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[redacted]

Steve Grunshaw
77 Ribchester Rd,
Clayton le dale,
Blackburn BB1 9HT

Date: 7th December 2022

For the attention of: Steve Grunshaw.

Dear Steve,

Re: Preliminary Bat Roost Assessment (PRA), 77 Ribchester Rd, Clayton le dale, Blackburn BB1 9HT

PENNINE ecological have been commissioned to undertake a PRA at the above property. The purpose of this study is to address any potential issues in relation to bats resulting from extensions to the existing property. The location is shown on the aerial image below. A PRA was undertaken on December 2nd 2022. The sites grid reference is SD68123279.

1. Desk Top Study:

A desk top consultation study with Lancashire Environment Records Network (LERN) was not undertaken for this study. If further surveys were required then a data search could be added to inform the additional surveys.

Searches for statutory sites 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 protected wildlife sites within 500m radii of the site.

https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001893.pdf

The Natural England (NE) Impact Risk Zone tool has been reviewed and consultation with NE is not required for the 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

The nearest licence for bats was for a common pipistrelle roost at approximately 1.2km north-west of the property granted on 01/11/2018 which expires on 31/03/2029.

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:

[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*

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 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 eleven 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 2nd December 2022.

The building was inspected both internally and externally for bat roost potential. The inspection included a search for evidence of bats and potential places / points of internal access that may be of value to bats. The elevations were investigated from ground floor level, with the aid of close focusing binoculars, for places that are frequently used by bats as roosts or as access into roost chambers.

The daytime survey was conducted by Mr. Robert Leatham, who is an experienced ecologist. The results of the survey were discussed with Mr Stuart Macpherson, a highly experienced bat surveyor who holds a Natural England Level 2 Bat Survey Class Licence CL18 **(2021-10079-CL18-BAT)** and is an active member of South Lancashire Bat Group and Derbyshire Bat Group. Mr Macpherson's evaluation of the site and conclusions concur with those of Mr Leatham's.

Constraints:

There were no constraints to the survey. All external elevations were visually accessible. The loft space was fully accessible.

4. Building Description and Proposals:

Building Description:

The building is a two storey semi-detached dwelling constructed from brick which is mainly rendered.

The roof is of traditional slate construction and is in good condition with no slate gaps or ingress points.

Wooden soffit boards are present on all three elevations and are tightly sealed to the render / brickwork.

UPVC windows are present which are all tightly sealed to the render / brickwork

The property is in a very good state of general repair.

A pitched roof tiled outbuilding is present constructed of rendered brick. The building is in a good state of repair with no gaps or potential ingress points for bats.

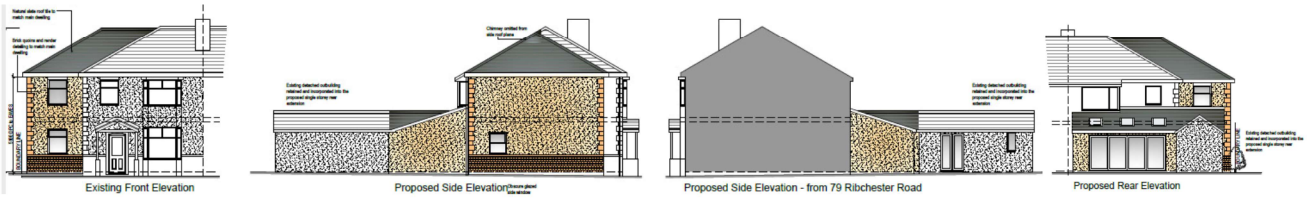
Proposals:

The proposals are to construct a two storey side extension with a single storey rear extension and integrated single storey extension to a rear outbuilding.

Existing Elevations

Existing Front Elevation | Existing Side Elevation | Existing Rear Elevation

Proposed Elevations



Existing Front Elevation | Proposed Side Elevation | Proposed Side Elevation - from 79 Ribchester Road | Proposed Rear Elevation

5. Bat Survey Results:

The survey found no potential roost features (PRF's) associated with the building.

The roofs of the main property and the outbuilding are all in good condition with no suitable gaps or means of ingress for bats.

The soffit boards are very well sealed against the render with no suitable gaps for bat ingress.

There are no other gaps or points of potential ingress for bats / roost opportunities.

There was no evidence of bats associated with the loft spaces.

Overall the features present are defined as having **Negligible bat roost potential.**

Surrounding Habitats:

The property is located in a rural location with extensive open countryside including hedgerows, pasture and woodland in the immediate / near vicinity.

These features provide good foraging habitat both in the immediate and wider vicinity of the site. Overall the foraging habitats at / surrounding the site are considered to be very good for bats.

5. Recommendations:

The property has no potential bat roost features (PRF's). The features present have been categorised as **Negligible potential** for crevice dwelling bats.

Recommendations: Bats;

Notwithstanding the absence of features suitable for roosting bats, the proposed extension should include measures for enhancement, in accordance with local and national planning policy.

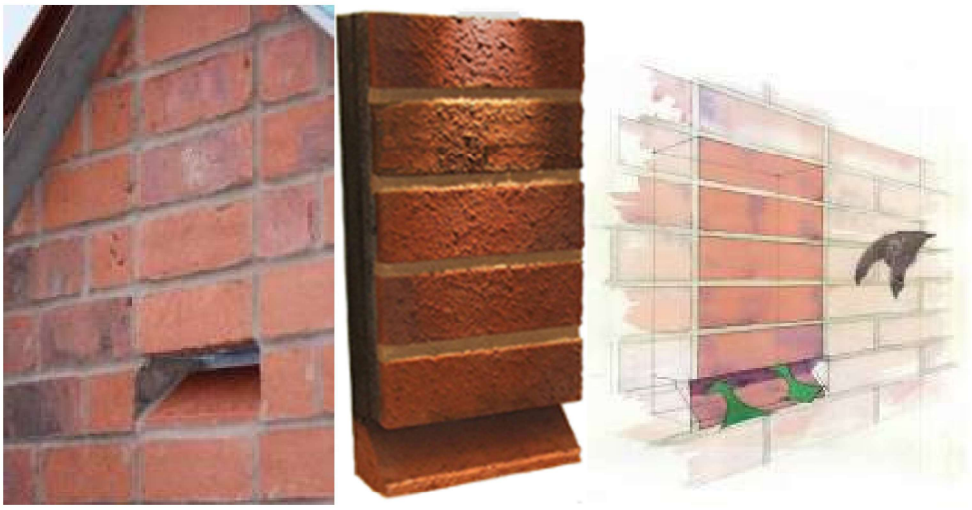
Enhancing the site for Bats:

It is recommended that at an artificial bat roost is provided as follows;

Integrated artificial bat roosts:

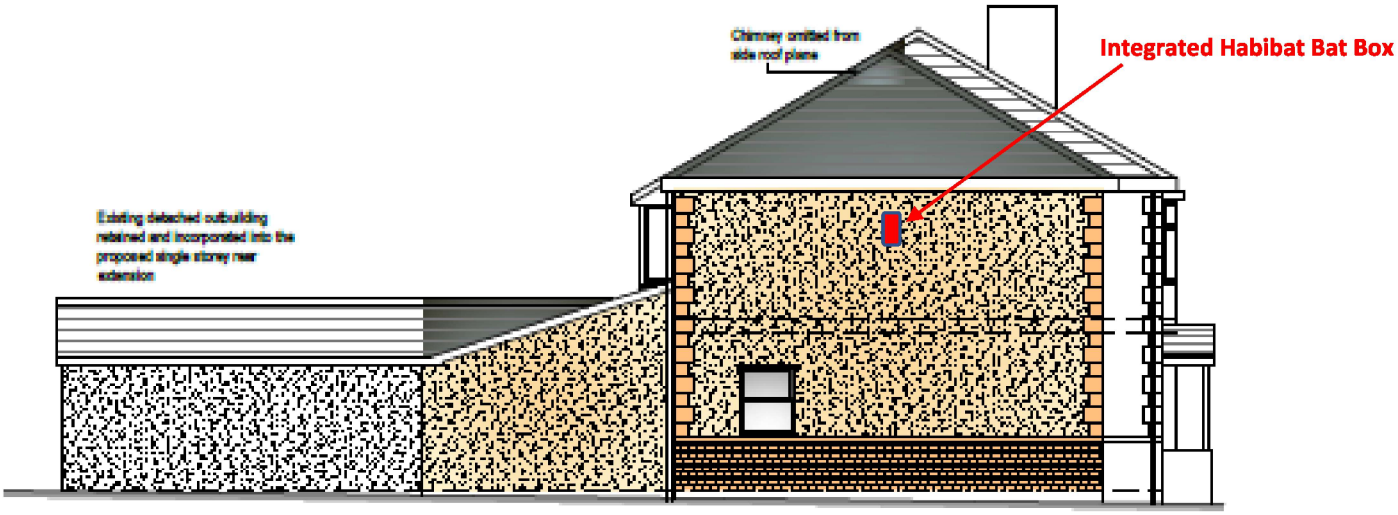
It is recommended that **one** integrated artificial roost is provided towards the top of the wall on the new eastern side elevation of the extension (see location details on following page). Full instructions in relation to installation and positioning are provided via the link below.

In particular, the Habibat Bat Box is recommended and is a solid box made of insulating concrete with internal roosting space. The box blends seamlessly into brick-built properties and may be incorporated into the fabric of buildings.



https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/wall-integrated.html

Location of integrated Habibat Bat Box



Proposed Side Elevation

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

Yours Faithfully

Robert N. Leatham

Robert N. Leatham, B.Sc. (Hons), P. Dip Countryside Management.

(see photographs on the following pages).

Site Photographs: December 2nd 2022

Front elevation general view. No slate / roof gaps / points of potential ingress.

Front / corner side elevation well sealed soffits no gaps.

Front elevation well sealed soffits no gaps.

Side elevation well sealed soffits no gaps.

Front elevation well sealed soffits no gaps.

Rear elevation well sealed soffits no gaps.

Loft space with partial insulation board under slates.

Rear elevation well sealed soffits no gaps. No slate / roof gaps or points of potential ingress.

Loft space with partial insulation board under slates.

Rear elevation well sealed soffits no gaps.

Loft space with partial insulation board under slates.

Loft space with partial insulation board under slates.