



envirotech

Ecological Consultants
Environmental and Rural Chartered Surveyors

Your Ref:
Our Ref: 6243

Gilian Taylor
Manor House
Howgill Lane
Rimington
Clitheroe
BB7 4EF

Wednesday, 07 October 2020

Dear Mrs Taylor

RE: SCOPING BAT SURVEY:
LOCATION: MANOR HOUSE, RIMINGTON
PROPOSAL: REPLACEMENT OF STABLE

I would report that we have undertaken a scoping bat survey at the above site, which is to have a stable removed and replaced. The site was assessed to identify its potential for use by bats.

The methodology we used to inspect this site was as follows.

- ⇒ Likely bat roosting and feeding sites adjacent to the site were identified from aerial photography. This allows us to determine likely commuting routes into and off the site.
- ⇒ A search was made of the Envirotech dataset. The purpose of the search is to establish the species of bat that have been recorded in the local area.
- ⇒ Assessment of adjacent bat feeding and roosting sites from aerial photography.
- ⇒ Visual assessment of the stable from the ground using a torch by a licensed bat surveyor.



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Envirotech NW Ltd

The Stables, Back Lane, Hale, Milnthorpe, Cumbria. LA7 7BL
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Registered in England and Wales. Company Registration Number 5028111

The site was assessed on 7th October 2020 it was found to be located in habitat which would provide a high level of foraging opportunities for bat species. It is in a rural setting adjacent a river.

The immediate surroundings are dominated by woodland and pasture. The site is well connected to areas of high foraging potential.

There are records of Brown Long-eared and Pipistrelle Sp. bats in the adjacent buildings. These roosts were closed on the 7th October 2020 under licence. The potential presence of bats in the stable is therefore dependent upon roost quality and availability and is not limited by habitat quality.

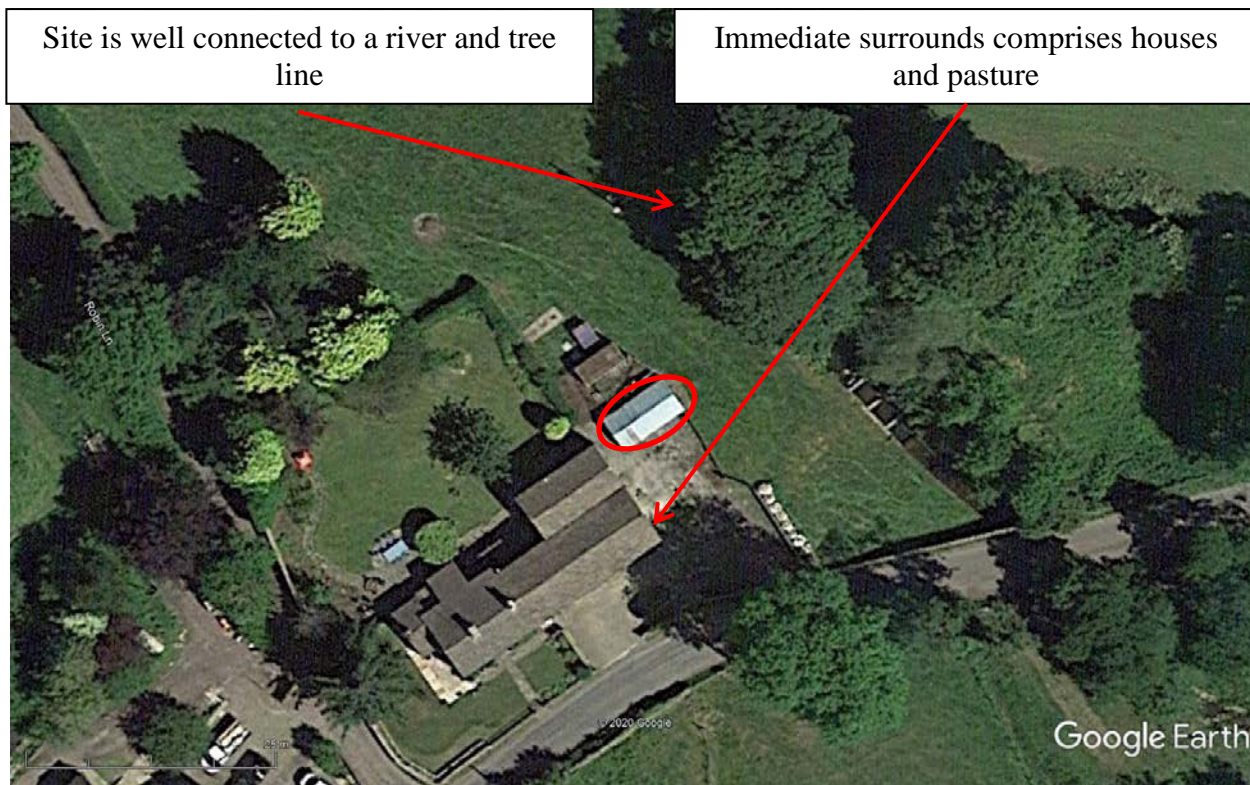
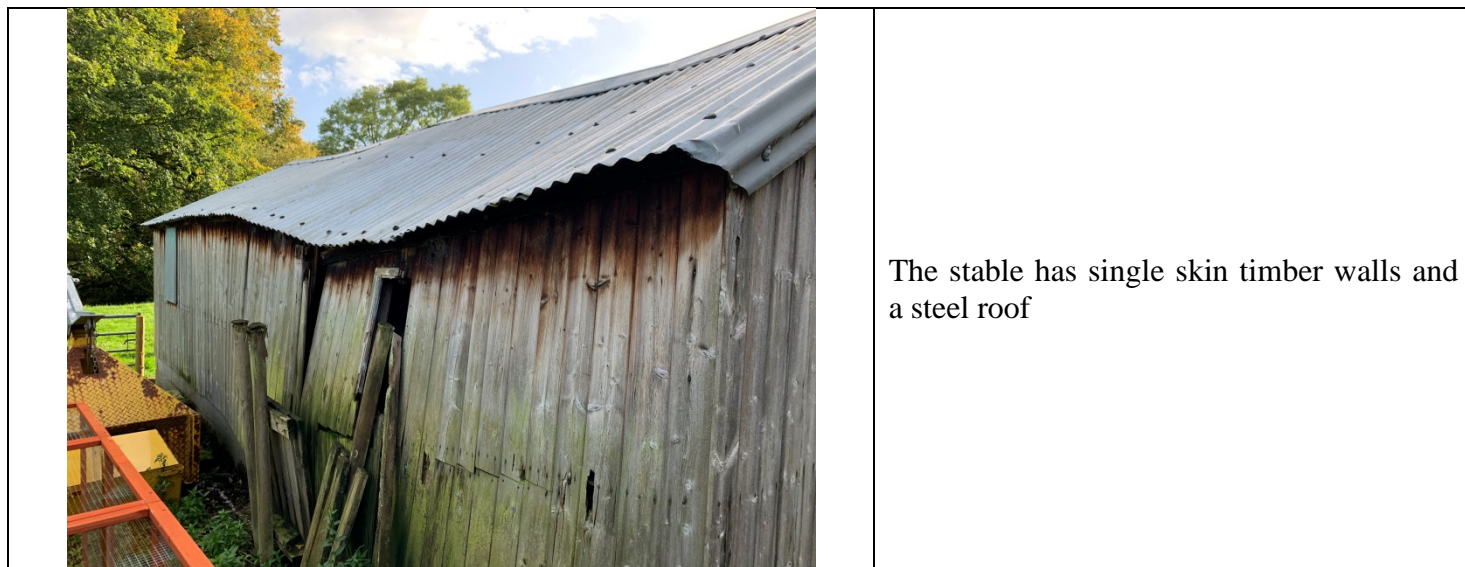


Figure 1 *Habitat adjacent to the site.*



	<p>Windows allow light into the interior</p>
	<p>The internal space is open and light</p>

The external walls of the building comprise tongue and groove boarding. This does not provide any wall cavities into which bats could take access.

The roof line and walls is joined by small timber batons which do not provide sufficient depth of crevice for bats.

The steel roof sits on top of timber boarding but appears well sealed.

The internal space is open and light.

No evidence of use by bats was apparent in any part of the building.

As a consequence we consider that undertaking an emergence survey and full habitat assessment of the building and its surroundings is unwarranted. The areas affected by work are likely to have a negligible significance to bats.

We consider that although the risk to bats is negligible, as with all sites the following generic working guidelines should be followed.

General working guidelines

1. Be aware that bats may be present around the site, advise contractors accordingly.

2. Be observant during work for bats and or droppings in wall junctions. Bat droppings are black or brown and the size of grains of rice. Unlike mouse droppings which are hard, bat droppings will crumble between the fingers if squeezed.
3. Be observant during work for bats which may use the building if the new areas of the walls are exposed and left open overnight. Bats are opportunistic and may make use of gaps opened up during work overnight.
4. **If bats are found, stop all work and contact the ecological consultant for this project Andrew Gardner Tel: 07812 081320 for advice prior to work re-commencing.**
5. If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the site, with outside access, and placed in a location safe from predators.

If you have any queries or comments regarding our assessment of this building please do not hesitate to contact me in the first instance and I would be happy to clarify any issues with you.

Yours Sincerely



Andrew Gardner BSc (Hons), MSc, MRICS, Dip NDEA
Natural England Bat License (Level 2)
Director Envirotech NW Ltd