



Mr & Mrs Harrison,
90 Regent Street,
Waddington,
Clitheroe, Lancashire

12th June 2020

Dear Mr and Mrs Harrison,

Re: Proposed development at 90 Regent Street, Waddington, Clitheroe

Thank you for your request for an ecology survey and advice regarding a proposed development at the above site. I understand that Ribble Valley Borough Council Planning have asked for a bat survey to be submitted in conjunction with the application.

1.0 Background and Qualifications

The survey was 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 and nesting bird ecology relating to buildings and trees, including the requirements and condition necessary for bat roosting and bird nesting. He also has recognised skills relating to bat and nesting bird 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 and nesting birds, 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 and nesting birds being present at 90 Regent Street, a daytime inspection was carried out on 7th July 2020.

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 or nesting bird activity on the site through the whole of the active season (bats = April to October) (nesting birds= February to September) or at other times of the year.

3.0 Results of the Survey

90 Regent Street is an end of terrace cottage located within Waddington village. The property is occupied and comprises a two-storey dwelling house with single storey extensions, including utility room, out houses and a small glass conservatory.

The walls are constructed of brick with painted render and the windows and doors are a mix of upvc and timber; all sealed tight with no gaps. The roof on the main house is slate dual pitched with tight-fitting boxed soffits at the gable and tight-fitting fascia boards along the front and rear elevations. The roof is supported on a timber frame with no roof liner, although the remains of the original torching is present on the underside of some of the slates as well as mastic sealant that has been used previously to patch up small gaps. There is deep rock wool insulation on the floor and the whole space, including timber ridge and roof supports are heavily cobwebbed suggesting lack of disturbance and use.

The adjoining single storey extensions have small dual and hipped slate covered roofs with no roof voids present. There is a single gap behind a fascia board on the rear (south) elevation that has some potential for use by bats and a gap at the apex of the utility room that is suitable for use by nesting birds. No other gaps or crevices suitable for use by bats and/or nesting birds were found associated with the single storey extensions.

Signs of house martin nesting attempts are present below the west gable soffit of the main house.

The building lies within a residential area with cobbled street access at the front and a small rear garden. There are garden plants, shrubs as well as occasional small trees and a small area of mown lawn. Other buildings (dwellings, garages and garden sheds) lie immediately adjacent and in close proximity. The levels of artificial lighting are expected to be moderate based on the density of housing and street lights. The immediate surroundings provide high potential shelter and foraging resources to local bat and bird populations.

Bats

No bats or signs of bats were found during the site inspection.

Potential roosting features for bats are:

Night roosting

Negligible potential – no opportunities were found for use by night roosting bats.

Day roosting

Low potential – although a very small number of gaps were found with potential for use by day roosting bats, you agreed to close these gaps immediately following our inspection. In this case, our assessment of potential would change to negligible.

Hibernation roosting

Low potential – although a very small number of gaps were found with potential for use by hibernating bats, you agreed to close these gaps immediately following our inspection. In this case, our assessment of potential would change to negligible.

The assessment of low potential in the above examples is precautionary, and reflects national guidance; it therefore considers the condition of the features and their environment. However, if these features are closed, it is our professional judgement that there is **no** reasonable likelihood of bats roosting at this site. In this case, it is therefore our professional judgement that in respect of bats, no further surveys are warranted, at this time.

Nesting birds

No active bird nests were found during the site inspection but signs of house martins nest building are present below the west gable soffit. No complete nests are present.

A gap suitable for use by nesting birds is also present on at the west apex associated with the utility room. It was advised during the survey that this gap should be blocked up immediately in order to avoid any issues with nesting birds at another time.

Non-native invasive species

No non-native invasive species were found during the survey.

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>Assuming that the potential bat roosting features are closed, it is our professional judgement that there is no reasonable likelihood of bats roosting at this site.</p>	No action is required

Table 1 - Bats

4.2 Nesting birds

Protected species	Impacts /Predicted Impacts	Action Required
Nesting birds	<p>It is advised that nesting signs of house martins are present below the west gable soffit.</p> <p>It is our professional judgement that there is a reasonable likelihood of house martins nesting during the nesting season (May to September)</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 90 Regent Street 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> <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 during the nesting season Or • If works cannot be delayed, 90 Regent Street should be carefully checked immediately prior to works commencing. Checks should be carried out by a suitably experienced ecologist. <p>If the risk of nesting birds remains, then monitoring for nesting bird activity should continue for the duration of works. 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 work.</p>

Table 2 - Nesting Birds

4.3 Non-native invasive plant species

Non-native invasive plant species	Impacts /Predicted Impacts	Action Required
Non- native invasive plant species	There is no reasonable likelihood of Non-native species being present within the proposed work area.	No action is required.

Table3 - Non-native invasive plant species

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



Pat Waring MCIEEM CEnv, Director
Ecology Services UK Ltd



Front (lhs) and rear (rhs) elevations of 90 Regent Street showing two storey building with adjoining single storey extensions



West gable of two storey section (lhs) showing tight fitting soffits with house martin nesting signs below (shown by red arrows) and west gable of single storey section (rhs) showing gap at apex with potential for use by nesting birds.



Close up view of roof coverings on single storey extension (lhs and rhs). No suitable gaps for use by bats or birds were present.



View of roof void showing no roof liner and deep rock wool (lhs) and close up view of heavy cobwebs, suggesting lack of use/disturbance (rhs)