



## **BAT SURVEY**

### **OUTBUILDINGS AT DALE HOUSE BARN, SLAIDBURN, CLITHEROE, BB7 4TS**



**June 2020**

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<b>Document Title:</b> Bat Survey Outbuildings at Dale House Barn, Slaidburn, Clitheroe, BB7 4TA	
<b>Date and version</b>  Version 1 FINAL 30/06/2020  <del>Version 1</del> <del>DRAFT 29/06/2020</del>	<b>Producer</b> Rachel Hepburn  <i>RH Hepburn</i>  <b>Checker</b> Peter Jackson

**Disclaimer:**

*Ecological surveys are carried out in good faith, to the relevant professional guidelines. Where variation from these guidelines is necessary, this is outlined in the report. Any comments regarding condition of buildings are in relation to the use of the building by bats and birds and should not be considered as an opinion on the building fabric.*

*Bats are highly mobile mammals which can access small gaps in buildings. This report presents a robust assessment of potential roosting opportunities. Residual risk for other species is always present and as such the working method statement should be followed during all site works.*

*The client should be aware that the mitigation recommendations in reports are often translated directly into planning conditions, and as such these should be studied closely and agreed with any contractors in advance of site works commencing.*

*Mitigation recommendations should be clearly marked on the Architect's Plans submitted with any planning or other consent.*

*Data from surveys will be submitted to local biological record centres and local-interest groups unless the client requests otherwise.*

**IT IS THE CLIENTS' RESPONSIBILITY TO COMMISSION ANY MITIGATION MEASURES OR RECOMMENDATIONS DETAILED WITHIN THIS REPORT.**

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## BAT SURVEY REPORT OUTBUILDINGS AT DALE HOUSE BARN, SLAIDBURN

### Summary

RH Ecological Services were commissioned to carry out a bat survey on outbuildings associated with Dale House Barn Bed and Breakfast, Slaidburn (SD 73450 58807). This was to inform a planning application for the demolition and rebuild of adjoined single-storey outbuildings to the east of the main dwelling.

**The client is aware of a bat roost within the loft of the main building in the property. No works are proposed for that building and the roost entrance is located on the southern elevation, away from any work areas.**

**There are no signs of bats present within the outbuildings and no bats emerged from the outbuildings or gable end wall of the main building during the dusk emergence survey (undertaken in accordance with the Bat Conservation Trust Bat Survey guidelines - 2016).**

The immediate area has good potential for feeding bats, as the building is located adjacent to a woodland and a small watercourse (Hasgill Burn) is located approximately 150 metres south. There are no trees within close proximity of the development area that would be affected.

The bat roost within the main building will not be affected with the development proposals and therefore additional survey work or a Natural England Mitigation Licence are not required. Development work is confined to the single-storey outbuildings and adjacent hardstanding/pebbled areas. A second bat activity survey is not deemed necessary, The clients have been informed not to repoint the wall tops of the main building.

<b>Overall suitability for bats</b>	Habitat and settings	<b>High</b>
	Building	<b>Medium-high</b>
	External	<b>Medium-high</b>
<b>Potential suitability of the development site for bats</b>	Commuting and foraging habitats	<b>High</b>
	Roosting habitats	<b>High</b>

Any external lighting should be directional and away from any habitat or potential roosting features, following the guidance from ILP/BCT (2018) – ‘Bats and artificial lighting in the UK’. Non-Bitumen (Breathable) Roofing Membranes should not be used within the buildings on site<sup>1</sup> as these are known to cause death/injury to bats by entanglement.

If construction works take place during the bird breeding season (March to August inclusive) then the project ecologist should confirm that no nesting birds are present in/on the building within 48 hours of works commencing.

Recommended site enhancements for wildlife include in-built bat roosting and bird nesting features<sup>2</sup>.

No further survey effort is recommended. This report is valid for 2 years.  
An updated assessment will be required should work not commence by June 2022.

<sup>1</sup> [www.bats.org.uk/our-work/buildings-planning-and-development](http://www.bats.org.uk/our-work/buildings-planning-and-development)

<sup>2</sup> Gunnell, K. *et al* (2013). Designing for Biodiversity: A technical guide for new and existing buildings. BCT

## 1. Proposed works

Dale House Barn consists of three adjoining distinct sections: the main dwelling with an adjoined holiday bed and breakfast on the eastern elevation and two small single-storey outbuildings adjoined to the western elevation.

The current proposals are with regard to the outbuildings (outlined in red) only. The proposal is to demolish and rebuild the outbuildings within roughly the same location with the entrance on the western elevation.

A survey area was determined, an annotated map of the buildings associated with Dale House Barn can be found in **figure 1** below:



Figure 1. Annotated aerial map<sup>3</sup>

Existing plans/building layout can be found in **appendix 4**.

## 2. Relevant legislation

The applicable legislation and policies with regard to bats and birds are:

- Conservation of Habitats and Species Regulations (2017)
- Countryside and Rights of Way Act (2000)
- Directive 79/409/EEC on the Conservation of Wild Birds – ‘The Birds Directive’
- Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora – ‘The Habitats Directive’
- National Planning Policy Framework (NPPF)
- Natura 2000
- Natural Environment and Rural Communities Act (2006)
- Wildlife and Countryside Act (1981)

Further details can be found in **appendix 2**.

<sup>3</sup>Reproduced with permission from Google Earth (2020)

### 3. Methodology

#### 3.1 Desktop survey

Natural England's 'MAGiC on the Map' website was accessed for details of any Designated [wildlife] Sites within 2km. Records were requested from East Lancashire Bat Group. Google Earth Pro was used to assess the distance to habitat features close to the site such as ponds, woodlands and waterways.

#### 3.2 Daylight assessment (PRA)

This Preliminary Roost Assessment (carried out 6<sup>th</sup> June 2020) was conducted according to the Chartered Institute of Ecology and Environmental Management's Guidelines for Preliminary Ecological Appraisal (CIEEM, 2012) and the Bat Conservation Trust's Bat Surveys Good Practice Guidelines (2016) on Preliminary Roost Assessment.

The weather conditions were around 11°C with a slight breeze and dry.

The surveyor assessed the buildings for signs of bats and birds. Access was available to the whole of the site. The building was thoroughly checked inside and out for any signs of bats; including live or dead bats, droppings, feeding remains, clawing or scuff/grease/urine marks at roost entrances, and potential roost features such as cavities or gaps in roofing tiles, soffits, loose mortar *etc.* The surveyor used a headtorch, powerful compact torch, Opticron 42x8 binoculars and inspection camera (endoscope).

A sample of bat droppings from the main building loft void has been taken, although its analysis for species identification is not deemed necessary for the proposed works based on an adjoining building.

#### 3.3 Dusk bat survey

The bat dusk activity survey commenced approximately 20 minutes before sunset and concluded 2 hours afterwards. The surveys were conducted during suitable weather conditions and the optimal time of year in accordance with the Bat Conservation Trust's '*Bat Surveys for Professional Ecologists, Good Practice Guidelines*' (3<sup>rd</sup> edition, 2016) except where indicated.

Surveyors were placed around the property to ensure that all sides and features were visible. On site, the time bats were first encountered, the species of bat where possible and information on direction of flight and behaviour are recorded. Where bats are seen entering or exiting a structure the exact location is logged onto the site plan. The data is recorded by surveyors in the field on data sheets and plans of the site, or *via* voice recordings.

The aim is to build a picture of general bat activity whilst focussing on the building in question, and as such every individual bat is not recorded where it does not add to the understanding of bats' use of the buildings/site in question.

Bat calls are recorded for later analysis. Surveyors used a BatBox Duet and an Anabat Express.

#### 4. Lead surveyor

Rachel Hepburn is an experienced ecologist and an associate member of the Chartered Institute of Ecology and Environmental Management since 2013 with over 13 years' experience in ecological surveying. She holds a class 2 Natural England Licence for bat surveys (reference 2015-12969-CLS-CLS).

#### 5. Area description

Dale House Barn is located on the north western tip of Gisburn Forest. A watercourse, the Hasgill Beck, flows approximately 150 metres to the south. This feeds into Stocks Reservoir, located approximately 2km south west.

The site is surrounded by mature woodland to the south and west, with grassland fields located to the east. The immediate wider area are deemed excellent for bats in terms of foraging and roost availability. The clients are aware of a bat roost within the loft void of the main building on site.



Figure 2. Approximately 2km area around the site<sup>4</sup>

<sup>4</sup>Reproduced with permission from Google Earth (2020)

## 6. Desktop survey

### 6.1 Designated [wildlife] Sites

Designated [wildlife] Sites were checked on 'MAGiC on the Map'<sup>5</sup>.

Dale House Barn lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB)<sup>6</sup>. The site covers over 803km<sup>2</sup> of rural Lancashire and North Yorkshire.

The area is of national and international importance because of its unspoiled and richly diverse landscapes, wildlife and heritage, Bowland has outstanding heather moorland, blanket bog, and rare birds. The deeply incised cloughs and wooded valleys are particularly characteristic of the Forest of Bowland as are its managed sporting estates. The AONB also has semi-natural woodlands and wildflower meadows. Thirteen per cent of the AONB is designated as a Site of Special Scientific Interest (SSSI) for its habitats and geological features. The extensive heather moorlands of the fells are exceptionally important as a habitat for upland birds, such as the hen harrier, and have been designated as a Special Protection Area (SPA) under the European Birds Directive in recognition of this.

White Rose Community Forest lies approximately 2km north. There are no other Designated [wildlife] Sites within 2km.

The building falls within the Site of Special Scientific Interest (SSSI) Impact Risk Zones. The nearest SSSI is Bowland Fell SSSI, located approximately 3.1km west. No impact is expected. Potential impacts are discussed in the table below:

Category	Risk	Potential impact according to 'MAGiC on the Map'
Infrastructure	N/A	Airports, helipads and other aviation proposals.
Minerals, oil and gas	N/A	Oil and gas exploration/extraction.
Air pollution	N/A	Any industrial/agricultural development that could cause air pollution.
Combustion	N/A	General combustion processes >50MW energy input.
Discharges	N/A	Any discharge of water or liquid waste of more than 20m <sup>3</sup> /day to ground ( <i>i.e.</i> to seep away) or to surface water, such as a beck or stream (this does not include discharges to mains sewer which are unlikely to pose a risk at this location).

The proposed works are unlikely to lead to an increase in discharges and any additional plumbing works would be connected up to the existing system.

<sup>5</sup> magic.defra.gov.uk

<sup>6</sup> An AONB is a designated exceptional landscape whose distinctive character and natural beauty are precious enough to be safeguarded in the national interest. AONBs are protected and enhanced for nature, people, business and culture.

## 6.2 Priority Habitats

Priority Habitats within 2km were checked on 'MAGiC on the Map'<sup>7</sup>.

Habitat	Proximity (closest)
Good quality semi-improved grassland	~12 metres south.
Deciduous woodland	~110 metres south and west.
Grass moorland	~450 metres south west.
Lowland fens	~560 metres south west.
Upland heathland	~870 metres north west.
Upland flushes, fens and swamps	~920 metres north west.
Blanket bog	~920 metres north west.
Lowland calcareous grassland	~1km north east.
Ancient and semi-natural woodland	~2km south west.

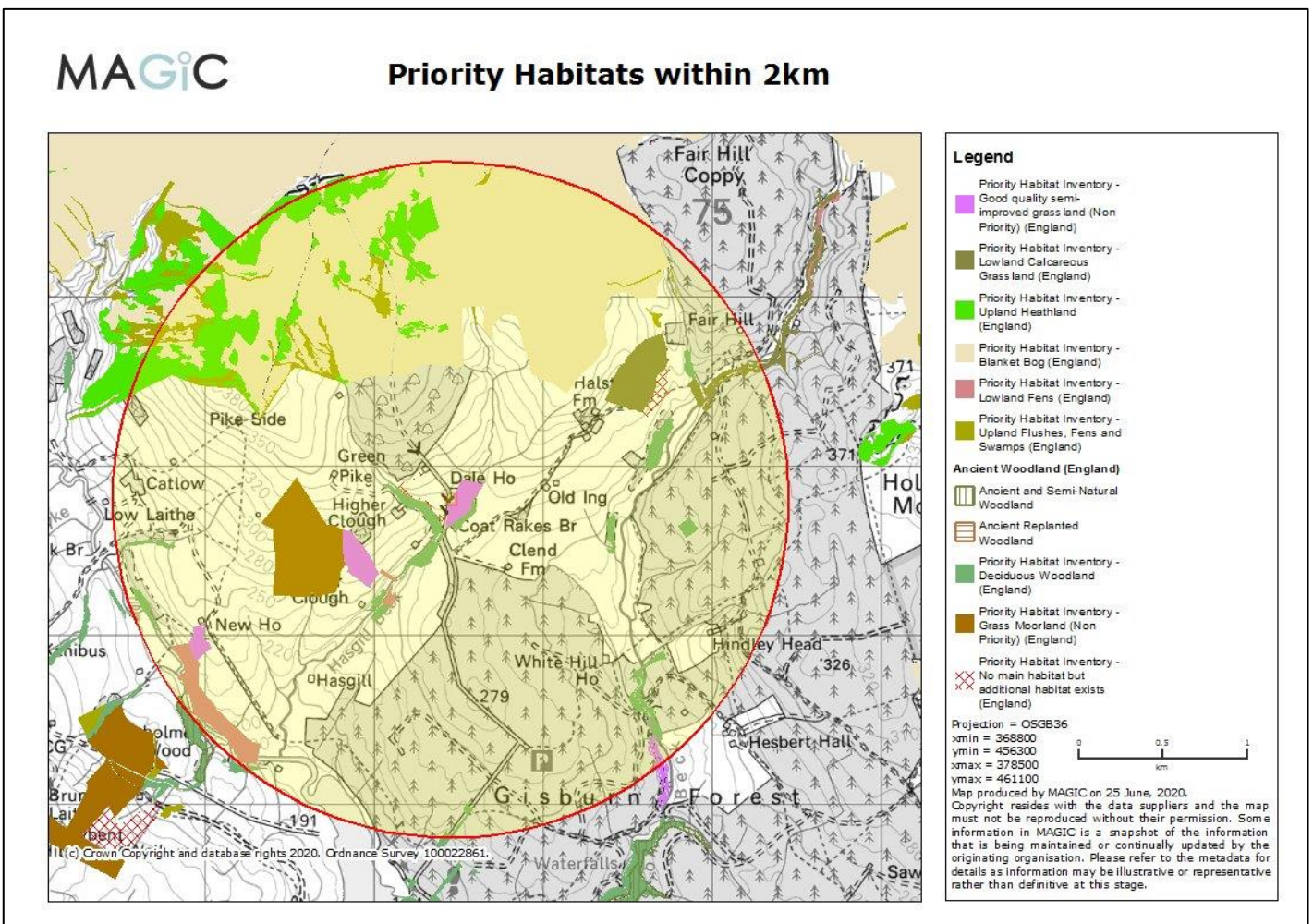


Figure 3. Priority Habitats within 2km

<sup>7</sup> magic.defra.gov.uk

### 6.3 Bat records

Bat records were requested from East Lancashire Bat Group. The results will be discussed once received and the full dataset can be made available upon request.

'MAGiC on the Map' showed no granted EPSLs (Endangered and Protected Species Licences) within 2km of the building. There are also no records of great crested newts from Natural England pond surveys (2017-2019) or *via* Natural England Class Survey Licence returns.

### 6.4 Ribble Valley Borough Council Planning Portal

The local planning portal was checked for nearby (within 1km) and recent (in the last 10 years) planning applications that have reference to protected species and habitats. There was nothing to note in the Public Domain<sup>8</sup>.

**Ward : Bowland, Newton and Slaidburn**

**Parish : Slaidburn & Easington**

The property has the following planning history:

- **3/2007/0551** - To convert a redundant agricultural barn into a camping/bunk barn in Gisburn Forest adjacent to Dale House to provide walkers, cyclists and horse riders with basic accommodation.
- **3/2015/0051** - Change of use from dwelling (C3) to bed and breakfast establishment (C1) - WITHDRAWN.

There are no previous ecological assessments for this address within the Public Domain.

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<sup>8</sup> It should be noted that all documents associated with a planning application may not be listed or made available in the Public Domain.

## 7. Daylight (PRA) visit

The daylight assessment was carried out on 6<sup>th</sup> June 2020, just prior to the dusk survey. The weather conditions were around 11°C with a slight breeze and dry.

Dale House Barn consists of three adjoining sections. The buildings are all stone-built with tiled pitched roofs. The site is divided into 3 distinct sections for the purposes of the survey.

- Outbuildings (development area).
- Main dwelling.
- Bunk barn/bed and breakfast.

The clients are aware of a bat roost, located within the roof void of the main dwelling.

An annotated map can be found in **figure 1** above.

The buildings have numerous potential features suitable for roosting bats, such as gaps present along the wall tops and under misaligned tiles.

### 7.1 Outbuildings (development area)

The outbuildings (**figures 4 and 5**) are adjoined to the western elevation of the main building (**figures 9 and 15**). The outbuildings form two single-storey storage rooms, each with its own separate doorway. There are no windows present and electric lighting is located internally. The single slope roof of the outbuildings is constructed of stone tiles, which are heavily covered in moss. There are gaps leading internally into the building round the wall tops and between the stone tiles (**figure 6**).

The outer building has suitable features for roosting bats such as slipped tiles and gaps at the wall top. The outbuilding directly connected to the main building has white-washed internal walls and a remnant bird's nest was noted.

The outbuildings are very low in height, reducing the likelihood of being used by roosting bats when more suitable roosting provision is available within the main house.

Full access was available and signs of bats are likely to have been noted.

## 7.2 Main dwelling (adjacent to the development area)

The main dwelling house is a two-storey stone-built farm house. The clients are aware of a bat roost located within the house void. The daylight inspection concluded that the roost entrances were likely to be from slipped roof tiles or from gaps present along the wall tops.

A few mortar gaps were noted on the western gable end and apex. These are located in the upper areas aware from the outbuildings.

The clients have been made aware not to repoint any gaps present along the wall tops at the site.

The main building is not within the development area, although the western elevation adjoins the outbuildings.

A bird box is present on the front (northern) elevation.

Security lighting is present to the front (north) of the buildings only, overlooking the car parking area.

The loft void in the main building is split into two interconnected sections (**figures 17-22**). The main section (east) has bat droppings underneath the central beam. The loft voids have numerous cobwebs present. This suggests the roost is not that of brown long-eared/Natterer's bat which often choose to roost in lofts in order to adopt 'sheltered foraging' methods and/or light sampling prior to emerging on an evening. There is insulation laid down and electric lighting present, although very low level.

The roost has a potential to be used during hibernation. Roost locations are likely to be *via* a slipped tile (some small areas of light ingress were noted) or *via* gaps present along the wall tops. During the dusk survey the roost entrance was confirmed as being located at the wall tops (**figure 13**) on the rear (southern) elevation away from the outbuildings.

The roof void is rarely accessed by the clients and numerous droppings were noted indicating the roost has been present for some time, explaining the accumulation.

## 7.3 Bunk barn/bed and breakfast

This section is not within the scope of the development proposals and is located away from the outbuildings. It is of similar construction to the main dwelling.

It has not been fully accessed.

7.4 Photos



Figure 4. Front (northern) elevation of outbuildings.



Figure 5. Rear (southern) and side (western) elevations of outbuildings.



Figure 6. Roof of outbuildings close-up.



*Figure 7. Roof of outbuilding.*



*Figure 8. Outbuilding wall close-up.*



*Figure 9. Gable end wall of main building showing how outbuildings are adjoined.*



Figure 10. Roof construction within outbuilding.



Figure 11. Outbuilding internally.

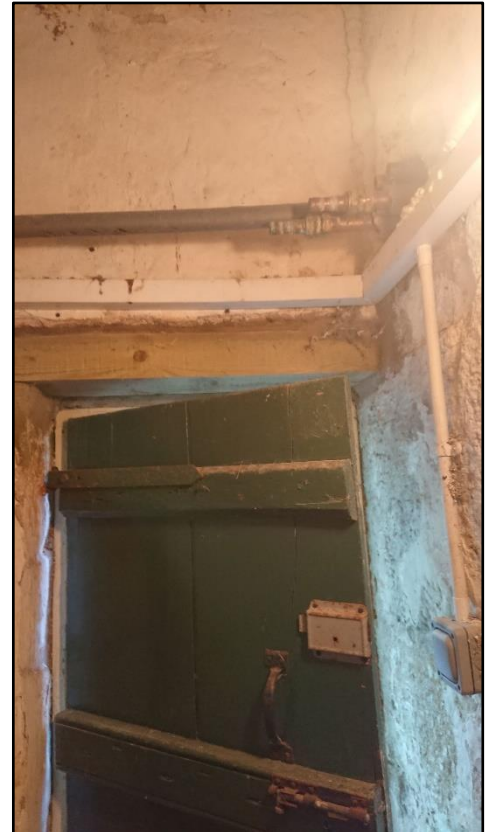


Figure 12. Outbuilding internally.



*Figure 13. Rear elevation of main building with roost entrance marked.*



*Figure 14. Western gable end wall of main building.*

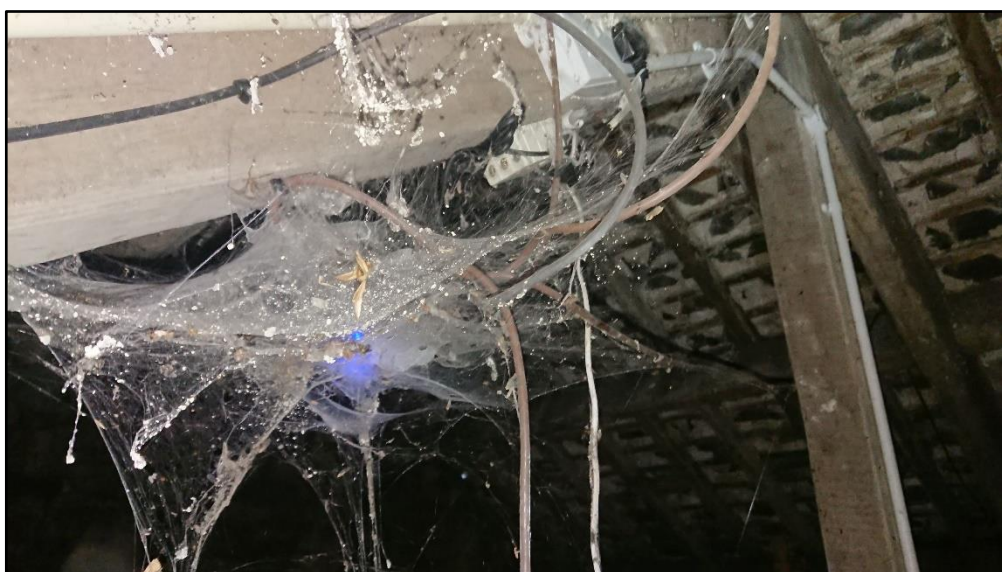


*Figure 15. Close-up showing where the main building and outbuildings are adjoined.*

*Figure 16. Front (northern) elevation of bunk barn and main building. Outbuildings are circled in yellow.*



*Figure 17. Loft void in main building.*



*Figure 18. Heavy cobwebbing present within loft void in the main building.*



*Figure 19. Bat droppings scattered in centre of main loft void.*



*Figure 20. Bat droppings scattered in centre of main loft void.*



*Figure 21. Roof structure internally in main building.*



Figure 22. Loft void in main house, with access to next void to the west marked.

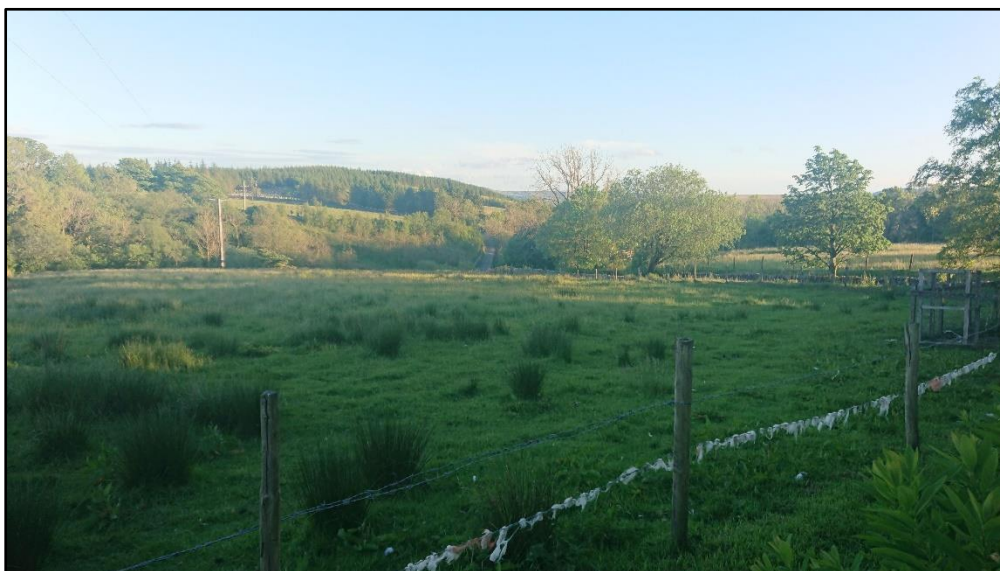


Figure 23. View south west from Dale House Barn.



Figure 24. View south east from Dale House Barn.

## 8. Bat Survey

<b>Date</b>	6 <sup>th</sup> June 2020
<b>Survey times</b>	21:15 – 23:45
<b>Sunset</b>	21:36
<b>Weather</b>	10°C, wind BFT1, 25% cloud cover.

- **No bats were seen emerging from the outbuildings or the western elevation of the main building. The bat roost is the loft void has an entrance on the southern (rear) elevation of the main building.**
- No additional surveys are recommended as it is felt they would add nothing to assessment with no evidence of bats using the outbuildings and therefore the roost in the main building would remain unaffected.
- Surveyors noted that conditions for bats to be active were optimal, with a large number of midges present.
- An Anabat remote recording bat detector was placed in the western outbuilding for the duration of the bat survey. It recorded no internal bat activity.
- The first bat, a common pipistrelle (*Pipistrellus pipistrellus*) was seen at 22.01 (25 minutes after sunset), suggesting that a roost(s) is located nearby. At 22:07 a *Myotis* bat was seen commuting across the site above the building.
- At 22:08 a common pipistrelle emerged from the wall top between the western and middle windows on the rear elevation of the main building. This area is not part of the development proposals, although as the clients are currently undertaking re-pointing works they have been informed not to do any work around the wall tops. Additional emergences were recorded at 22:14 and 22:19 from the same location.
- The primarily species was common pipistrelle, with the occasional soprano pipistrelle (*Pipistrellus pygmaeus*) and *Myotis* bat heard (sound analysis with AnalookW software deemed this most likely to be Brandt's - *Myotis brandti*). The full set of data can be provided upon request.
- Foraging activity was centred on the trees to the west of the site with regular looping around Dale House Barn, with at least 2 bats seen at any one time.
- For the duration of the survey and continuing afterwards regular bat activity was noted with bats foraging around Barn House Barn. Pipistrelle social calling was heard late on in the survey period.

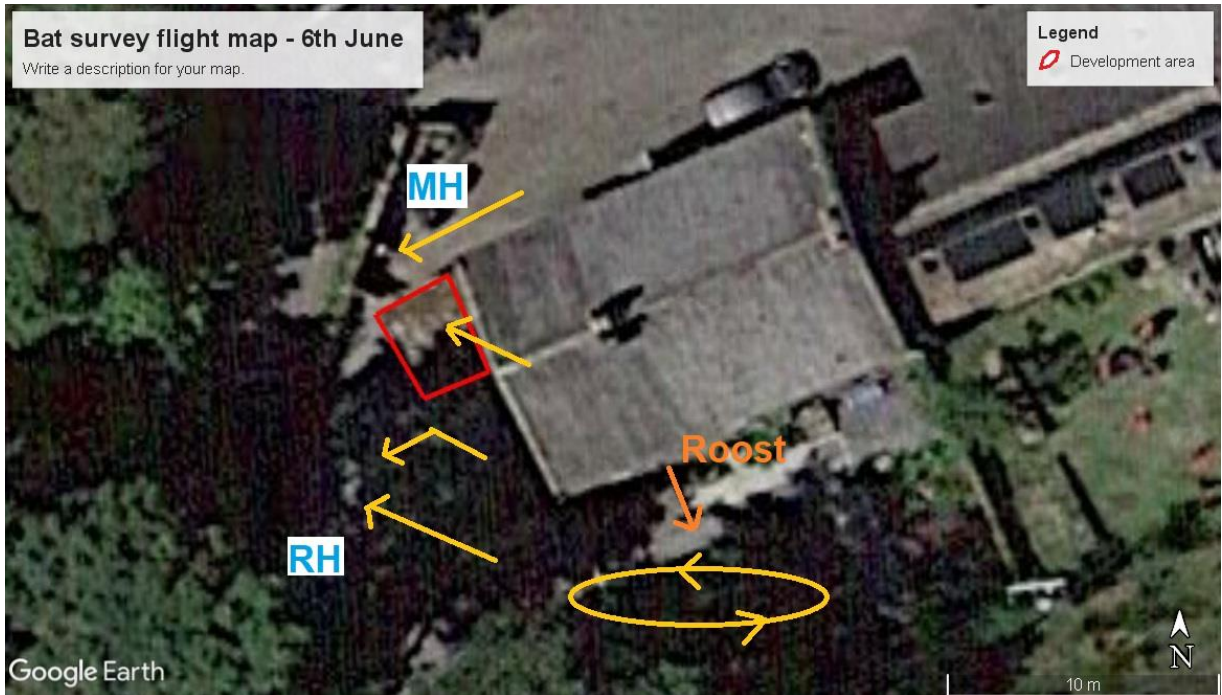


Figure 25. Surveyor positions and bat flight lines during the dusk survey.<sup>9</sup>

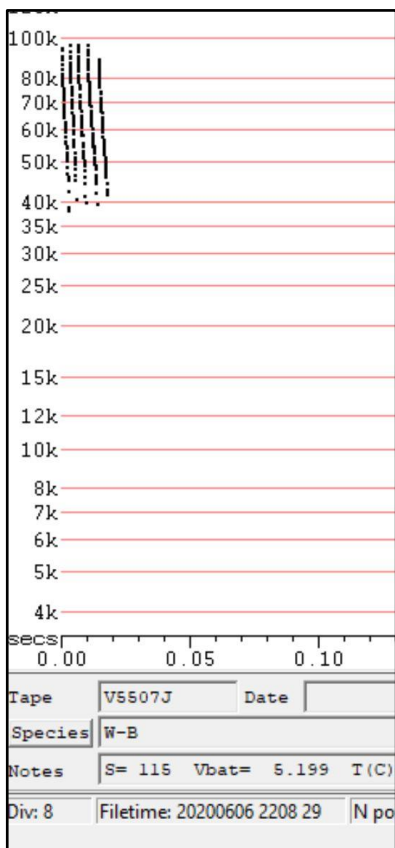


Figure 26. Myotis bat at 22:08.

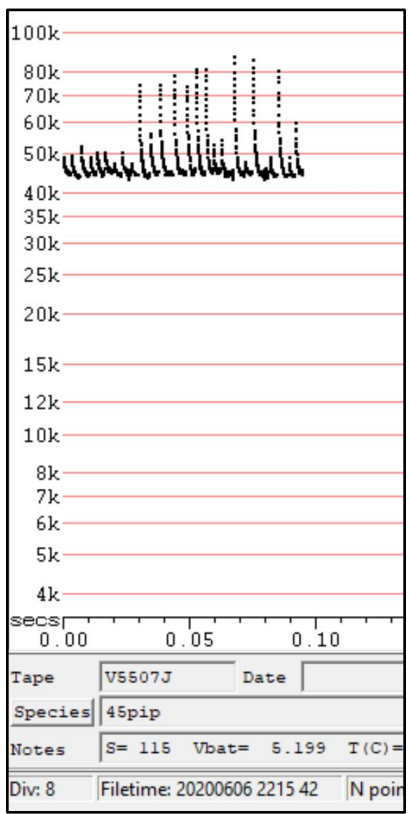


Figure 27. Common pipistrelle at 22:15.

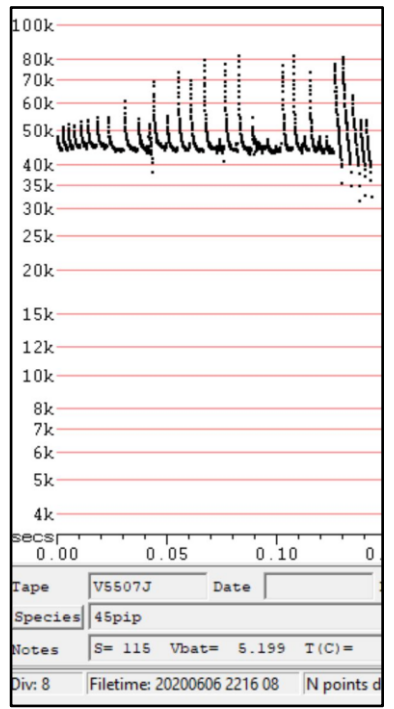


Figure 28. Common pipistrelle and Myotis bats at 22:16.

<sup>9</sup> Reproduced with permission from Google Earth (2020)

## 9. Impact Assessment and Mitigation Measures

The outbuildings are very low in height, reducing the likelihood of being used by roosting bats when more suitable roosting provision is available within the main house. Full access to the buildings was available and signs of bats are likely to have been noted.

The clients have been made aware not to repoint any gaps present along the wall tops at the site.

Precautionary Working Methods (**appendix 1**) are required to prevent an offence being committed with regard to bats and birds. These should be conditioned as part of a planning application. Factors supporting the recommendations are discussed within this section.

- The development works on the outbuildings are unlikely to cause any disturbance or damage to the bat roost within loft void in the main building. The roost entrance is on the southern elevation away from the outbuildings (**figure 25** above).
- There were no signs of bats within the small single-storey outbuildings proposed for development. Signs are likely to be noted within such a small space.
- There are no proposals that will affect bat flight lines and cause isolation.
- Any additional external lighting is likely to have an impact on bats foraging in the locality.

### 9.1 Limitations

The Ribble Valley Borough Council public planning application search<sup>10</sup> can only be searched by a limited range of criteria and a 'browse map' function was not available. This means some nearby planning applications with ecological assessments may have been overseen.

It should be noted that all documents associated with a planning application may not be listed or made available in the Public Domain.

A sample of bat droppings from the main building loft void has been taken, although its analysis for species identification is not deemed necessary for the proposed works based on an adjoining building.

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<sup>10</sup> [www.ribblevalley.gov.uk/planningApplication/search](http://www.ribblevalley.gov.uk/planningApplication/search)

## 9.2 Bats

The immediate surrounding area has good potential for feeding bats, as the building is located immediately adjacent to a woodland, with a watercourse (Hasgill Beck) located approximately 150 metres south. The field to the south of the development site, beyond the rear garden of Dale House Barn is 'good quality semi-improved grassland Priority Habitat<sup>11</sup>' and is therefore like to have a range of grassland species, which would attract insects and the species that feed on them, such as bats. It is therefore unsurprisingly that the main building has a bat roost located within the loft void.

The outbuildings are very low in height, reducing the likelihood of being used by roosting bats when more suitable roosting provision is available within the main house.

Full access was available and signs of bats are likely to have been noted.

Bat records were requested from East Lancashire Bat Group. The results will be discussed once received and the full dataset can be made available upon request.

A second survey is not deemed necessary, there are no signs of bats in the small outbuildings and the roost entrance in the main building was easily identified away from the proposed works (see **appendix 4**). The clients have been informed not to repoint the wall tops of the main building

The initial assessment was made based on the Bat Conservation Trust (2016) '*Bat Surveys Good Practice Guidelines*'. The full assessment tables can be found in **appendix 3**.

<b>Overall suitability for bats</b>	Habitat and settings	<b>High</b>
	Building	<b>Medium-high</b>
	External	<b>Medium-high</b>
<b>Potential suitability of the development site for bats</b>	Commuting and foraging habitats	<b>High</b>
	Roosting habitats	<b>High</b>

<sup>11</sup> magic.defra.gov.uk

## Potential impacts

- Disturbance/harm to occasional roosting bats.
- Disruptive of flight lines for commuting and foraging.

## Actions and mitigation

- As the occasional bat may be present in any suitable crevice at any time of the year, timing of any roof works to avoid the hibernation period will ensure that the development has as little negative affect on bat conservation status as possible.
- Any external lighting used around the property should be low level, directional and follow the ILP/BCT 2018 guidance<sup>12</sup>. It should be focussed away from foraging habitat and potential roost features such as wall tops, roofs and soffit boxes. It is highly recommended that no additional external lighting be added.
- Non-Bitumen (Breathable) Roofing Membranes<sup>13</sup> should not be used in the renovation process as these are known to cause death to bats by entanglement. Currently the only 'bat safe' roofing membrane is bitumen 1F felt that is a non-woven short-fibred construction.
- Roofing tiles should be removed by hand, carefully checking for bats. If bats or signs of bats are found, then work must stop, and the project ecologist contacted for advice.
- External paint used in the renovation process should be carefully checked to ensure it will not cause harm to bats or birds.
- Any development work on site involving dismantling any stonework and the removal of any existing roof materials will be carried out avoiding the hibernation period (November to March inclusive). Periods of cold weather (below 5°C including night temperatures) will be avoided as any bats present will be in hibernation torpor and be extremely vulnerable. If torpid bats are encountered and disturbance is unavoidable the bat will be taken into care and fed until suitable conditions for release at the site is possible.
- No repointing work should be done along the wall tops along the main building.

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<sup>12</sup> ILP (2018). Advice note 08/18 - Bats and artificial lighting in the UK - Bats and the Built Environment series. BCT

<sup>13</sup> [www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes](http://www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes)

### 9.3 Birds

The outbuildings have the potential to be used by nesting birds.

#### Potential impacts

- Disturbance to breeding birds.
- Destruction of active nests, causing death or injury to fledging birds.
- Loss of nesting spaces.

#### Actions and mitigation

- Before any building work starts a final search of each building involved will be undertaken by a suitably qualified ecologist to ensure that no active nests are present.
- Site contractors must be made aware of the law around the bird nesting season (March-August inclusive). Construction works should avoid the bird nesting season unless a suitably qualified ecologist has confirmed that no nesting birds are present 48 hours prior to the works.

### 9.4 Other species

#### Potential impact

- Disturbance and/or injury to wildlife during the construction phase.

#### Actions and mitigation

- The Precautionary Working Method Statement (**appendix 1**) should be conditioned as part of the planning decision and adhered to by all working on site.
- Any storage of materials on site is likely to create suitable refugia for several species and therefore should only be moved by hand.
- Any pits or holes dug during construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals to be placed at an angle of 30° from base to top.

## 9.5 Designated Sites and Priority Habitats

The proposed work falls within the SSSI Impact Risk Zones. No impact is expected and therefore no mitigation measures are required.

### Potential impact

- Pollution run-off into good quality semi-improved grassland Priority Habitat<sup>14</sup>.

### Actions and mitigation

- No storage of materials within these habitats.
- To reduce any site run-off entering/polluting the nearby grassland, all construction works will follow the [now withdrawn] Environment Agency's Pollution Prevention Guidelines PPG5. Chemicals must be stored carefully and following their COSHH guidelines. All those working on site to have access to spill kits and appropriate training in their use.

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<sup>14</sup> [magic.defra.gov.uk](http://magic.defra.gov.uk)

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## APPENDIX 1.      **Precautionary Working Method Statement**

### **PRECAUTIONARY WORKING METHOD STATEMENT FOR CONTRACTORS OUTBUILDINGS AT DALE HOUSE BARN, DALE HEAD, BB7 4TS**

The proposed renovation may bring contractors into contact with a range of protected species including bats and breeding birds. The following precautions are necessary to prevent a legal offence being committed. All species of breeding birds and bats are protected by law. Deliberate or reckless disturbance of these animals is a legal offence, punishable by fines and/or imprisonment. They are intended to reduce the impact of this development to protected species. These recommendations must be followed by all of those working on the site.

If any bat is found unexpectedly during operations work will cease in that area. RH Ecological Services should be immediately informed (07708930348) for assistance and advice.

#### **Method statement for bats:**

- As the occasional bat may be present in any suitable crevice at any time of the year, timing of any roof works to avoid the hibernation period will ensure that the development has as little negative affect on bat conservation status as possible.
- Any external lighting used around the property should be low level, directional and follow the ILP/BCT 2018 guidance<sup>15</sup>. It should be focussed away from foraging habitat and upper areas of the building.
- Non-Bitumen (Breathable) Roofing Membranes<sup>16</sup> should not be used in the renovation process as these are known to cause death to bats by entanglement. Currently the only ‘bat safe’ roofing membrane is bitumen 1F felt that is a non-woven short-fibred construction.
- Roofing tiles should be removed by hand, carefully checking for bats. If bats or signs of bats are found, then work must stop, and the project ecologist contacted for advice.
- External paint used in the renovation process should be carefully checked to ensure it will not cause harm to bats or birds.
- Integrated features suitable for bats (such as a bat access tile) should be incorporated into proposed works.
- No repointing work should be done along the wall tops along the main building.
- Any development work on site involving dismantling any stonework and the removal of any existing roof materials will be carried out avoiding the hibernation period (November to March inclusive). Periods of cold weather (below 5°C including night temperatures) will be avoided as any bats present will be in hibernation torpor and be extremely vulnerable. If torpid bats are encountered and disturbance is unavoidable the bat will be taken into care and fed until suitable conditions for release at the site is possible.

<sup>15</sup> ILP (2018). Advice note 08/18 - Bats and artificial lighting in the UK - Bats and the Built Environment series. BCT

<sup>16</sup> [www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes](http://www.bats.org.uk/our-work/buildings-planning-and-development/non-bitumen-roofing-membranes)

### Method statement for birds:

- Site contractors must be made aware of the law around the bird nesting season (March-August inclusive). Construction works should avoid the bird nesting season unless a suitably qualified ecologist has confirmed that no nesting birds are present 48 hours prior to the works.

### Method statement for other species and habitats

- To reduce any site run-off entering/polluting the adjacent woodland, all construction works will follow the [now withdrawn] Environment Agency's Pollution Prevention Guidelines PPG5. Chemicals must be stored carefully and following their COSHH guidelines. All those working on site to have access to spill kits and appropriate training in their use.
- A construction-free zone should be maintained along a minimum of a 5-metre buffer strip parallel to the 'good quality semi-improved grassland Priority Habitat'. This buffer zone should be maintained until the development is complete.
- Site notices must not be fixed to trees.
- Any storage of materials on site is likely to create suitable refugia for several species and therefore should only be moved by hand.
- Any pits or holes dug during construction phase must be covered up overnight or fitted with exit ramps (scaffolding planks) for mammals to be placed at an angle of 30° from base to top.

**Signed by Owners**

Names .....

.....

Date.....

**Signed by Contractors**

Name	Job Title	Date	Signature

## APPENDIX 2. Relevant wildlife legislation

Under Section 25 (1) of the Wildlife & Countryside Act (1981) local authorities have a duty to take such steps as they consider expedient to bring to the attention of the public the provisions of Part I of the Wildlife & Countryside Act, which includes measures to conserve protected species.

The Natural Environment and Rural Communities Act (2006) places a Statutory Biodiversity Duty on public authorities to take such measures as they consider expedient for the purposes of conserving biodiversity, including restoring or enhancing a population or habitat.

Paragraph 109 of the National Planning Policy Framework (NPPF) requires that the planning system minimizes impacts on biodiversity and provides net gains where possible.

In Britain all bat species and their roosts are legally protected, principally under the Conservation of Habitats and Species Regulations (2010), with additional protection under the Wildlife and Countryside Act (1981) (as amended), including under Schedule 12 of the Countryside and Rights of Way Act, 2000, which created a new offence of reckless disturbance.

The combined effect of these is that a person is guilty of an offence if they:

- Deliberately capture, injure or kill a bat.
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.

In particular where this may:

- i. Impair their ability to survive, to breed or reproduce, or rear or nurture their young.
- ii. Affect significantly the local distribution or abundance of the species.
  - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time).
  - Intentionally or recklessly obstruct access to a bat roost.

All birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to:

- Intentionally kill, injure or take any wild bird.
- Intentionally take, damage or destroy the nest of any wild bird while it is in use or being built.
- Intentionally take or destroy the egg of any wild bird.
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building or is in, on or near a nest with eggs or young; or disturb the dependent young of such a bird. Barn Owls are named in Schedule 1 of this Act.

The barn owl is protected under Part 1 of the Countryside Act 1981 and is listed on Schedule 1, which gives them special protection. It is an offence, with certain exceptions to:

- Intentionally or deliberately kill, injure or capture (take) any wild barn owl.
- Intentionally take, damage or destroy any wild barn owl nest whilst in use or being 'built'.
- Intentionally take or destroy a wild barn owl egg.
- Intentionally or recklessly disturb any wild barn owl whilst 'building' a nest or whilst in, on, or near a nest containing young.
- Intentionally or recklessly disturb any dependant young or wild barn owls.

### APPENDIX 3. Bat suitability tables

FROM 'BAT CONSERVATION TRUST (2016). *BAT SURVEYS GOOD PRACTICE GUIDELINES*'.

Overview of site suitability for bats.				
Habitats and settings				
	Negligible	Low	Moderate	High
<b>Habitats and cover within 200 metres.</b>	City centre.	Open, exposed arable, amenity grass or pasture.	<b>Hedges and trees linking site to wider countryside.</b>	<b>Excellent cover with mature trees and/or good hedges.</b>
<b>Habitats within 1km.</b>	City centre.	Little tree cover, few hedges, arable dominated.	Semi-natural habitats <i>e.g.</i> trees, hedgerows.	<b>Good network of woods, wetland and hedges.</b>
<b>Alternative roosts within 1km.</b>	City centre.	Numerous alternative roost sites of a similar nature.	A number of similar buildings in the local area.	<b>Few alternative buildings and site of good quality for roosts.</b>
<b>Setting.</b>	Inner city.	Urban with little green space.	Built development with green-space, wetland, trees.	<b>Rural Lowland with woodland and trees.</b>
<b>Distance to water/marsh.</b>	>1km	500m-1000m	200m-500m	<b>&lt;200m</b>
<b>Distance to woodland/scrub.</b>	>1km	500m-1000m	200m-500m	<b>&lt;200m</b>
<b>Distance to species-rich grassland.</b>	>1km	500m-1000m	200m-500m	<b>&lt;200m</b>
<b>Commuting routes.</b>	Isolated by development, major roads, large scale agriculture.	No potential flyways linking site to wider countryside.	Some potential commuting routes to and from site.	<b>Site is well connected to surrounding area with multiple flyways.</b>

<b>Overview of site suitability for bats.</b>				
<b>Buildings</b>				
	<b>Minimal</b>	<b>Low</b>	<b>Medium</b>	<b>High</b>
<b>Age (approximate)</b>	Modern.	Post 1940s.	1900-1940.	<b>Pre 20th Century.</b>
<b>Building/complex type</b>	Industrial complex of modern design.	Single, small building.	Several buildings, large old single structure.	<b>Traditional farm buildings, country house, hospital.</b>
<b>Building - storeys</b>	N/A	Single storey.	Multiple storeys.	<b>Multiple storeys with large roof voids.</b>
<b>Stone/brick work</b>	No detectable crevices.	Well pointed.	<b>Some cracks and crevices.</b>	Poor condition, many crevices, thick walls.
<b>Framework – timbers/steel</b>	Modern metal frame with sheet cladding.	Timber purlins, sheet asbestos.	<b>Timbers kingpost or similar.</b>	Large timbers traditional joints.
<b>Roof void</b>	Fully sealed roof.	Small, cluttered void.	Medium, relatively open.	<b>Large, open, interconnected.</b>
<b>Roof covering</b>	Modern sheet materials and tightly sealed.	Good condition or very open not weatherproof modern sheet materials.	<b>Some potential access routes, slates, tiles.</b>	Uneven with gaps, not too open, stone slates.
<b>Additional features</b>	Very well maintained and tightly sealed.	No features with potential access.	<b>Some features with potential access.</b>	Hanging tiles, cladding, barge boards, soffits with access gaps.
<b>External</b>				
<b>Lighting</b>	Extensive security. Lights covering much of the site.	Widespread areas above 2 lux at night.	Intermittent lights of low intensity	<b>Minimal</b>
<b>Building use</b>	Very noisy, dusty	Regular use	<b>Intermittent use</b>	Disused.

**Guidelines for assessing the potential suitability of proposed development sites for bats, based on presence of habitat features within the landscape.**

Suitability	Commuting and foraging habitats
<b>Negligible</b>	Negligible habitat features on site likely to be used by commuting or foraging bats.
<b>Low</b>	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, <i>i.e.</i> not very well connected to the surrounding landscape by other habitat.  Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.  Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
<b>High</b>	<b>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge.</b>  <b>High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland tree lined watercourses and grazed parkland.</b>  <b>Site is close to and connected to known roosts.</b>

Suitability	Roosting Habitats
<b>Negligible</b>	Negligible habitat features on site likely to be used by roosting bats.
<b>Low</b>	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used by larger numbers of bats ( <i>i.e.</i> unlikely to be suitable for maternity or hibernation).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
<b>High</b>	<b>A structure with one or more potential roost site that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.</b>

**APPENDIX 4. Existing building layout (annotated)**

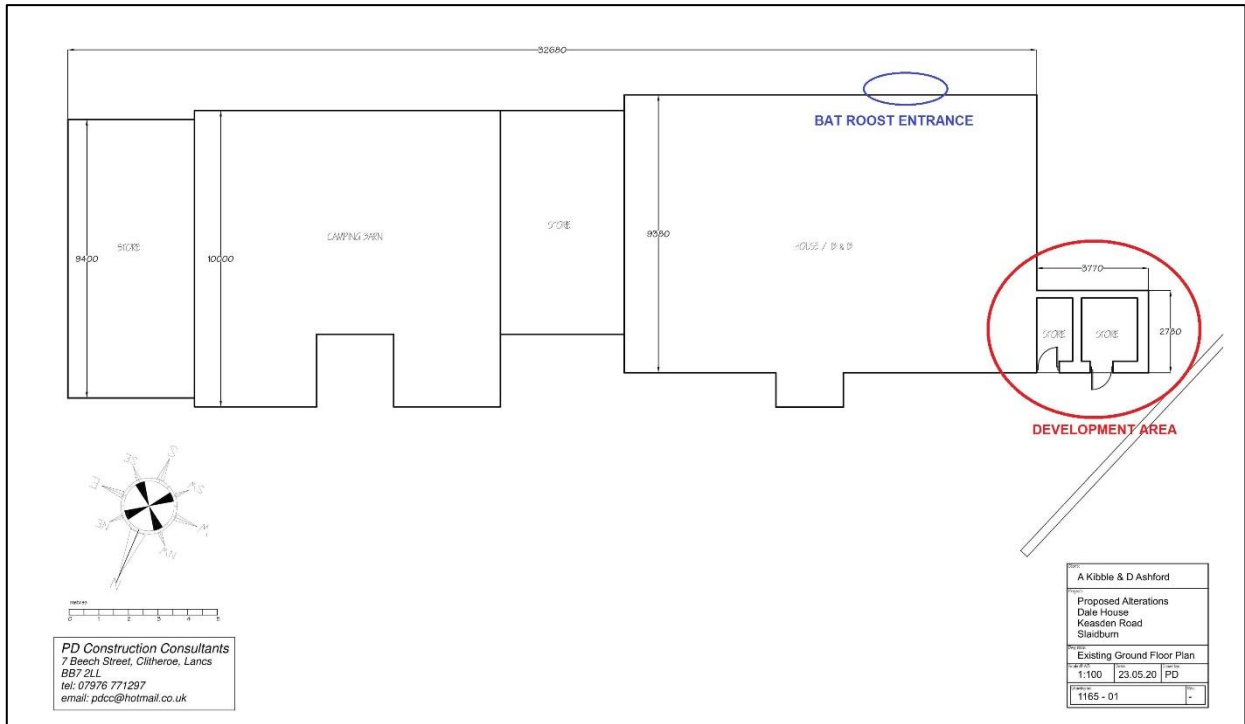
**Rear (southern) elevations.**



**Front (northern) elevations**



### Aerial layout



### Western elevation

