

PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

11 George Lane, Read, Lancashire.

8 May 2019

Introduction

A preliminary roost assessment (also 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 or resting 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 Wednesday 8 May 2019 between 09.30 and 10.30.

The weather at the time of the inspection was cool and overcast with light rain; minimum temperature: 8°C, cloud: 100%, wind: light NW 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.

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 cavities, rubble 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; absence of roosting signs is not necessarily evidence that bats are not present.

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.

The site is not adjacent to woodland, river channel or standing water; the location of the property is likely to be sub-optimal for feeding, foraging, roosting or commuting bats.

Proposed works

The current planning application includes a proposed single storey rear extension, single garage to the side elevation and re-roofing operations.

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: *Natureonthe map (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>Myotis nattereri</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>Plecotus auritus</i>)* ^{1 2 3}	widespread/locally common
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)* ^{1 2}	widespread/common
Soprano pipistrelle	(<i>P. pygmaeus</i>) ^{1 2}	widespread/locally common
Noctule bat	(<i>Nyctalus noctula</i>) ²	widespread

*NBN data

¹East Lancashire / North Lancashire Bat Groups

²EED surveys

³Bowland Kilns and Caves

Location of the property

NGR: SD 765 346 Elevation: 115 metres

The property is situated within a well-established residential area of Read adjacent to the highway and close to other properties of similar age, design and construction type. 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.

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 Geomorphological Sites (RIGS).

Description of the property

The property is a detached three-bedroomed dormer bungalow built circa 1970's with standard brick cavity wall construction and duo-pitched roof. There are two dormer windows on the front elevation, both with flat bitumen roofs and double-glazed windows (figures 1 and 2).

A glazed front entrance porch has a tiled mono-pitch roof. To the rear and side of the property are: (1) rear sun-lounge with D/G windows and flat bitumen roof (2) rear entrance porch with uPVC windows / doors and laminate roof (3) car port to the side with panelled mono-pitched roof.

The building is partly faced in heritage pre-cast stone and cement rendered; the external fabric is well-maintained and all areas are very secure. All roof areas are similarly well-sealed with secure lead flashings around the dormer windows and chimney (figures 1 and 3).

The tiled roof is lined with bitumen and hessian felt. The roof void (figures 5 and 6) is insulated with 300mm glass fibre material above the first floor ceiling joists. The roof space is dry, cool, dark and well-ventilated.

Externally the property is well-maintained; all soffits, fascia boards and roof verges appear secure.

It is understood the property has not been occupied for about twelve months and remains unheated at present.



Figure 1: front elevation Figure 2: front / side elevation

Figure 3: rear elevation



Figure 4: rear / side elevationFigure 5: roof / roof voidFigure 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.