

Mr D Wilmot
23 Chatburn Park Drive
Clitheroe
Lancashire
BB72AY

27th August 2019

Dear Mr Wilmot

RE: Proposed development at 23 Chatburn Park Drive, Clitheroe, BB7 2AY

Thank you for your request for a bat survey in relation to a proposed development at the above site. I understand the existing building will be extended along the side (north west) elevation.

Background and Qualifications

The survey was carried out by Pat Waring and Janette Gazzard.

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 buildings and trees including the requirements and condition necessary for bat roosting. He also has recognised skills relating to bat surveys and assessment.

Pat has extensive experience of designing mitigation, compensation and enhancement for a range of bat species. He provides professional training at a national level in mitigation design, compliance audits for mitigation and in measuring success of mitigation schemes. He has acted as the Project Ecologist for over 40 licensed mitigation schemes for bats in England and Wales.

Janette is a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

Janette has over fifteen years experience working in ecology and nature conservation, including roles as a Senior Ecologist for a large multidisciplinary company and as a lead adviser for Natural England throughout the North West of England. She has a range of demonstrable skills including habitat surveys, ecological appraisals, protected species, conservation management advice and condition assessments, as well as extensive experience of bat surveys of buildings and trees.

Pat Waring and Janette Gazzard meet the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance as follows:

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 building and surroundings was carried out on 23rd August 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.

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

23 Chatburn Park Drive is an occupied, semi detached dwelling house with an adjoining converted single garage and small glass conservatory porch to the rear of the property. The walls are constructed of brick and stone, with pebble dash render to the side (north west) and rear (north east), as well as hanging concrete tiles on the first floor, front (south west) elevation. All windows and doors are upvc and sealed. There are no gaps associated with any of the external walls, door and windows that are suitable for use by bats.

The roof is hipped and dual pitched and the roof coverings are interlocking concrete tiles with a mortared ridge. There are a very small number of gaps associated with the roof due to slight lift in the occasional tile. The same roof coverings are present on the adjoining mono pitch, single storey converted garage but there are no visible gaps in the roof covering or along the join with the main house.

Along the roof edges are upvc soffits. There are occasional small gaps below the soffits, including a larger gap where the soffit and first floor window (front elevation) join. These gaps have some potential for use by bats.

The roof void is used for general storage. The roof is supported on a timber framed structure with bitumastic hessian liner and rock wool insulation on the floor. A small amount of light incursion is present due to occasional gaps along the roof edges, but no other potential access points for bats were found during the inspection.

No bats or signs of bats were found associated with the building during the daytime survey.

Potential roosting features for bats were limited to:

- Gaps roof coverings –low potential
- Gaps associated with soffits – low potential

Low potential in this example, at this site, reflects the condition of the building and its environment and does not suggest that further surveys are necessary.

The building is partly surrounded by a small, fenced garden plot with a hardstanding driveway and patio with a small grass lawn, garden pond and timber decking. There is single detached garage building within the rear garden and occasional plants and shrubs including an early mature silver birch and early mature eucalyptus tree. To the north and east is an area of woodland, to the south and west are residential houses with small gardens as well as occasional scattered trees and street lighting.

Other species

No other species or signs of species were found.

There is some potential for nesting birds such as blue tits to make use of the gaps associated with the soffits.

Advice and Recommendations

Bats

It is advised that there is no evidence to suggest that bats pose a constraint to the proposed development.

It is advised that it is possible that bats could utilise gaps associated with the soffits and roof coverings. These features, in this location and landscape setting, have low potential for bats to use throughout the year.

It is advised that all personnel involved in the proposed works should be carefully advised about bats 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 a bat is found.

It is advised that when removal or disturbance of potential roost features such as soffits and roof coverings are to take place, this should be done carefully by hand.

It is advised that if bats are found at any time during the development, work must stop until advice has been sought from an appropriately experienced Ecologist. If the development will affect bats, a licence may be required and suitable mitigation put in place.

Rationale for advice and recommendations - bats

The surveys have provided no evidence of bat roosts. Building features are present that have some limited potential to be used by bats. Bats are small, opportunistic animals that may exploit a wide range of niches.

Bats and their roosts are protected under UK and European legislation. Roost sites are protected even if bats are not present at the time of the survey.

Precautionary measures are generally regarded by Statutory Bodies, Local Planning Authorities and Professional Ecologists as being appropriate where there is a low risk of bats being present and where further investigative surveys are not required prior to a planning application.

Nesting birds

It is advised that nesting birds, such as blue tits, could utilise the gaps associated with soffits throughout the nesting season (February to September). It is therefore advised that 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 works are undertaken during the nesting season, all personnel involved in works to the building and adjacent vegetation 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.

It is advised that if nesting birds are found within the work area or in close proximity, it will be necessary to delay works or 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 an appropriately experienced Ecologist.

Rationale for advice - nesting birds

Nesting birds could occur within the proposed work area during the nesting season. The proposed development has potential to disturb nesting birds if they are making use of the building and/or adjacent vegetation.

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 owls 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.

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

Yours sincerely



Janette Gazzard MCIEEM
Senior Ecologist
Ecology Services UK Ltd
Tel: 07842 694 618



View of front and side elevation (location of proposed extension) (lhs) and rear elevation (rhs)



Close up view of gaps associated with soffits (lhs) and gap at join with first floor window (rhs)



View of roof void (lhs) and (rhs)



View of local context with neighbouring garden and broadleaved woodland immediately adjacent (lhs) and street view (rhs)

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	All personnel involved in the proposed development should be carefully advised about bats 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 a bat is found.
Bats found during development	Work must stop until advice has been sought from an appropriately experienced Ecologist.

Issues (birds)	Action required
Further surveys	No further surveys required at the current time.
Timing constraints	Either: 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.
Advice for contractors	If work is carried out during the nesting season, all personnel involved in the proposed development 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 an appropriately experienced Ecologist.