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Stephen Clinch
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7 March 2019

Job ref: B 1986

Dear Stephen

Re: EPS – Preliminary Roost Assessment: 17 Ribblesdale View, Chatburn, Clitheroe, BB7 4BB

You have requested a preliminary roost assessment (European Protected Species) on behalf of your clients Mr and Mrs Martin, as a condition of a planning application to Ribble Valley Borough Council (RVBC) for a proposed extension and 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 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 07/03/2019. There is no evidence of breeding or roosting activity by bats or signs of nesting wild birds in any part of the property, consequently the impact of the building operations is likely to be minimal / low in terms of potential risk of disturbance to protected species.

It is recommended the proposed works proceed without a requirement to obtain a development licence (EPSL) since the development is 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

17 Ribblesdale View, Chatburn, Clitheroe, Lancashire. BB7 4BB

7 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 Thursday 7 March 2019 between 08.30 and 09.00.

The weather at the time of the inspection was cool, dry and bright (min. temperature: 5°C, cloud: 100%, wind: light SW breeze F1, rain: showers) 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.

Crevise-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

An online data search has found no records of roosting / breeding bats or other protected species at this site or within any neighbouring properties within 200 metres of the site.

Proposed works

The current planning application is for a proposed two storey side extension requiring a new hipped roof construction built into the existing slate roof. (Ref: Drawings: 235 / PL20 / PL21 / SV01 / SV 02)

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	<i>(Myotisnattereri)*</i> ^{1 2 3}	widespread/common
Whiskered bat	<i>(M. mystacinus)</i> ^{1 2 3}	widespread
Brandt's bat	<i>(M. brandtii)</i> ^{1 2 3}	widespread
Daubenton's bat	<i>(M. daubentonii)*</i> ^{1 2 3}	widespread/locally common
Brown long-eared bat	<i>(Plecotusauritus)*</i> ^{1 2 3}	widespread/locally common
Common pipistrelle	<i>(Pipistrelluspipistrellus)*</i> ^{1 2}	widespread/common
Soprano pipistrelle	<i>(P. pygmaeus)</i> ^{1 2}	widespread/locally common
Noctule bat	<i>(Nyctalusnoctula)²</i>	widespread

Other bat species only rarely recorded within the district:

Nathusius's pipistrelle	<i>(P. nathusii)²</i>	current distribution unknown
Lesser horseshoe bat	<i>(Rhinolophushipposideros)*</i> ^{2 3}	locally very rare

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

Location of the property

NGR: SD 772, 442Elevation: 110 metres

The property is situated on the eastern fringe of Chatburn and is outwith the village conservation area boundary. Although situated within the urban zone on Ribblesdale Avenue the house backs onto open countryside to the north with extensive views across Ribble valley. The house is part of a small residential development and close to several other properties of very similar age, design and construction (circa 1940's).

There are no significant river channels or areas of standing open water nearby and the site is not adjacent to broadleaved woodland or plantation edge. The adjacent habitat is likely to be sub-optimal in terms of access to high-value feeding, foraging and commuting habitat for bats.

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 semi-detached two storey house with standard brick cavity wall construction; the external brickwork is faced with render and stone chip. (figures 1 to 3). The house has a hipped grey slate roof with a standard rafter-with-purlin construction. The roof slates and ridge tiles are unlined and back-pointed with mortar; the roof void is insulated with 200mm deep glass fibre thermal material above the ceiling joists.

The void has no natural light and the area is generally clean, dry and well-ventilated. Although there is evidence of cluster flies being present, there are no signs of access by roosting bats or nesting wild birds.

Externally the house is well-maintained and fully secure; the boarded soffits are well-sealed and there are no obvious gaps beneath the roof verge. The house is mostly double glazed with the exception of the windows on the side elevation. A small lean-to entrance porch on the side elevation has a mono-pitched laminate roof and uPVC unit windows and door; this structure will have to be removed prior to the proposed building extension.



Figure 1 front elevation

Figure 2: side elevation

Figure 3: rear elevation



Figure 4: roof void

Figure 5: roof void Figure 6: roof void

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 likely to be affected by the development 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.

Evaluation of results

The proposed building alterations are unlikely to result in disturbance to roosting bats and therefore the impact of the development on protected species will 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.

There is no evidence of nesting wild birds at the property.

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	<p>Minimal - Low risk</p> <p>In the very unlikely event of any bats being exposed during the removal of the roof spars, roof slates, verge and ridge tiles, the contractor should avoid causing further disturbance to the area and seek immediate advice from the Bat Conservation Trust on how to proceed.</p> <p>(Refer to notes 6 to 8 below).</p>
6. Accidental disturbance to bats	<p>Seek advice immediately.</p> <p>Cover any exposed bats to prevent bats flying away in daylight; reduce any further risk of harm and wherever possible, place exposed bats in a small dark and very secure box and leave in a cool, quiet place for later inspection.</p> <p>Do not handle live bats without protection of gloves.</p>
7. Legal responsibility	<p>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.</p>
8. Emergency advice on bats	<p>Local advice: EED Surveys (David Fisher): 07709 225783 (mobile) email: earthworksuk@yahoo.co.uk</p> <p>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.</p> <p>www.bats.org.uk email: enquiries@bats.org.uk</p>

