



Mrs J Brown
Rose Cottage
Sandy Bank
Chipping
PR3 2GA

23rd June 2020

Dear Mrs Brown,

Re: Proposed development at Rose Cottage, Sandy Bank, Chipping, PR3 2GA

Thank you for your request for bat surveys regarding a proposed development at the above site. I understand that proposal is for a two-storey extension to the north east elevation.

1.0 Background and Qualifications

The surveys were carried out by Pat Waring and Janette Gazzard.

Pat is a licensed bat worker (Class 2 licence), registered consultant of the Bat Mitigation 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 two years, most recently as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities and Lancashire Police Authority, as well as the delivery of professional training courses about bats at a national level.

Pat has recognised and 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.

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 sixteen 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 relating to professional ecology work, including building and tree surveys, assessments and judgements of value in relation to bats, as well as selection and monitoring of mitigation features.

Pat and Janette meet 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).

1.1 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.

2.0 Methodology

In order to assess the likelihood of bats being present at Rose Cottage, a daytime inspection was carried out on 1st June 2020, and two bat emergence surveys were carried out on 2nd and 20th June 2020. Two bat emergence survey were appropriate at this site as;

- The building was judged initially as having moderate potential; National guidance is therefore that two survey visits (emergence or re-entry survey) should be undertaken.
- No bats were found during the daytime or evening surveys.

2.1 Bat survey

Daytime inspection

Internal and external 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.

Emergence surveys

- At the start and end the survey, a range of environmental readings, including temperature, humidity and wind speed, were taken using a Kestrel Weather Meter.
- The surveys started 30 minutes prior to sunset and continued until 90 minutes after sunset.
- Bat detectors used during surveys were as follows:
 - 1x BatBox Griffin – Real time full spectrum
 - 1 x Elekon Batlogger – Real time full spectrum
- Bat echolocation was recorded onto the internal device on both detectors during the surveys.
- Canon XF-100 and Sony HDR-XR 520VE camcorders (set on 0 lux Nightshot), with two IRLight6 infra-red illuminators, were focussed on potential roost features throughout the emergence surveys to assist with observations. All activity was recorded onto the removable media cards or internal hard drives of the camcorders for further analysis.
- During the emergence surveys, observers were positioned close to potential roost features. The number of surveyors, the equipment used and their survey locations ensured that there was sufficient coverage of the building during the surveys.

The surveys were 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.

2.2 Limitations

It is recognised that limiting the surveys to separate visits 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 recognised that the echolocation used by some bats is very quiet and difficult to detect; species such as brown long eared bat may have been present without registering on the bat detectors used during the emergence surveys.

3.0 Results of the Survey

Rose Cottage is an end of terrace cottage dwelling house located on the outskirts of Chipping village. The original stone cottage building has been extended on different occasions, creating four dual pitched, slate roof sections and a small flat glass roofed conservatory at the rear of the property.

The original cottage has been re-roofed and the slate roof coverings associated with all the extensions are also in a good state of repair with very few visible gaps. There are, however a series of gaps at the roof edges, particularly at the gables on the north east, and on the middle roof section along the north east elevations. There are also gaps along the wall top behind a timber fascia on the front (south) elevation. These gaps are suitable for use by bats throughout the year and some of the gaps are also suitable for use by nesting birds throughout the nesting season (February to September). Signs of nesting birds (droppings) were found below the fascia on the front elevation. Timber fascias associated with building extensions to the rear of the property are tight fitting with no gaps present.

The walls of Rose Cottage comprise a mix of stone, block and pebble render. There is a series of holes within the external walls in areas where new and/or additional pipes and cables have been installed. Some of these holes are deep enough to provide suitable conditions for roosting bats and nesting birds.

Two shallow roof voids associated with the original cottage were partly accessible for an internal inspection. Both roof voids are shallow, cluttered spaces constructed on timber roof supports, boarded floors and underlined with a modern roof membrane.

Bats

No bats were found during the site inspection.

Potential roosting features for bats are:

Night roosting

Negligible potential – there are no suitable night roosting features associated with the building or immediate surroundings.

Day roosting

Moderate potential – gaps at roof edges

Hibernation roosting

Low potential – gaps at roof edges

The assessment of low- moderate potential in the above considers the condition of the features and their environment. It is our professional judgement that there is moderate potential for bats roosting at this site during the active season, and in line with national guidance two emergence surveys were undertaken.

Emergence survey

The weather during the survey was as follows:

Date (2020)	Temperature °C (start/end)	Humidity % (start/end)	Cloud cover % (start/end)	Rain	Wind mph (start/end)
2 nd June	17.4/15.6	58.3/60.9	80/100	None	4.8/3.1
20 th June	17.8/17.1	68/72.2	80/60	None	6.8/5.1

Table 1 – weather during survey

No bats emerged from the building during the surveys.

There was frequent common pipistrelle and occasional soprano pipistrelle bat activity in the vicinity of Rose Cottage during the emergence surveys. Common pipistrelle bats were detected 30 minutes after sunset and both pipistrelle species were recorded commuting and foraging throughout the remainder of the survey.

Nesting birds

No nesting birds were found during the survey, birds signs were found below the fascia on the south east elevation.

There are suitable features associated with the building to support nesting birds. The building is judged to have high potential in relation to nesting birds.

There is also high potential for nesting birds to be present within the garden boundary vegetation during the nesting season. Bird activity including blackbird, dunnock and house sparrow, swifts and swallows were observed during the surveys.

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts /Predicted Impacts	Action Required
Bats	<p>It is advised that there is no evidence to suggest that bats pose a constraint to the proposed development.</p> <p>It is advised that bats could utilise gaps associated with roof edges. There are open roof edges along the north east elevation where the work is proposed and bats were recorded in close proximity to the house during the emergence survey.</p> <p>It is our professional judgement that there is a reasonable likelihood of bats roosting at another time.</p> <p>All bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. This legislation has been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 which continues the same provision for European protected species, licensing requirements, and protected areas continue after Brexit.</p>	<p>Advice (mitigation): A pre-commencement bat survey by a suitably qualified and experienced Ecologist should be carried out immediately prior to any proposed works. Depending on the time of year when the works are undertaken this should include:</p> <ol style="list-style-type: none"> 1. A single dusk emergence or dawn re-entry survey during the bat active season (April to October) Or 2. A close inspection of potential roost features e.g. from scaffolding or cherry picker. <p>This survey will help to avoid unlawful disturbance to bats and bat roosts before any development takes place- it is therefore specified to be used as a final precautionary approach once planning permission has been granted. Immediately prior to the roof works</p> <p>Advice (mitigation): All people working at Rose Cottage should be made aware of the likelihood of encountering bats and should be made aware of the legal protection of roosting bats and their own responsibilities as regards implementation of precautionary measures. Prior to the commencement of development.</p>

Protected Species	Impacts /Predicted Impacts	Action Required
Bats		Advice (mitigation): If bats are found at any time during the development, work must stop until advice has been sought from a suitably qualified and experienced Ecologist. If the development will affect bats, a licence may be required and suitable mitigation put in place. At all times.

Table 2 - Bats

4.2 Nesting birds

Protected species	Impacts /Predicted Impacts	Action Required
Nesting birds	<p>It is advised that signs of nesting birds (droppings) have been found along the south east elevation.</p> <p>It is our professional judgement that there is a reasonable likelihood of birds nesting in the building and garden boundary vegetation during the bird nesting season (March to August).</p> <p>Under 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.</p>	<p>Advice (mitigation): All people working at Rose Cottage should be made aware of the likelihood of encountering nesting birds and should be made aware of the legal protection of nesting birds and their own responsibilities as regards implementation of precautionary measures. Prior to any work commencing.</p>

Protected species	Impacts /Predicted Impacts	Action Required
Nesting birds		<p>Advice (mitigation): It is advised that the most appropriate way to address the risk to nesting birds is:</p> <ul style="list-style-type: none"> • Avoid disturbance to the building and/or boundary vegetation during the nesting season Or • If works cannot be delayed Rose Cottage should be carefully checked, immediately prior to works commencing. Checks should be carried out by a suitably experienced ecologist. If the risk of nesting birds remains, then monitoring for nesting bird activity should continue for the duration of works. <p>Prior to any work commencing (checks) and throughout works in nesting season (monitoring).</p> <p>Advice (mitigation): If nesting birds are found close enough to cause unlawful activities during development works, 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. Prior to and during works.</p>

Table 3 - Nesting Birds

Compliance with the actions outlined in the Table 2 and 3 will help to avoid committing offences in relation to bats and nesting birds.

4.4 Other Protected Species

There are no constraints in relation to other protected species.

If you require any further ecological advice or guidance in relation to the proposed work, please do not hesitate to contact me.

Yours sincerely



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



View of Rose Cottage south east (lhs) and north east (rhs) elevations



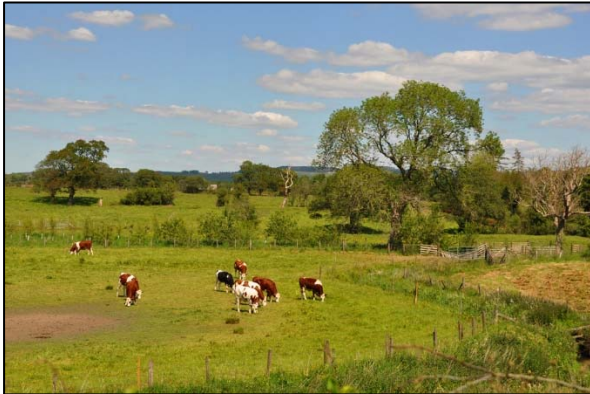
Rear view of Rose Cottage, north west elevation (lhs) and bird droppings below south east fascia (rhs)



Providing ecology support for *everyone*



View of roof void showing shallow, cluttered space (lhs) and modern roof membrane (rhs)



View of pasture field to the immediate east (rhs) and example of Infrared camera equipment used during emergence surveys (lhs)