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Date: June 11th 2019

Ian Moodie,
Clare Cottage,
Nightfield Lane,
Balderstone,
Blackburn, Lancashire.

For the attention of: Mr. Ian Moodie

Dear Ian,

Re: Clare Cottage Balderstone: Inspection & Assessment in Relation to Bats.

PENNINE *Ecological* have been commissioned to undertake a daytime inspection for bats at the above property. The purpose of this study is to address any potential issues in relation to bats resulting from proposed extensions to the property. The sites grid reference is SD 6295 3276 and the location is shown below;

1. Desk Top Study:

A desk top consultation study with Lancashire County Council was not undertaken for this study. However searches for statutory sites were undertaken as follows;

Statutory Sites:

Details of statutory sites were sought from the Natural England web site search:

http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

There are no statutory protected wildlife site within 500m radii of the site.

The site falls within a distant SSSI Impact Risk Zone (IRZ) associated with the Red Scar / Tunbrook Woods SSSI. However the nature / size and scale of the development does not require notification to Natural England.

2. Bats:

Bats are comprehensively protected by European legislation.

All British bats and their [1]roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2010 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.

The National Planning Policy Framework (NPPF) has replaced the existing Planning Policy Guidelines (PPG's). In relation to wildlife PPG 9 was one of the documents to which Planning Authorities referred to, particularly where a specially protected species is or may be present and will be affected by a development for which a Planning application seeks consent. The aims of the NPPF in relation to species and habitats are that it places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage consideration that should be given to Protected Species where they may be affected by development. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.

This is supported by a guide to good practice entitled 'Planning for Biodiversity and Geological Conservation: Building in Biodiversity' in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependent upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

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[1] *The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats & Species Regulations 2010 (Regulation 41) the term roost is not used but refers to "a breeding site or resting place of such an animal" and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.*

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Use of Buildings by Bats:

a) Summer breeding roost.
b) Hibernation.
c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

Up to ten bat species have been regularly recorded in Lancashire most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Lancashire is reflected throughout the UK. All British bats and their roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2010 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.

Survey Methodology:

A daytime survey was conducted on 10th June 2019. The property was inspected internally and externally for evidence of bats and potential places / points of internal access that may be of value to bats. The exterior elevations were investigated from ground floor level, with the aid of close focusing binoculars, for places that are frequently used by bats as roosts or as access into roost chambers. All elevations were visually accessible. Two small internal loft spaces were also inspected.

The daytime survey was conducted by Mr. Robert Leatham, who is a highly experienced ecologist. The results of the survey were discussed with Mrs Kylee Wilding, a highly experienced bat surveyor who holds a Natural England Class 2 bat license (CLS -14227). Mrs Wildings evaluation of the site and conclusions concur with those of Mr Leatham's.

During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

Constraints:

The daytime survey was conducted within the active period of bats. Internal access to the loft spaces was possible. A full external inspection of the property was also achievable.

There are therefore no constraints to the survey.

Survey Results:

There are two small internal loft spaces, the inspections did not locate any evidence of bats. The internal roof is lined with roofing felt / heat reflective foil like material.

Externally the property is generally very well maintained. The exterior walls are rendered and joints with fascias / soffits / window frames / overhanging eaves are very well sealed. There no gaps associated with the fascias which are painted with smooth gloss paint. There are some tight fitting uPVC fascias on the rear northern elevation along with hanging tiles which have no visible gaps.

There are very localised potential points of ingress for bats in areas of proposed work, these include the following features;

- Minor gaps at the ends of the gable roofs where the concrete roof tiles curve at an angle to meet the wall plate / fascia. In some locations mortar is between the tiles at the gable end elevations creating minor gaps where the tiles stack on top of each other at an angle . However the tiles overhang the fascia by 5/6cm creating very difficult potential ingress for bats.
- Very localised gaps under ridge tiles where mortar has been washed out, however these are generally laid on a thick bed of mortar which often prevents access for bats into the roof structure. In addition these type of concrete roof tiles interlock in a tight position.
- There is a gap at the top of a lead flashing gully on the southern elevation between the lead flashing and a Velux window.

At the western end of the property a flat roof double garage is present this has negligible bat roost potential.

It is considered that roost potential overall is **Negligible.**

The site is located in a rural area with extensive bat foraging habitat in the immediate vicinity associated with the surrounding Ribble valley and open farmland / countryside supporting high quality bat foraging habitats.

Recommendations:

Whilst there are some features *(see above)* that have very limited bat roost potential these are localised and have negligible suitability.

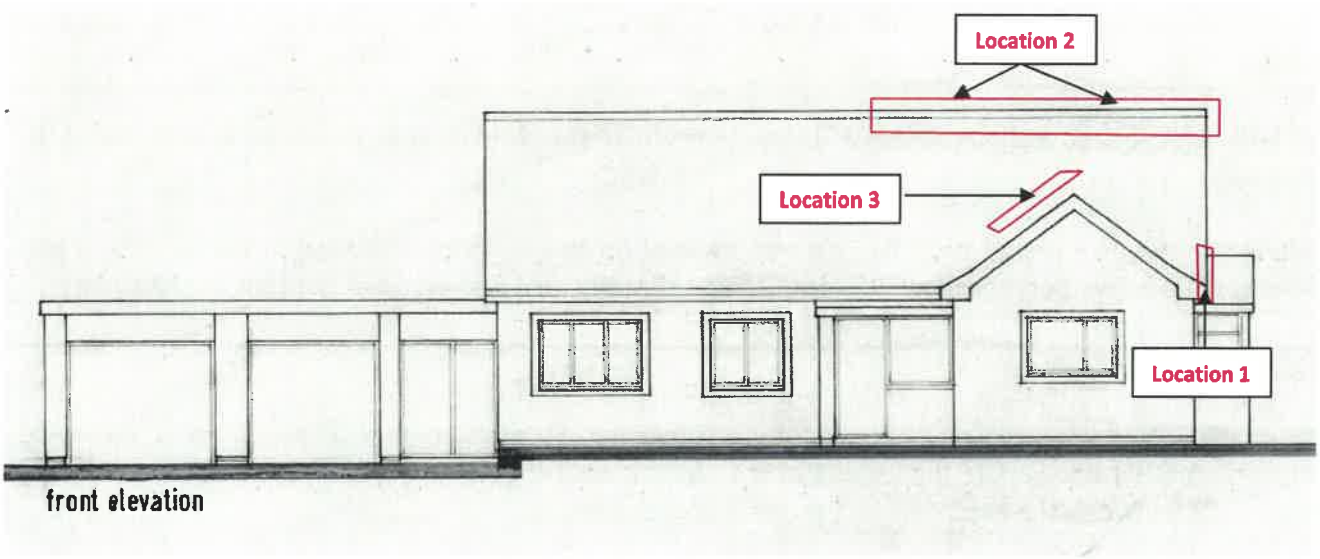
However as an absolute precaution it is recommended that precautionary measures are applied in relation to the proposed work. These measure are as follows;

The following work will be supervised by a licensed bat handler once safe scaffolding or means of access is made available by the client. These locations are identified on a plan on the following page.

- Location 1: Removal / stripping back of concrete tiles on the north east gable elevation, only at the lower roof line section where the roof curves to meet the wall plate. The concrete roof tiles on the south west elevation where they meet / overhang the wall plate / fascia are not affected by the work.
- Location 2: Removal of ridge tiles on the roof apex in locations affected by the work. southern roof elevation affected by the work.

- Location 3: Removal of lead flashing / tiles in the roof valley on the southern elevation below the Velux window.

Locations requiring licensed bat handler supervision immediately prior to work:



The client must be made aware that in the highly unlikely event that bats are discovered during this work, then all work must be suspended and there will be a requirement to make an application for a European Protected Species Mitigation Licence (EPSML). If this is the case the following advice is given;

It should be noted that where bat/s or their roost/place of rest/shelter will be affected by the proposed works, then to allow work at the site to legally commence, an application for European Protected Species Mitigation Licence (EPSML) will be required. Notwithstanding the granting of a licence works that would affect a roost cannot take place if a maternity colony is in occupation. It should also be noted that before an EPSML can be applied for all Planning issues including Consent and any pre-commencement Planning Conditions relative to bats should be resolved.

Natural England provides information and guidance about EPSML and the following extract is included in that guidance:-

If you intend to apply for a licence for development you are advised to seek the guidance of a consultant ecologist. Natural England's view is that:-

- A licence is needed if the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably likely to result in an offence under the Conservation of Habitats & Species Regulations 2010 (as amended)

- If the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence being committed then no licence is required. However, in these circumstances Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If European protected species are found, cease the work until you have assessed whether you can proceed without committing an offence.

- A licence should be applied for if offences are unavoidable and the work should not be re-started until a licence is obtained.
- The application should be completed by the developer and a consultant ecologist. The ecologist will need to be able to demonstrate to the satisfaction of Natural England that they have the relevant skills and knowledge of the species concerned.

Birds:

All birds are offered various levels of protection under the Wildlife and Countryside Act (1981) as amended.

During the survey a recent swallow nest was located on the southern elevation in the vicinity of the proposed work *(see photographs)*. It is not thought that the nest was in use at the time of the survey.

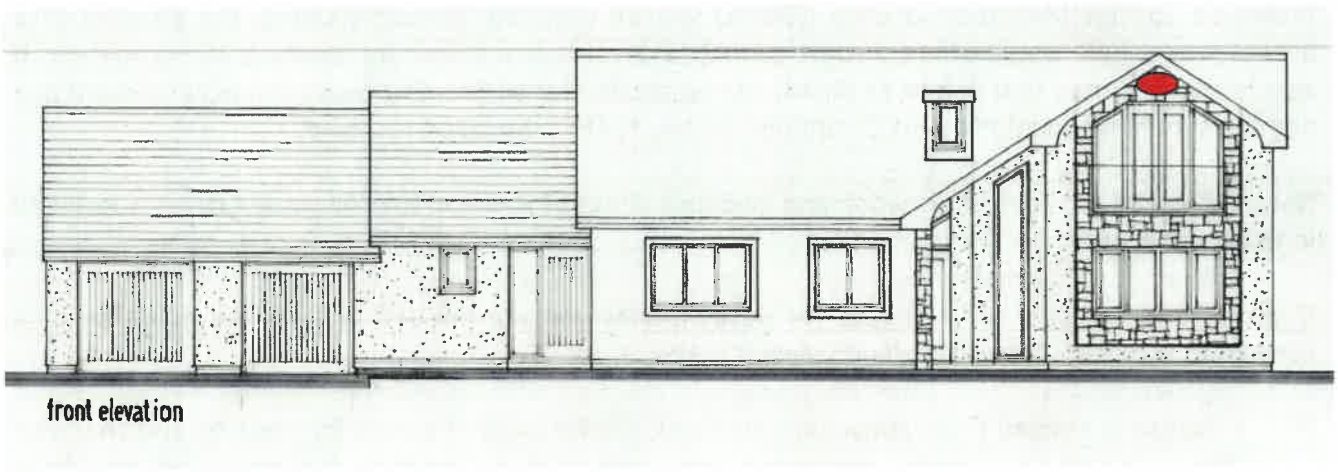
Recommendations: Birds;

No strategic bird surveys are required. However, before any development and in order to minimise impacts on birds any work in the vicinity of the swallow nest should take place outside of the breeding season, i.e. between the end of August and end of February.

If removal of the nest is envisaged during the breeding season, then checks must be made to establish any nesting or breeding activity, prior to removal.

Once the proposed extension is complete an artificial swallow cup nest will be installed at the apex of the roof, beneath the eaves as shown below.

Plan showing location of artificial swallow cup nest on southern gable of proposed extension:



If you require clarification on any issue please contact me at the above address.

Yours faithfully

Robert N. Leatham

Robert N. Leatham, BSc. (Hons.) P.dip. Ecological Consultant.

(see photographs on following page)

Site Photographs: June 10th 2019

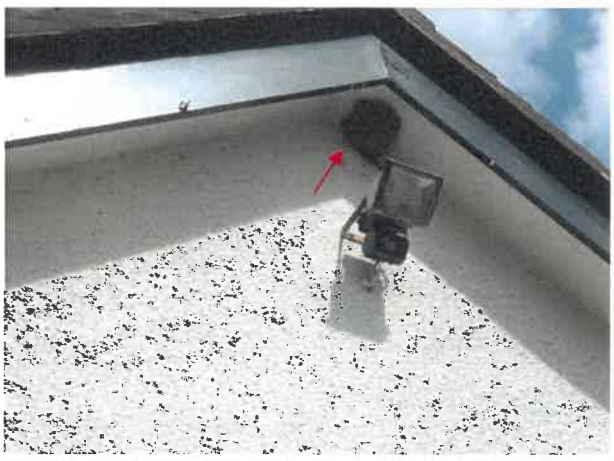
Narrow linear loft space.

Western / southern elevation.

Narrow linear loft space.

Southern elevation in the vicinity of proposed extension. Location of swallow nest as indicated.

Additional small loft space



Southern elevation in the vicinity of proposed extension. Location of swallow nest as indicated

Rear northern elevation showing tight fitting fascias / soffits.

Location of small hole beneath Velux window on southern elevation and mortar gaps under ridge tiles, requiring supervised removal of features under precautionary measures.

Rear northern elevation, general view.

Location of small hole beneath Velux window on southern elevation and mortar gaps under ridge tiles, requiring supervised removal of features under precautionary measures.

Rear northern elevation, general view. Showing existing flat roof garage with negligible bat roost potential.

Location of mortar gaps under ridge tiles, requiring supervised removal of features under precautionary measures.