EED

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Mr and Mrs Plant
Keys Cottage
6 Main Street
Bolton-by-Bowland
Lancashire
BB7 4NW

5 March 2019
Job ref: B 1985

Dear Mr and Mrs Plant

Re: EPS – Preliminary Roost Assessment: Keys Cottage, 6 Main Street, Clitheroe, BB7 4NW

You have requested a preliminary roost assessment (European Protected Species) as a condition of a planning application to Ribble Valley Borough Council (RVBC) for re-roofing of the above Grade II listed 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.

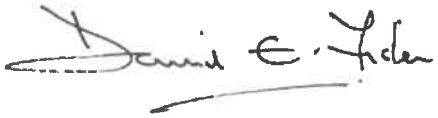
As a consequence of the historical declines in bat populations during the second half of the twentieth century, all bat species and their roosts are protected by UK law. The depletion of natural habitats throughout the UK means that some species are now more than ever dependent on houses and other structures 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.

A preliminary roost assessment was undertaken on 05/03/2019. There is no evidence of any breeding or roosting activity by bats in any part of the property and it is highly unlikely that protected species will be disturbed by the proposed works consequently the overall impact is likely to be minimal / low.

It is recommended the proposed works proceed without a requirement to obtain a development licence (EPSL) since the re-roofing operations are unlikely to result in a breach of the Habitats Regulations.

Please find a copy of the survey report now attached.

Yours sincerely



Director (EED Surveys

(European Protected Species)

PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

Keys Cottage, 6 Main Street, Bolton-by-Bowland, BB7 4NW

5 March 2019

Introduction

A preliminary roost assessment (sometimes referred to as a scoping 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

A daylight scoping survey was undertaken on Tuesday 5 March 2019 between 11.00 and 11.30.

The weather at the time of the inspection was cool, dry and bright (min. temperature: 7ºC, cloud: 40%, wind: light SW breeze F1 / F2, rain: nil) providing satisfactory conditions for this level of survey.

Personnel

The inspection was carried out by David Fisher (EED Surveys) - an ecological consultant and Natural England licence holder since 1989. Current licence held:

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 including any other protected species likely to be present) both on site and within the surrounding area.
- To determine the actual or potential presence of bats and other protected species and to assess whether further surveys and / or mitigation measures are likely to be required.

* 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 RX100)* 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 historic records of roosting bats at this property or within neighbouring buildings within 200 metres of the site.

Proposed works

The current planning application to Ribble Valley Borough Council is for Listed Building Consent to replace cottage roof which is leaking. The works will require complete removal of the existing stone slate roof.

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

Other bat species only 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 784 493 Elevation: 90 metres

The property is situated on Main Street, Bolton-By-Bowland in the village centre and within the boundary of the Village Conservation Area; the property is shown as a Listed Building on the Townscape Appraisal Map.

The location is semi-rural in character with extensive open countryside nearby and grazing pasture to the south at Bolton Park Estate. The property is not adjacent to extensive broadleaved woodland or conifer plantation.

The nearest significant river channel is the Skirden Beck, this is essentially a fast flowing upland watercourse and a main tributary to the River Ribble located approximately 1.5km south of the village.

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 eighteenth century mid-terrace dwelling (dated 1716) with stone with rubble infill wall construction and duo-pitched stone slate roof (figures 1 to 3). The two-bay roof has timber rafter-with-purlin construction (figures 4 to 6) and the unlined stone slates are back-pointed with mortar. The roof void is lined with thermal material and there are considerable accumulations of dust, debris and spider webbing present. The void is generally cool, dry and well-ventilated and there are clear signs of ingress by rainwater.

Externally the stone roofing slates show obvious gaps beneath them; the chimney appears to be relatively well sealed with leadwork flashing (figure 3). To the rear of the cottage is a contemporary single storey lean-to conservatory with mono-pitched glass panel roof (figure 2).

Windows and doors are double glazed throughout the property. Both front and rear elevations are well-pointed (figures 1 and 2) and are generally secure although some small crevices are present above the wall plates providing gaps beneath the guttering and soffit.

The building has adjacent dwellings on either side. The terrace is located on Main Street with gardens to the rear and extensive open countryside to the south.

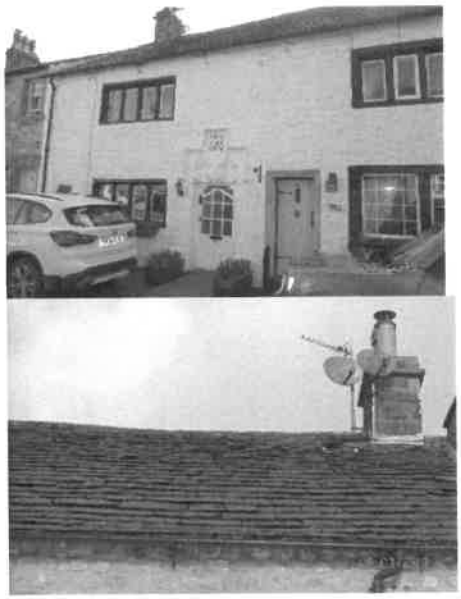


Figure 1: front elevation

Figure 2: rear elevation

Figure 3: roof detail rear pitch

Figure 4: main roof void
roof void

Figure 5: ridge board

Figure 6: rear pitch, main

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 any part of the property.

A cup nest located beneath the roof verge on the external rear wall indicates breeding activity by house martins in previous years.

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 and ridge tiles, the contractor should cover any exposed bats to prevent them escaping and seek advice from the Bat Conservation Trust on how best to proceed. (refer to notes 6 to 8 below).
6. Accidental disturbance to bats	**Seek advice immediately.** Cover any exposed bats to reduce any further risk of harm or where possible place the bats in a small dark and very secure box and leave in a cool and quiet place. Wherever possible, roofing contractors should try to prevent any bats from flying away in daylight.
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	**Local advice:** EED Surveys (David Fisher): 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