Preliminary Roost Assessment

31 Waterloo Road

Clitheroe

Lancashire

BB7 1NS

For

Waran Balarangit

Gritstone ecology

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Contents

1 Introduction

1.1 Purpose of the report

The report is written by Stewart Bradshaw, for Waran Balarangit. Stewart carried out a Preliminary Roost Assessment of 31 Waterloo Road, Clitheroe, on 14th May 2019. The survey report will be used to provide supporting information for a planning application, at the property.

1.2 Survey aims

The aim of the survey was to determine the actual or potential presence of bats and the need for further survey or mitigation.

1.3 Surveyor details

Stewart is licenced to disturb, take and handle all species of bats in all counties of England under licence number 2015-15615-CLS-CLS. He has more than 10 years of experience in ecological consultancy, including the planning and preparation of bat surveys, and mitigation licences.

1.4 Proposed development

The development proposals are for a flat roofed two storey extension to the rear of the house. The extension will not require any works to the existing roof, or eaves.

1.5 Site context

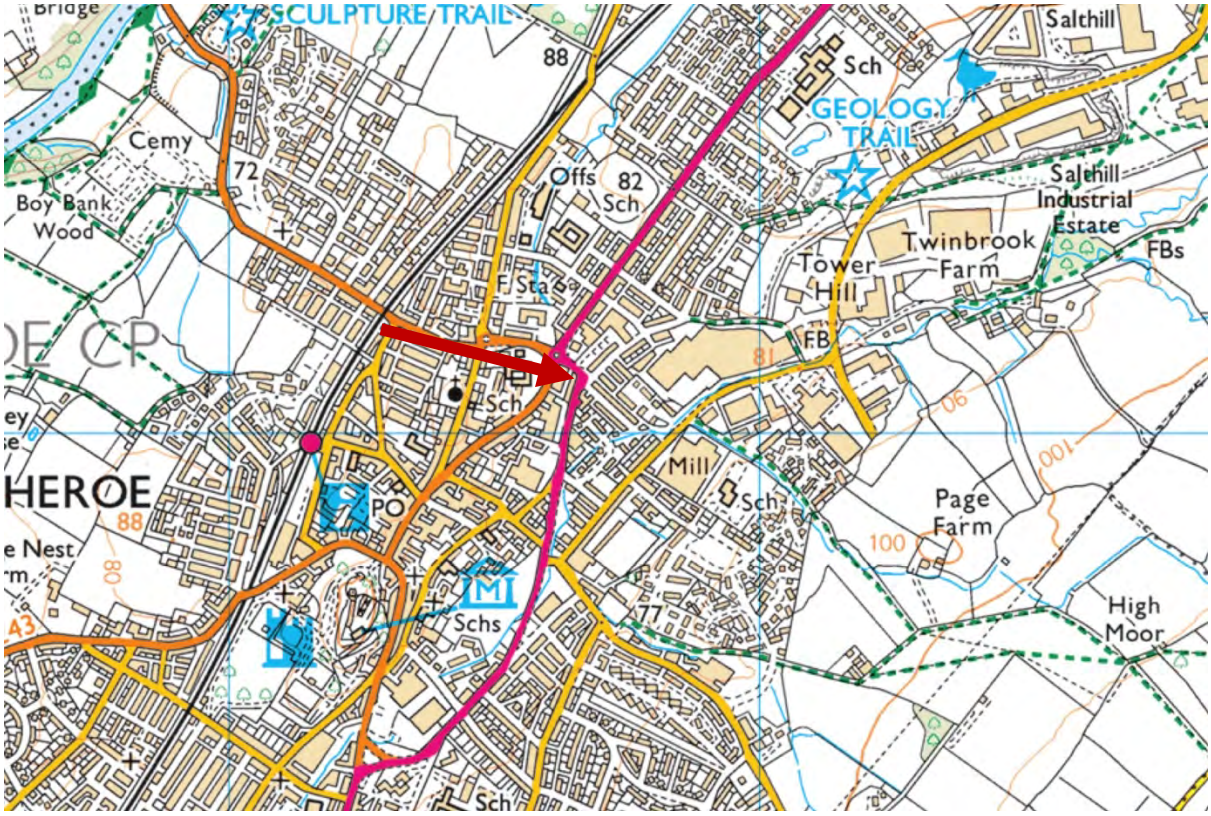
The house is located on Waterloo Road, Clitheroe, BB7 1NS, GR SD 74661 42128, approximately 500m northwest of Clitheroe town centre.

The site includes a traditional stone terraced house on a busy main road, with a small yard to the rear.

Habitat within 50m of the house includes; terraced houses, hard landscaping, and busy well-lit roads. Habitat within 500m includes, housing and busy roads, commercial and light industrial units, linked back gardens, open green-space and watercourses.

The site and surrounding area provide negligible quality foraging, commuting, and roosting opportunities for bats, in an area which is highly fragmented by light, noise, and human disturbance. Higher quality habitats are available on the eastern and western outskirts of Clitheroe.

1.6 Site location



1.6a – 31 Waterloo Road – site location.

1.6b – 31 Waterloo Road – aerial photograph.

2 Methods

2.1 Survey timings

The survey was undertaken on 14th May 2019. Weather conditions during the survey were bright, warm and dry with a temperature of 16°C.

2.2 Desk study

No desk study of the site was undertaken, prior to the preliminary roost assessment, and no other ecological surveys have been carried out in relation to the proposals.

The development has a small footprint, and impacts beyond the site boundary are unlikely. A site-specific investigation was considered more suitable.

2.3 Habitat assessment

The habitat on site and in the surrounding area was assessed using Ordinance Survey mapping, and aerial photography. Habitat features on site, and those in the surrounding area were assessed for their suitability for use by bats during the site visit.

2.4 Building inspection

A systematic search of the exterior of the building was made to identify potential or actual bat access points and roosting places, and to locate any evidence of bats such as live or dead specimens, bat droppings, urine splashes, fur-oil staining and or squeaking noises. Bat specimens and droppings are the most reliable type of evidence; the other types are not always the result of bat activity. Sometimes bats leave no visible sign of their presence on the outside of a building (even when they do wet weather can wash evidence away.)

The search included (where present) the ground beneath potential access points, windowsills, window panes, walls, behind peeling paintwork and lifted rendering, hanging tiles, weatherboarding, eaves, soffit boxes, fascia's, lead flashing, gaps under felt, under tiles / slates and in existing bats boxes. Gaps in brickwork and stonework were searched (where present). All evidence of use by bats, or features with the potential to be used by bats was recorded and photographed.

A systematic search of the inside of the building was undertaken to identify potential or actual bat access points and roosting places, and to locate evidence of bats. Bat specimens (live or dead) and droppings are the most reliable type of evidence. Other evidence can include urine splashes, fur-oil staining, feeding remains, squeaking noises, bat fly (Nycteribiid) pupal cases (Hutson 1984) or odour.

Areas inspected include;

Within rooms

- floors and surfaces
- behind wooden panelling
- in lintels above doors and windows
- behind window shutters and curtains
- behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded up windows
- inside cupboards and in chimneys accessible from fireplaces.

Within roof spaces

- the tops of gable end and dividing walls
- the top of chimney breasts
- ridge and hip beams and other structural timbers
- mortise and tenon joints
- all beams
- the junction of roof timbers, especially where ridge and hip beams meet
- behind purlins
- between tiles and the roof lining (where accessible)
- under flat felt roofs.

The areas listed above were inspected (where present), any additional areas with potential for use were also inspected.

2.5 Equipment

The equipment listed below was available for use during the surveys and was used where required.

Clulite CB2 1,000,000 candlepower torch. Rigid Seesnake CA-300 digital endoscope with 0.9m cable reach with 17mm and 6mm imaging heads. Digital camera with 50x zoom. 8x25 close focussing binoculars, 4m ladders, bat handling gloves, DNA sampling tubes.

2.6 Survey limitations

None. All accessible areas of the house were searched in detail.

3 Results

3.1 External inspection

3.1a – The front of the house from Waterloo Road.

N°31 Waterloo Road is a pre-1950 traditional stone terraced house, which is currently occupied, and opens onto a busy main road junction.

The house has a pitched roof covered with slate roof tiles and ceramic ridge tiles; roof pitches face east and west. A Velux window is fitted on the east facing pitch. There is a rear ground-floor extension, which has a slate covered, single pitched roof with a Velux window fitted.

Outer walls are local stone, inner walls are brick, there is no insulating cavity. Window and door settings are stone, window and door frames are wooden, all glass is intact. Lead flashing is fitted: at the base of chimneys, and where roof tiles meet brickwork. There are no fascia boards or boxed soffits at the eaves.

Despite its age, the building is well maintained, and in reasonable condition. Cement between ridge tiles is intact, with no viable gaps, there are no missing ridge tiles. There are no missing or broken roof tiles, and all tiles are tightly fitted, with no gaps between tiles. Walls are in good condition, with no missing mortar, or cracks. Leadwork is tightly fitted against tiles and sealed into the walls; there are no suitable gaps beneath leadwork.

There are no features externally which are likely be used by roosting bats, and no evidence of use by bats was present during the inspection.

3.2 Internal inspection

3.2a – The roof void.

The house has a single roof void, which has been boarded out, and is used for storage. The room is well-lit by natural light through a Velux window. The gap between internal boarding and roof tiles has been insulated with mineral wool.

3.3 Evidence of use

No evidence of use by bats was present during the survey, either internally, or externally.

3.4 Level of potential

The building has **negligible potential** for use by roosting bats. This is as the house is situated in an area which provides poor quality habitat for bats, with no suitable vegetation, and high levels of disturbance form light and human activity; and as no suitable roosting opportunities were noted during the building inspection.

4 Evaluation

The building is set in an area which, in general, provides negligible quality habitat, for foraging, commuting and roosting bats, although bats are likely to be present locally in the wider area.

The area immediately surrounding the house includes busy roads with high level lighting, and high levels of disturbance from light, traffic, noise, and human activity. Terraced houses in the area have small back yards rather than gardens, and there are no areas of suitable foraging habitat close to the building.

The house is well maintained, and in reasonable condition. There are no features externally, which are suitable, or likely to be used by roosting bats; the roof void has no gaps which could give direct access to roosting bats, and no evidence of use was found during the inspection.

The roof void is boarded, and used for storage; the lack of any evidence of use inside the roof void, such as droppings or feeding remains, reduces the likelihood of a significant roost being present.

The walls are stone and brick with no insulating cavity. The walls are in good condition, with no cracks, or missing mortar which could be used by crevice dwelling bats.

Stone lintels and window settings are in good condition with no cracks, or crevices which could be used by roosting bats.

The small gaps between brickwork, roof timbers, and tiles, in the roof voids were inspected in detail using an endoscope. These areas were dusty and cobwebbed. No droppings were found, and no suitable gaps were present which could give access, or shelter to roosting bats.

The building has **negligible potential** for use by roosting bats.

4.1 Legal and planning context

All species of bats in the UK and their roosts are legally protected by UK and European legislation. The UK the legal protection is summarised as follows:

You will be committing a criminal offence if you:

1. Deliberately* capture, injure or kill a bat
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
3. Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
4. Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
5. Intentionally or recklessly obstruct access to a bat roost even if bats are not present at the time

*In a court, ‘deliberately’ will probably be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence his/her action would most likely have).

If bats or bat roosts are present in the building, the proposed rear extension and refurbishment of the building would be unlikely to result in an offence being committed. This is because the proposed extension does not affect the existing roof, or eaves, and there are no roosting opportunities in the walls.

5 Impact assessment

The proposals are for a two storey extension to the rear of the house. The extension will be flat-roofed, and will not affect the existing roof, or eaves.

The work will involve the removal and replacement of roof tiles on the current rear extension, and construction of the extension.

The building has no features which are suitable, or likely to be used by roosting bats. The building has **negligible potential** to be used by roosting bats.

The proposed work is unlikely to impact on bats or bat roosts; and, once completed is unlikely to provide any increase in levels of disturbance for bats locally.

The proposals are unlikely to impact on bats or bat habitat either during construction, or as a result of the continued use of the site.

6 Required actions

The building has a **negligible potential** for use by roosting bats, no field signs of use by bats were found internally or externally during the inspection, and no further survey work is required.

7 References

Department for Communities and Local Government (2012). National Planning Policy Framework.

Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines. (3rd ed.) The Bat Conservation Trust, London.

Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). The Bat Workers Manual. (3rd ed.) JNCC

8 Appendix 1 – Photographs

1 – The front of the house from Waterloo Road.

2 – The rear of the house, and ground floor extension.

3 – The roof has a Velux roof light fitted.

4 – Ridge tiles are tightly cemented in place with no suitable gaps.

5 – Stonework is in good condition with no cracks or missing mortar.

6 – Leadwork is tight with no suitable gaps.

7 – Window and door frames are tightly sealed into stonework with no suitable gaps.

8 – Stone lintels and window settings have no suitable gaps.

9 - The house is situated on the junction of a busy well-lit main road.

10 – Habitat surrounding the house is unlikely to be used by foraging or roosting bats.