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- *Protected species survey & licensing*
- *Habitat survey*
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Shane Butler
15 Hacking Drive
Longridge
Preston
PR3 3EP

Date: 28th July 2022

For the attention of: Shane Butler

Dear Shane,

RE: Preliminary Bat Roost Assessment: 15 Hacking Drive, Longridge, Preston, PR3 3EP

PENNINE ecological have been commissioned to undertake a daytime inspection and assessment of bats at the above site. The purpose of this study is to address any potential issues in relation to bats resulting from proposals to extend the property to the north and east, and renovate the internal space of the bungalow (including the upper floor space. The sites grid reference is SD 5997 3665 and the location is shown below;

1. Desk Top Study:

A desk top consultation study with Greater Manchester Ecology Unit (GMEU) was not undertaken for this study. However, searches for statutory sites and bat records were undertaken as follows;

Statutory Sites:

Details of statutory sites were sought from the Natural England web site search:

http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

There are no statutory designated protected wildlife sites within 500m radii of the site. The Natural England (NE) Impact Risk Zone tool was also reviewed and consultation with NE would not be required for this development.

European Protected Species Mitigation Licences:

Details of European Protected Species Mitigation Licences (EPSML) for bats was sought from the Natural England web site search:

http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

There are no EPSML in relation to bats within 500m radii of the site.

The nearest record is approximately 1.5km south of the site, located along Preston Road between Longridge and Grimsargh. The EPSML is in relation to a common pipistrelle roost and permitted the destruction of a resting place. This licence expired in 2015.

2. Bat Ecology and Legislation:

Bats are comprehensively protected by European legislation.

All British bats and their roosts[1] are afforded protection under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579). When dealing with cases where a European Protected Species (EPS) (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the Regulations, that has a statutory duty as the local authority to have due regard to the provisions of the Regulations in the exercise of its functions.

Paragraph 180 of the National Policy Planning Framework (as revised in July 2021) states:

180. When determining planning applications, local planning authorities should apply the following principles:

a) *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location*

[1] The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to "*a breeding site or resting place of such an animal*" and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation

proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons63 and a suitable compensation strategy exists; and,*

d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

Use of Buildings by Bats:

a) Summer breeding roost.

b) Hibernation.

c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

Up to ten bat species have been regularly recorded in Lancashire, most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Lancashire is reflected throughout the UK.

3. Survey Methodology

A daytime survey was conducted on 27th July 2022. The building was inspected externally and internally for evidence of bats and potential places / points of internal access that may be of value to bats. Close focusing binoculars were used to identify places that are frequently used by bats as roosts or as access into roost chambers.

During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

The daytime survey was conducted by Mr. Patrick Leatham, who is an experienced ecologist (including bat roost assessment) and full member of CIEEM.

Constraints:

The building was fully inspected both externally and internally and there were no visual restrictions to any of the elevations. Therefore there are no constraints to the survey.

4. Bat Survey Results

Building Assessment

The property building is a 1960's built detached bungalow used as a residential dwelling. The building comprises stretcher bond brick wall and a breeze block internal wall, with a concrete tiled roof. The roof has been finished with plastic soffits. The loft space has been partially used as a bedroom.

The building is in good structural condition and there are no suitable gaps which could be used by bats to roost.

The owner informed the surveyor that the roof and soffits were worked on approximately two years ago. No evidence of bats (e.g. droppings) were identified within the building. The loft space was very warm at the time of survey (approximately 11:00) and the roof space is anticipated to fluctuate in temperature significantly due to the lack of insulation within the loft space (this was confirmed by the property owner). Fluctuating temperatures within potential roost spaces are unsuitable for bats.

Habitat Assessment

The property is within an urbanised residential area of Longridge. The immediate area is surrounded by residential properties and is unsuitable for use by bats. Within the wider landscape, Alston reservoirs are located to the east of the site and provide some limited foraging potential. However, there is limited connectivity to the wider suitable habitat (e.g. absence of hedgerows and tree lines). The habitat associated with the site is considered to be of low suitability.

Preliminary Roost Assessment

There is an absence of Potential Roost Feature's (PRFs) within the building and therefore the bat roost potential is considered to be **Negligible**.

5. Recommendations

There are no requirements for further surveys. The client is reminded that in the highly unlikely event that bats are encountered during the work, then all work must stop immediately, and the bat consultant must be contacted for further advice.

If you require clarification on any issue, please contact me at the above address.

Yours faithfully

Patrick Leatham

Patrick Leatham BSc (Hons), MCIEEM.

Site Photographs: July 27th 2022

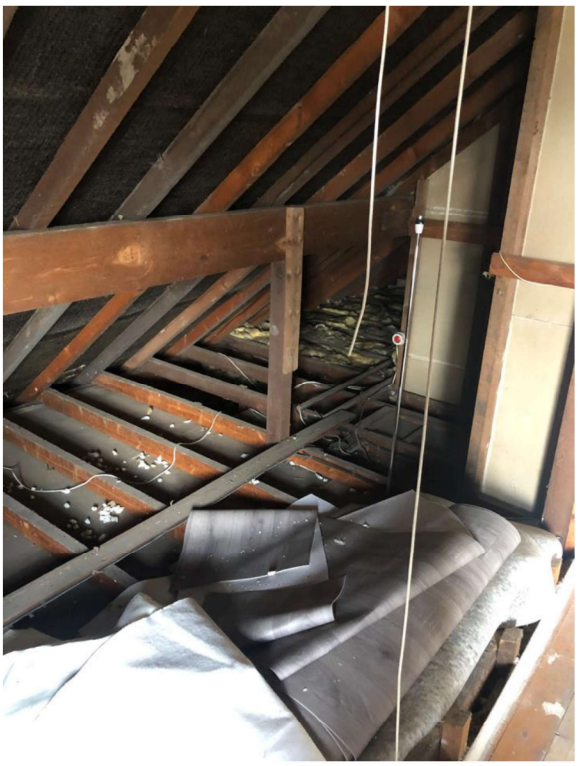
Photograph 1: View of the front (west) elevation of the property. Brick wall and concrete tile roof.

Photograph 3:View of the side (south) elevation which shows the plastic soffits and concrete roof in good condition and no gaps present.

Photograph 2: View of the rear (east) elevation where the extension to the property is proposed. Roof and soffits tightly sealed.

Photograph 4: Close up of the plastic soffits which were all installed approximately two years ago.

Photograph 5: Internal roof space used as bedroom. Internal walls knocked down and exposed roof. Concrete tiles underlay with geotextile material.



Photograph 7: Internal roof space. No bat droppings or other evidence of bats recorded.

Photograph 6: View internally and some of the internal walls removed.