

Mr P Smith
83 Chatburn Road
Clitheroe
BB7 2AT

4th September 2021

Dear Mr Smith

Re: Proposed development at 83 Chatburn Road, Clitheroe BB7 2AT (central grid reference: SD 74850 42497)

Thank you for your request for a bat survey at the above site. I understand that the proposed development is for a rear single storey extension to the existing dwelling house.

1.0 Background and Qualifications

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

Pat Waring is a licensed great crested newt worker (Class 2 licence), 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-three years, including fifteen years as Director of Ecology Services UK Ltd. This work includes provision of expert advice and guidance to Statutory Nature Conservation Organisations, National Park Authorities and Lancashire and Yorkshire Police Authorities, as well as the delivery of professional training courses.

Pat has recognised and extensive experience and knowledge of ecological survey, monitoring, condition assessment and impact assessment techniques; these include impact assessment in relation to bats, great crested newts, nesting birds and changes to habitats, as well as ecological surveys and assessments.

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 seventeen years professional 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,

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protected species surveys, conservation management advice and condition assessments.

Pat and Janette meet the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance series, Competencies for Species Surveys available at: <http://www.cieem.net/competencies-for-species-survey-css>

This advice letter complies with national best practice guidance as outlined in: *Chartered Institute of Ecology and Environmental Management (2017) Guidelines for Preliminary Ecological Appraisal. Second Edition.* CIEEM, Hampshire.

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 the proposed development site, a daytime visit was undertaken on the 1st September 2021. The proposed development site and close surroundings (the survey area) were searched and assessed for their potential to support a range of protected species known to occur in the local area.

Observations were made from ground level, as well as from telescopic ladders to examine potential bat roost features and potential bird nesting places. An endoscope, although available, was not required on this occasion. A Coast HP 10R 1000 lumens 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.

3.0 Results of the Survey

83 Chatburn Road comprises an occupied, semi-detached dwelling house constructed of stone walls with a dual pitched slate roof with Velux windows. There is a two-storey extension, a single storey extension and an adjoining two storey property to the rear. The external walls of the main house and extensions are in a good state of repair with no gaps or crevices suitable for use by bats and there are no gaps associated with any doors or windows.

The roof of the single storey extension (utility room) is dual pitched and covered with slate. A small number of gaps associated with the natural fit of the slate are visible and there are a small number of gaps associated with the ridge. Two small roof voids were accessed and inspected. The void to the east contains a skylight, plastered internal walls, lath and plaster under-boarding and rockwool insulation on the floor. This roof void is well sealed apart from a single roof vent. Potential access by bats through this vent is very unlikely and in any case the level of light incursion due to the presence of the skylight makes roosting conditions for bats unsuitable.

The second roof void to the west is smaller and darker. The roof is underlined with a modern roof membrane and plastic liner, there is a vertical crevice at the junction of the internal brick walls that could provide some use by bats but the whole void is well sealed with no potential access found.

The location of the proposed building extension lies with a hardstanding rear garden with planted shrubs and potted plants. Amongst these shrubs and lying directly adjacent to the proposed development area is a non-native invasive cotoneaster species.

83 Chatburn Road is situated within a residential area north east of Clitheroe Town Centre. There are other properties with gardens immediately adjacent and in close proximity. There is a cricket pitch, open fields and small woodland block within the close and wider surroundings. The levels of artificial lighting are expected to be a high based on the density of the housing and presence of street lighting.

The immediate surroundings provide moderate potential shelter and foraging resources to local bats and moderate potential shelter and foraging resources to bird populations.

Bats

No bats were found during the site inspection.

Potential roosting features for bats are:

Night roosting

- Negligible potential –no suitable night roost features are present

Day roosting

- Low potential – gaps associated with slate roof coverings on single storey extension (utility room)

Hibernation roosting

- Low potential – gaps associated with slate roof coverings on single storey extension (utility room)

Low potential in the above examples reflects the condition of the features and their environment. It is our professional judgement that further surveys for bats at this time are not warranted.

Nesting birds

No bird nests or signs of nesting birds were found during the survey.

There is moderate potential for nesting birds to be present in close proximity to the proposed work area during the nesting season (February to September).

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 there are potential roost features (gaps) suitable for bats associated with slate roof coverings. In this location and landscape setting, these features have low potential for bats to use throughout the year.</p> <p>All bat species are afforded full protection under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019</p>	<p>Advice (mitigation): All personnel involved in proposed development works should be carefully advised about bats by a professional Ecologist, 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. Prior to development.</p> <p>Advice (mitigation): As a precaution, it is advised that when removal or disturbance of potential roost features such roof coverings are to take place, this should be done carefully by hand. At all times.</p> <p>Advice (mitigation): 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. At all times.</p>

Table 1 Bats

4.2 Nesting birds

Protected species	Impacts /Predicted Impacts	Action Required
<p>Nesting birds</p>	<p>It is advised that there is moderate potential for birds to be nesting within close proximity to the proposed work area within building features e.g. roof edges and/or garden vegetation during the bird nesting season (February 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>There is no provision under the Wildlife and Countryside Act 1981 (as amended) for licensing the disturbance of nesting birds or the destruction of nests which are in use, for the purpose of development.</p> <p>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.</p>	<p>Advice (mitigation): It is advised that the most appropriate way to address the risk to nesting birds is: Avoid disturbance to the buildings and vegetation during the nesting season. Or If works cannot be delayed the proposed work area 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. Prior to any work commencing (checks) and throughout works in nesting season (monitoring).</p> <p>Advice (mitigation): If works are to be undertaken during the nesting season, all people working at the proposed development site should attend a toolbox talk delivered by an appropriately experienced person, to be made aware of the likelihood of encountering nesting birds and how to identify them, 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 Continued		Advice (mitigation): If birds are found to be nesting within or in close proximity to the work area during proposed works, it will be necessary to stop and establish an exclusion area. The extent of the exclusion area, which should be determined by a suitably experienced ecologist, will depend on the bird species and the nature of the proposed works. At all times.

Table 2 Nesting Birds

4.3 Non-native invasive plant species

Non-native invasive plant species	Impacts /Predicted Impacts	Action Required
Cotoneaster species confirmed within garden planting	<p>It is advised that the proposed development will have to take account of non-native invasive plant species.</p> <p>Proposed works to the building will involve an amount of disturbance which could result in the spread of non-native invasive plant species which are listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended).</p>	<p>Advice (mitigation): All personnel involved in the proposed development works should be made aware of the presence of non-native plant species and how to identify them, so that all works are undertaken with a clear understanding about legal aspects and working methods and precautions to be adopted. Prior to any work.</p> <p>Advice (mitigation): Where possible, leave all boundary and border plants in situ and avoid all activities that have the potential to disturb the ground/plants resulting in the further spread. If plants must be removed, they should be removed carefully by hand and all excavated material (soil and plants) should be removed from the site to a licensed landfill as controlled waste, or burnt on a bonfire where it will not cause nuisance to neighbours through excessive smoke or odour. Prior to and during any work.</p>

Table 3- Non-native invasive plant species

Compliance with the actions outlined in the Tables above will help to avoid committing offences in relation to bats, nesting birds and non-native plant species.

Precautionary measures such as those listed above are generally regarded by Statutory Bodies, Local Planning Authorities and Professional Ecologists as being appropriate where there is a risk of protected species (i.e. bats and nesting birds) being present but further investigative surveys are not required prior to a planning application.

There are no constraints in relation to any other protected species.

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

Yours sincerely



Janette Gazzard MCIEEM
Senior Ecologist
Ecology Services UK Ltd



View of 38 Chatburn Road (rear elevation) showing location of proposed single storey extension





View of single storey extension (utility room) showing slate roof coverings with occasional gaps present between slates and ridge. Cotoneaster plant growing in brick planter (red arrow)



Close up view of slate roof showing example gap at the ridge



Internal view of roof void above utility room (western end)



Internal view of roof void above utility room (eastern end)