



Mr. R. Pullen,
Grove House,
Malt Kiln Lane,
Chipping,
Lancashire
PR3 2GP

9th May 2019

Dear Mr. Pullen,

Proposed development at Grove House, Malt Kiln Lane, Chipping, Lancashire PR3 3GP

Thank you for your request for a bat survey in relation to a proposed development at the above site. I understand that the proposal is for works affecting a garage and an outbuilding within the garden of the existing property.

Background and Qualifications

The survey was carried out Pat Waring.

Pat is a licensed bat worker (Class 2 licence), a Registered Consultant of the Bat Low Impact Class Licence, a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

Pat has been working as an ecological consultant for over twenty one years, most recently as Director of Ecology Services UK Limited. This work includes provision of expert advice, guidance and training to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities and Lancashire, Yorkshire and North Wales Police Authorities, as well as the delivery of professional training courses about bats at a national level.

Pat has recognised and extensive experience and knowledge of ecological survey, monitoring, condition assessment and impact assessment techniques. He has extensive knowledge of bat ecology relating to built structure and trees including the requirements and condition necessary for bats roosting. He also has recognised skills relating to bat surveys and assessment.

Pat Waring meets the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance, Chartered Institute for Ecology and Environmental Management (2013) *Competencies for Species Survey: Bats*. CIEEM, Winchester, Hants.



Advisory Note

The information in this letter represents the professional opinion of an ecological consultancy and does not constitute professional legal advice. You may wish to seek professional legal interpretation of the wildlife legislation associated with this area of work.

The information, opinion and advice that Ecology Services UK Ltd has prepared are true, and have been prepared in accordance with the CIEEM Code of Professional Conduct. Ecology Services UK Ltd confirms that the opinions expressed are our true professional bone fide opinions.

Ecology surveys are time-limited; as a rule survey findings can generally be relied on for the season in which surveys took place. However, mobile species such as bats and birds may increase or decrease in numbers and change behaviours over time. Statutory agencies will often accept survey results for 12-18 months, but this varies around the country.

Ecology Services UK Ltd personnel make a professional judgement as to how long the results of our surveys will remain current. Advice and recommendations as regards currency and its impacts on decision making are included in relevant sections below

Methodology

In order to assess the likelihood of bats being present at the proposed development site, a daytime inspection of the garage and outbuilding was carried out on 6th May 2019.

Observations were made from ground level, as well as from telescopic ladders to examine potential roost features. An endoscope, although available, was not required on this occasion. A 1000 lumens Led Lenser x21 torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

It is recognised that limiting the survey to a single visit in one month does not take account of bat activity on the site through the whole of the active season (April to October) or at other times of the year. It is also recognized that limiting the survey to a single visit in one month does not take account of bird activity on the site through the whole of the nesting season (February to September) or at other times of the year.

The survey was compliant with the current best practice guidance, as detailed in Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust, London.

Results

The garage is a single storey building which is attached to a large stone barn at the property boundary. The walls are brick with sections of corrugated asbestos panels. The roof is single pitched and covered with corrugated metal sheet dual. The roof is lined with type 1 felt (bitumastic hessian). There is no roof void or any other enclosed space within the garage structure. There are wall-top plates along the west and east roof edges. No features associated with the building have potential for use by roosting bats. The doors and windows are intact, and along with the roof, offer no potential access points for bats.

The outbuilding is a detached single storey structure close to the garage at the east property boundary. The walls are brick and the roof is single pitched and covered with slate. There roof is lined with type 1 felt and there is no roof void or any other enclosed space within the building structure. No features associated with the building have potential for use by roosting bats. The single door is intact, and along with the roof, offers no potential access points for bats.

Both the garage and the outbuilding lie within the mature garden of the property, which is set between a road (west), a farm field (east), a development site (south) and other properties (north). The wider landscape around the property is dominated by the village of Chipping to the south, extensive farm fields managed predominantly for grazing and silage, and also well-connected stands of mature broadleaved woodland.

Connectivity of habitats is high throughout the wider area, particularly as a result of the extensive hedgerow network, broadleaved woodland and Chipping Brook. The immediate and wider surroundings provide high levels of shelter and foraging resources to local bat and bird populations.

Apart from lighting associated with occupied dwellings, levels of artificial lighting are expected to be only moderate at most, and very limited in their impact on bat activity.

Bats

No bats were found during the site inspection.

Potential roosting features for bats are:

Night roosting

- Negligible – no access available to any potential sheltering features

Day roosting

- Negligible – no access available to any potential sheltering features

Hibernation roosting

- Negligible – no access available to any potential sheltering features

It is our professional judgement that further surveys for bats at this time are not warranted.

Nesting birds

A small range of bird species was observed during the survey, including blue tit, nuthatch, chaffinch, robin and blackbird.

Great tits were observed nesting within the adjacent barn, in an area remote from the garage and outbuilding.

Jackdaws are reported to nest in the adjacent barn.

There is a high risk of birds nesting on both the garage and the outbuilding and in the area immediately surrounding the buildings. Potential nesting resources include a broadleaved hedgerow, mature leylandii tree, cotoneaster on top of the outbuilding and ivy on the barn wall and growing into the garage. In addition, the garden of the property supports several features with high potential for use by nesting birds.

Other species

There is no evidence of any other protected species. The proposed development site is considered unsuitable to support other protected species as a result of current use of the site and the availability and condition of habitats present.

Non- Native Plant species

Cotoneaster, which is a non native plant species, listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) is growing on the side and roof of the outbuilding.

Advice and Recommendations

Bats

It is advised that although there is high potential for bats to occur in the landscape immediately surrounding the garage and outbuilding, there is **negligible potential** for bats to roost in either building.

If the development is restricted to the garage and outbuilding only (i.e. if all development activities, including scaffolding are restricted to the footprint of the garage and outbuilding and reach no higher than the roof of either building), then there is no further action required in relation to bats. This advice assumes that the doors and windows are kept sealed when not in use.

Rationale for advice

The survey has provided no evidence of bat roosts and the buildings have negligible potential for use by roosting bats.

It is the professional judgement of Pat Waring that further bat surveys at the proposed development site are not required at this time. This approach complies with guidance set out in the current national best practice guidelines Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust, London.

Nesting birds

It is advised that there is a high risk that nesting birds will pose a constraint to the proposed development.

It is advised that the proposed development site and its immediate surrounding features have high potential for use by nesting birds.

It is advised that proposed works are either undertaken outside the nesting bird season, or if works cannot be avoided during this period, a pre-commencement check is carried out by an ecologist.

It is advised that if birds are found to be nesting within or in close proximity to the work area during development works, it will be necessary to seek advice as to whether or not any development can proceed lawfully at that time. Under these circumstances, work must stop until advice has been sought from Natural England directly, or through an appropriately experienced Ecologist.

Rationale for advice and recommendations

There are several potential nesting features on and immediately adjacent to the garage and outbuilding.

If works are to be undertaken in the nesting season, it is further advised that all personnel involved in works to the buildings and their surroundings should be carefully advised about nesting birds by an appropriate person, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if an active nest is found.

Under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition certain species such as the barn owl are included under Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependant young. Offences against birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) are subject to special penalties.



If nesting birds are present, plans will need to show how offences will be avoided during the proposed development. Work will have to be programmed around the nesting season to minimise disturbance.

There is no provision under the Wildlife and Countryside Act 1981 (as amended) for licensing the disturbance of nesting birds (other than feral pigeons) or the destruction of nests which are in use, for the purpose of development. If enforcement action were taken the developer would need to rely on the 'incidental result of an otherwise lawful operation' defence if it were not possible to avoid an offence being committed. This defence can only be tested in court and it is therefore important to ensure all possible mechanisms for avoiding an offence are considered.

Other Protected Species

There are no constraints in relation to other protected species.

Non native invasive plant species

It is advised that works on site will have to take account of cotoneaster growing against and on top of the outbuilding.

As the development will result in an amount of disturbance, working methods must be adopted in order to prevent cotoneaster from establishing within the vicinity or causing it to spread and grow in the wild.

Rationale for advice and recommendations

The works will involve an amount of disturbance which could result in the spread of cotoneaster which is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Section 14(2) of the Wildlife and Countryside Act 1981 (as amended) prohibits 'planting' or 'causing to grow' in the wild of any plant listed in Part 2 of Schedule 9

If you would like any further advice or guidance in relation to this site, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink that reads "Patrick Waring". The signature is written in a cursive style with a small dot at the end.

Patrick Waring CEnv MCIEEM
Director - Ecology Services UK Ltd

Summary of issues and advice

Issues (bats)	Action required
Further surveys	No further surveys required.
European Protected Species licence (bat licence)	Not required
Bat Low Impact Class licence	Not required
Timing constraints	Not required
Method statement for contractors	Not required
Advice for contractors	Not required
Mitigation	There are no impacts on bats and bat roosts known or predicted to occur, therefore there is no requirement for mitigation.

Issues (birds)	Action required
Further surveys	No further surveys required at current time.
Timing constraints	Either: <ol style="list-style-type: none"> 1. Work outside nesting season (February to September) or 2. Commission pre-commencement surveys for nesting birds if works must take place within the nesting season.
Method statement for contractors	Not required at the current time. Requirement will depend on the methods adopted to address timing constraints.
Advice for contractors	All personnel involved in proposed works should be carefully advised about nesting birds by an appropriate person, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if nesting birds are found.
Nesting birds found during development	Work must stop until advice has been sought from Natural England directly or through an appropriately experienced Ecologist.



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Issues (non native species)	Action required
Further surveys	No further surveys required at the current time.
Timing constraints	Not required at the current time
Method statement for contractors	Not required
Advice for contractors	All personnel involved in works should be carefully advised about non-native plant species by an appropriate person, so that all works are undertaken with a clear understanding about legal aspects and precautions to be adopted.



Garage and outbuilding (lhs) and wider context showing adjacent barn (rhs). Ivy growth and cotoneaster can be seen clearly on both images.



East walls of buildings showing sealed edges (lhs) and roof of garage (rhs).



Interior of garage (lhs) and cotoneaster on roof of outbuilding (rhs)



Interior of outbuilding (lhs) and wider context showing potential nesting features of hedges, leylandii, garden plants and ivy (rhs)