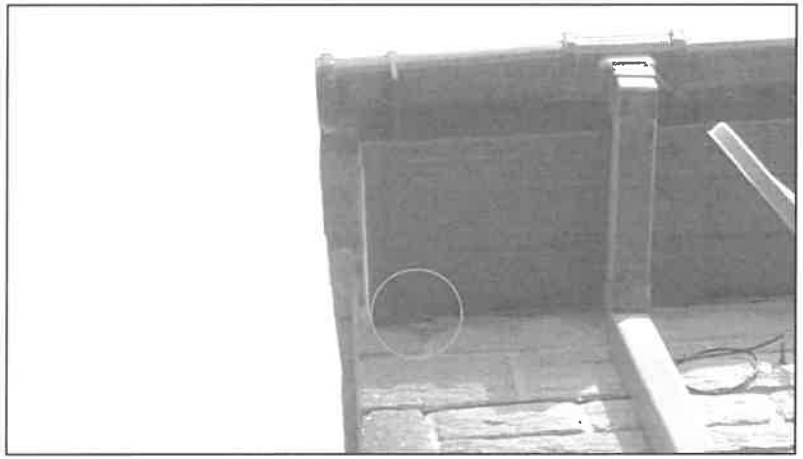


Photo 2: Minor gap in soffit box on southwest corner.

The west gable end is pebble dash rendered and this is in a good condition with no cracks present.

The mortar at the edges of the roof tiles is intact therefore there is no access to the space between the roof and bitumen felt lining.

Photo 3: Western gable.

The rear (northern elevation) is also pebbledash rendered and this is in a good condition. The roof structure is in good condition on both the front and rear elevations. The rear roof structure has a lot of moss growing across the tiles preventing access to any minor gaps that may be present.

A small single storey porch is present on this elevation containing the back door to the property. This has timber cladding that is painted white and is in a good condition with no gaps present. The roof structure of the porch is constructed from corrugated plastic sheets which provide no suitable roosting features for bats.

Photo 4: Southeast elevation of B1.

A single storey flat roof section is attached to the main two storey dwelling. This is brick built and white washed and is in a good condition with no gaps in the brickwork with tight fitting windows and doors.

Photo 5: Flat roof sections on north elevation of B1.

The flat roof is concrete and covered with felt. This is tight fitting with the exception of one small area where there is a gap in the overlapping fold (shown in the photo opposite). This is not assessed to provide a suitable roosting area for crevice dwelling bats as the gap is open at one side and will therefore be exposed to the elements.

Photo 6: Gap in overlap fold of felt roof of flat roof section – arrow indicated where it is open at one side.

There is a broken ridge tile on the north elevation pitch. This could provide a suitable roosting feature for crevice dwelling bat species such as common pipistrelles as it will provide access to the chamber within the ridge line. This area will be unaffected by the extension (see proposed plans in Appendix 2 which show the extension roof connecting to the existing roof well below the ridge line). As the roof tiles can also be seen to be tight fitting on this elevation pitch any bat roost present will be confined to the ridge line only and will therefore be unaffected by the development.

Photo 7: Broken ridge tile

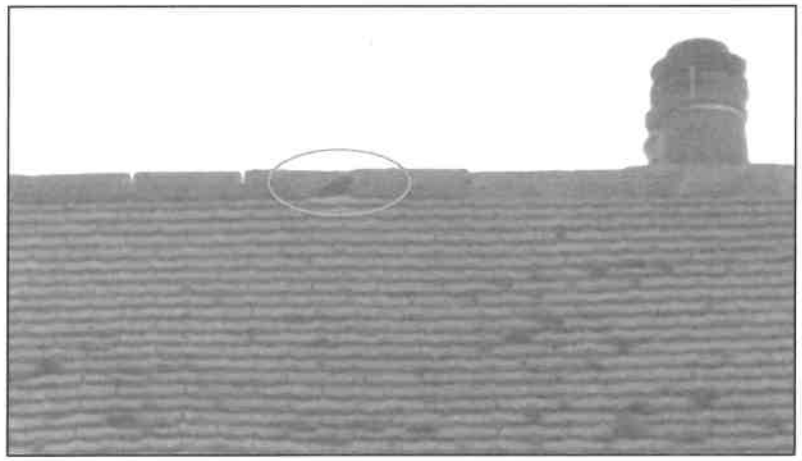


Photo 8: Close view of broken ridge tile.

Interior

Internally there is one loft space. This has a built in loft ladder and is used for storage with an electric light fitted. The roof is lined with bitumen felt which is in excellent condition with no gaps present.

No daylight is entering the loft space. The central ridge beam and the gable ends are covered in dense cobwebs indicating a lack of recent disturbance by void dwelling bat species such as brown long-eared bats.

Photo 9: Loft space facing east towards the dividing wall of the semi-detached properties.

The centre of the loft space is boarded and loft insulation is present at the sides. A full inspection of the loft space was completed as the loft is fairly small and all areas, including the eaves, could be clearly seen through the use of a high powered torch.

The loft space measured approximately 2m in height from floor to ridge, 7m in length and 6.5m wide.

Photo 9: Stored items on the loft insulation.

Evidence of bats

No evidence of bats was located internally or externally and as bat access is possible this is taken to be an indication of a true absence of bat utilisation.

Evidence of birds and other incidental observations

No evidence of nesting birds was located internally or externally.

4.0 Conclusions, Impacts and Recommendations

4.1 Informative guidelines

Bats are protected under the Wildlife and Countryside Act and Conservation Regulations; see Appendix 4 for a summary of legislation protecting bats in the UK. Legislation protects all wild birds whilst they are breeding, and prohibits the killing, injuring or taking of any wild bird or their nests and eggs. Certain species of bird, including the barn owl, are subject to special provisions; it is an offence to disturb any bird or their young during the breeding season.

There are three possible outcomes of this survey, each with specific recommendations. These are outlined below:

Confirmed bat roost

Best practice survey guidelines (Collins, 2016) recommends additional surveys for confirmed roosts. Three further surveys are required to characterise the bat roost present including species, roost type and access points to inform a European Protected Species Mitigation Licence (EPSML) application with Natural England. Surveys must be completed during the active bat season (May – September). At least two of the surveys should be completed during the optimal survey period mid-May to August, and at least on the surveys should be a dawn re-entry survey (Collins, J. 2016).

Low, moderate or high likelihood of a bat roost present

Best practice survey guidelines (Collins, 2016) recommends additional surveys for features assessed as having low to high suitability for roosting bats. One, two or three further surveys are required to confirm presence/likely-absence of a bat roost, based on a low, medium or high roost likelihood evaluation. Surveys must be completed during the active bat season (May – September). If more than one survey is recommended, at least one of them should be completed during the optimal survey period mid-May to August, and at least one the surveys should be a dawn re-entry survey (Collins, J. 2016). The survey effort recommended at this stage is iterative and if bats are recorded emerging from the buildings, a further survey will be required to provide sufficient information to inform an EPSML application to Natural England.

Negligible likelihood of a bat roost present

Buildings assessed as comprising negligible suitability for roosting bats do not normally require further surveys. However, if bats are found during any stage of the development, work should stop immediately and a suitably qualified ecologist should be contacted to seek further advice.

Appropriate justification for this assessment is provided in Section 3 and Tables 1 and 2 of this report.

4.2 Evaluation

Taking the desk based assessment and site survey results into account, the following value for roosting bats has been placed on each site survey feature.

Table 8: Evaluation of building on site

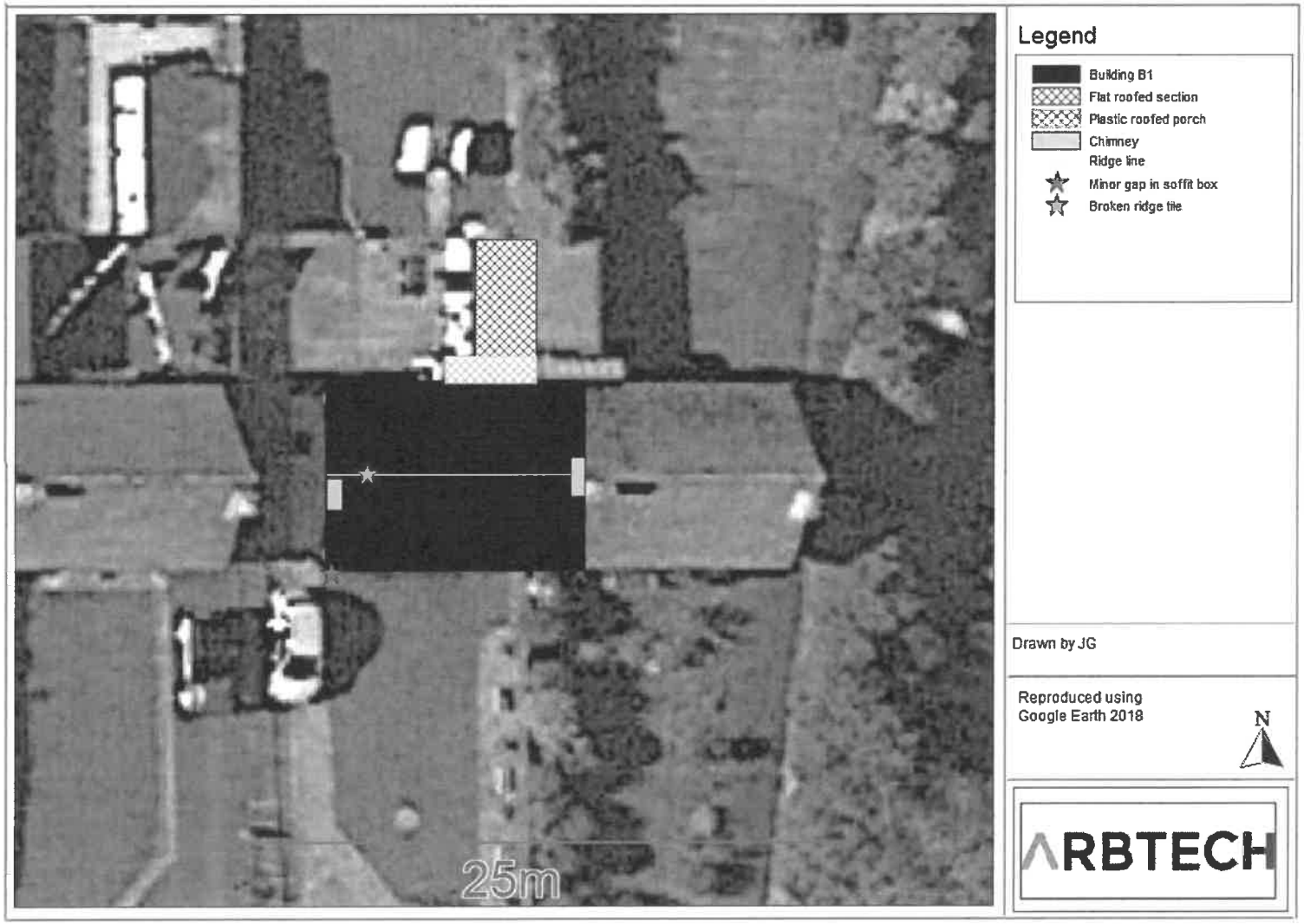
Ref	Survey assessment conclusions (with justification)	Foreseen impacts	Recommendations	Enhancements The Local Planning Authority has a duty to ask for enhancements under the NPPF and circular 06/2005: Biodiversity and Geological Conservation. Para.99
B1 (Bats)	This building has a **low to negligible** likelihood of supporting roosting bats due to two suitable roosting features noted externally i.e. the gap in the soffit box on the front (southeast) corner and a broken ridge tile on the north elevation roof pitch. Both of these features will be retained and unaffected by the proposed extension.	The proposals include a rear (north elevation) two storey extension and a single storey side (west) extension. Any bat roosts present in the two minor gaps noted externally will be retained during the development. Careful timing of the works to avoid the active bat season will avoid the low risk of disturbance to any bats roosting in the ridge tiles or soffit box.	No further surveys are required. The works should be completed during the winter months (October to April inclusive) to avoid the low risk of disturbing any bats that may be roosting in the ridge tiles and soffit box.	The installation of a Schwegler bat box or similar Woodstone bat box (e.g. Chillon bat box) high on the western gable of the building will provide additional roosting features for the local bat populations.

B1 (Birds)	No evidence of nesting birds was found during the survey. The site provides negligible habitat for barn owls or breeding birds.	No foreseen impacts.	No further surveys required.	Install two Schwegler bird boxes on retained trees/sheds on site e.g. Schwegler No 17 swift nest box, Schwegler 1B nest boxes, Schwegler 2H Robin Boxes Nest boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

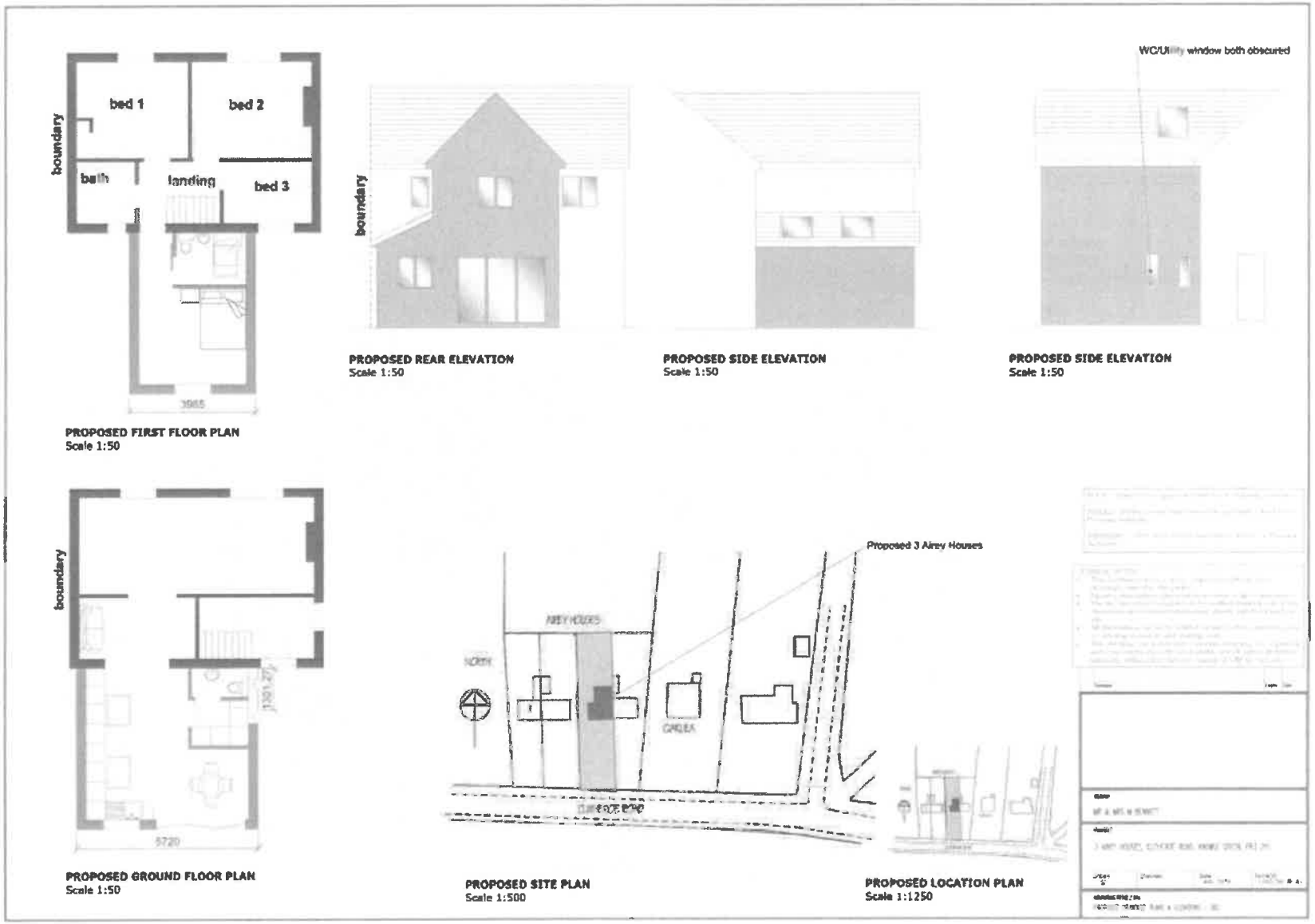
5.0 Bibliography

- British Trust for Ornithology (2016) www.bto.org/about-birds/nnbw/putting-up-a-nest-box
- Collins, J. (ed.) (2012). Bat Surveys for Professional Ecologists —Good Practice Guidelines, 3rd edition, Bat Conservation Trust, London.
- Garland & Markham (2008) Is important bat foraging and commuting habitat legally protected?
- Google Earth (2018) accessed on 20/09/2018.
- Magic database (2018) http://www.magic.gov.uk/MagicMap.aspx accessed on 20/09/2018.
- Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

Appendix 1: Survey Plan



Appendix 2: Proposed Site Plan

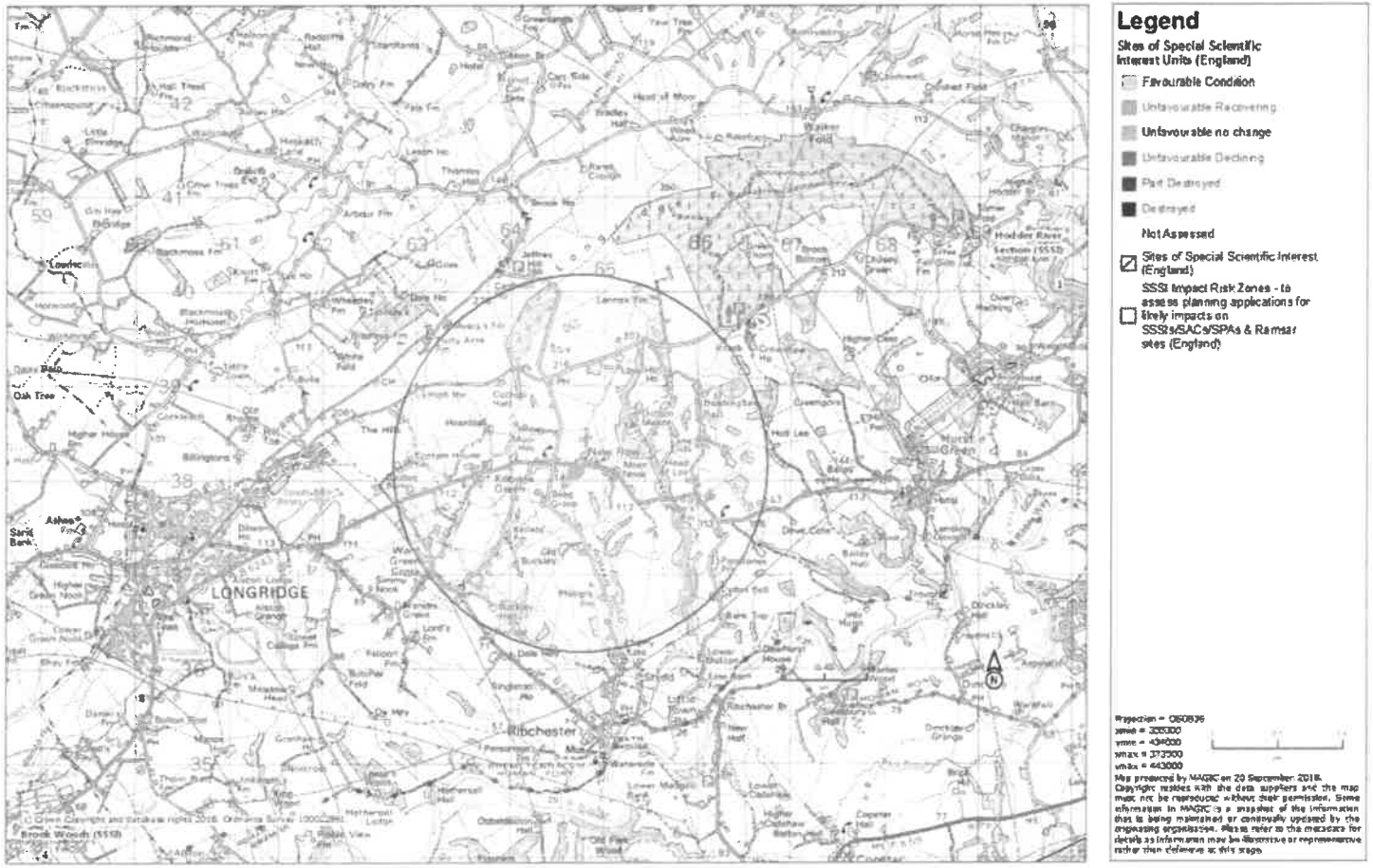


Appendix 3: Desk Study Information

Full historical records can be provided on request.

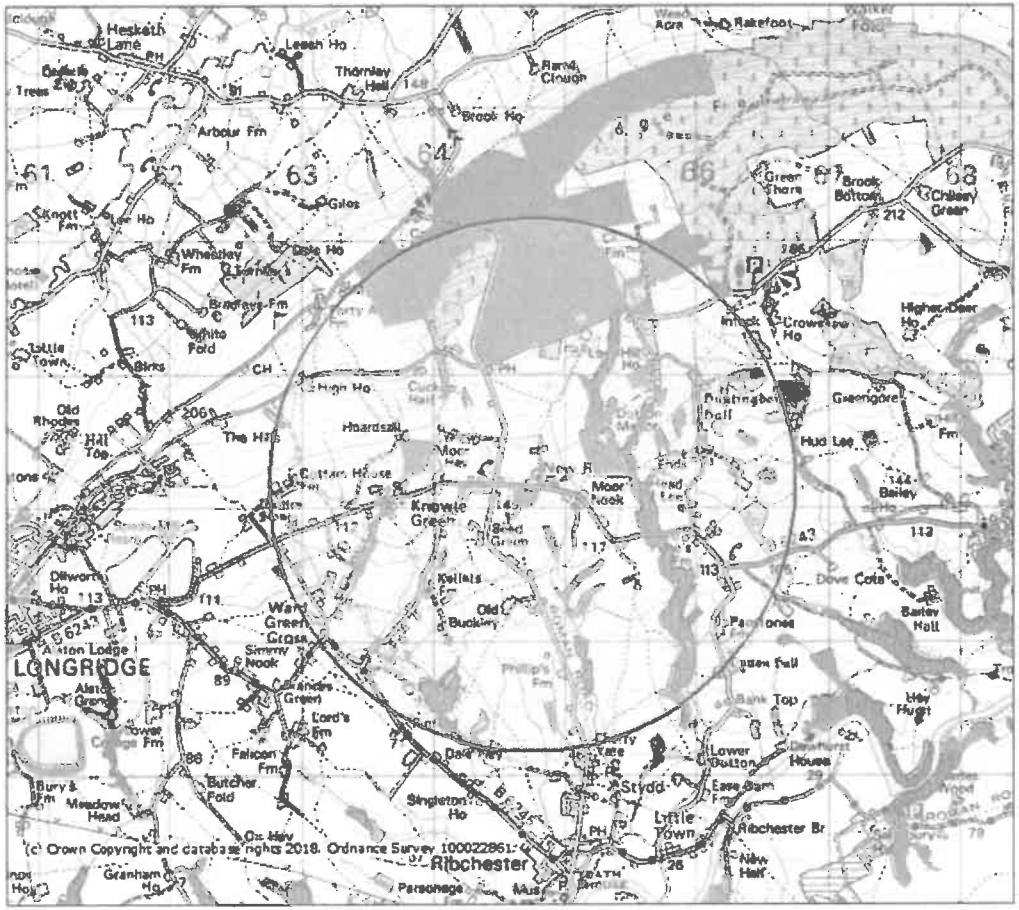
MAGIC

Statutory Designated Sites



MAGIC

BAP Priority Habitats



Legend

- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Upland Heathland (England)

Ancient Woodland (England)

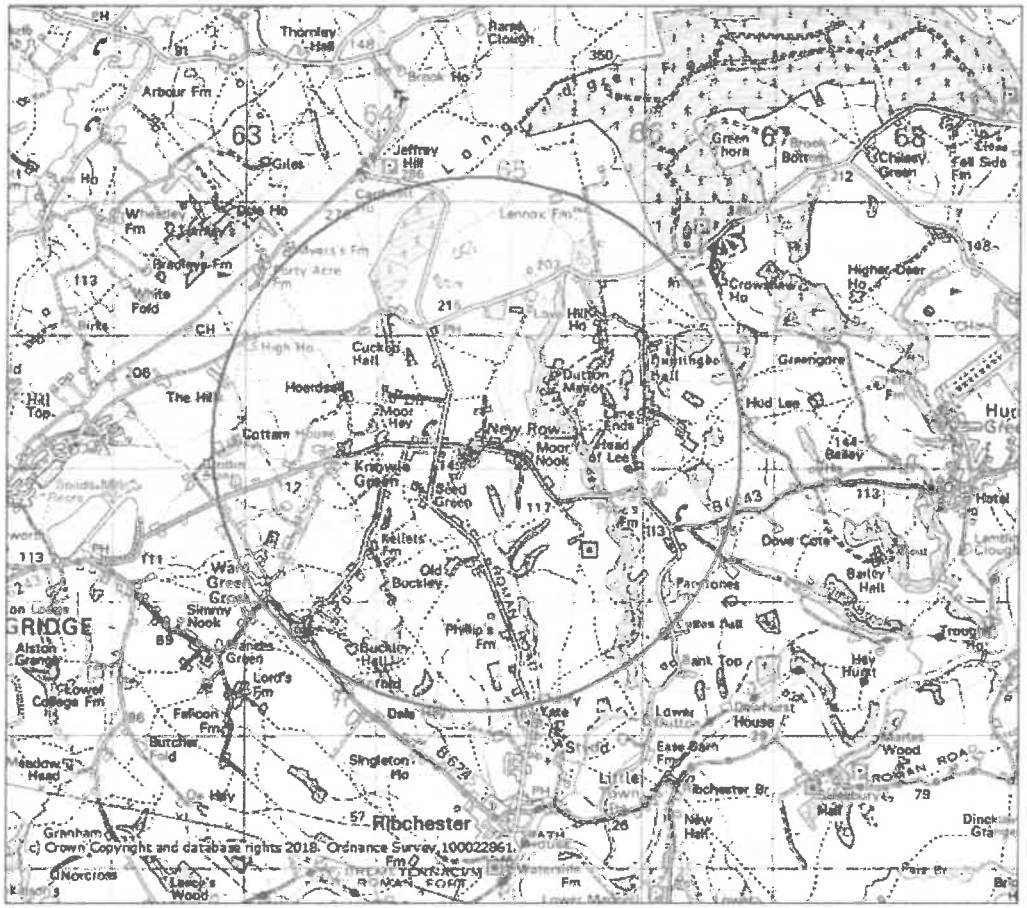
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Priority Habitat Inventory - Traditional Orchards (England)

Projection = OSGB36
xmin = 354900
ymin = 433900
xmax = 374300
ymax = 443000

Map produced by MAGIC on 20 September, 2018.

MAGIC

EPSMLs



Legend

Granted European Protected Species Applications (England)

- Amphibian
- Bat
- Cetacean
- Invertebrate
- Other Mammal
- Plant
- Reptile

Projection = OSGB36
xmin = 355300
ymin = 433600
xmax = 374700
ymax = 442700

Map produced by MAGIC on 20 September, 2018.

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Appendix 4: Legislation and Planning Policy related to bats

LEGAL PROTECTION

All species of bat are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2.

Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species (e.g. all bats)
- Deliberate disturbance of bat species as:

  a) to impair their ability:

  (i) to survive, breed, or reproduce, or to rear or nurture young

  (ii) to hibernate or migrate

  b) to affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection
- Selling, offering or exposing for sale, possession or transporting for purpose of sale

Effect on development works:

A European Protected Species Mitigation (EPSM) Licence issued by the relevant statutory authority (e.g. Natural England) will be required for works likely to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficiency/success to be monitored.

The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost (Garland & Markham, 2008).

NATIONAL PLANNING POLICY (ENGLAND)

National Planning Policy Framework

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as UK Biodiversity Action Plan priority species) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act, 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act (Section 42 in Wales) requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity.' This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

WALL CONSTRUCTION

The walls are white painted render, with a brick plinth.

BAT ACCESS POINTS IN WALLS

The walls are in perfect condition with no access points.

ROOF CONSTRUCTION

The roof is a hipped construction with a tile finish, the eaves overhang has upvc fascias and soffits.
The flat roof is felt with flush timber fascias .

Flat roof finish

BAT ACCESS POINTS IN ROOF

The roof appeared in reasonable condition, no broken, slipped or missing tiles. There is extensive moss coverage on the roof there did not appear to be any gaps between .The lead flashing to the chimney appeared to be in good condition and tight fitting. The upvc eaves soffits are very tight fitting .This roof did not provide any access points.

Upvc soffits

The flat roof covering was in good condition as viewed from above, the fascias are flush fitting and did not provide any suitable gaps to provide bat access.

Flat roof fascias

ROOF SPACE

As renovation has commenced at this property the ceilings have been removed hence there is no enclosed roof void. All the structure is visible from the first floor, the timbers were in good condition as was the underlay.

		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT		X

The external features and the roofs of the property were the focus of this scoping survey. The lead flashings, eaves soffits, hip slates, render walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found

		Yes	No
BAT SIGNS, INTERNAL	SIGHTED		X
	DROPPINGS		X
	DETECTOR RESULTS		X
	STAINING/GREASE MARKS		X
	SUSPECT SUMMER ROOST		X
	SUSPECT WINTER HIBERNACULA		X
	INSECT OR MOTH FEEDING EVIDENCE		X

No bats were present or have previously used this building.

CONCLUSION

This building is considered to provide low value potential for roosting. The lack of evidence and any potential access points indicates that the work on this building will not have a detrimental effect on any local bat population nor is it likely that any bats will be uncovered or disturbed during the work. It will not impact on any foraging opportunities nor should it interfere with any flight path.

It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme

All contractors should be made aware of their responsibilities to protected species and work should proceed with due diligence and in the unlikely event that any bats are discovered work must be stopped immediately and a licensed bat worker must be contacted for advice on how to proceed

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

The precautions below should be incorporated in the unlikely event that any bats are found to be present in the intervening time between surveys and work commencing on site.
When bats are found to be present in a building:

- A NATURAL ENGLAND licence will be required before any building work is undertaken.

- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un -pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL