

**51 Downham Road, Chatburn
Clitheroe, Lancashire**

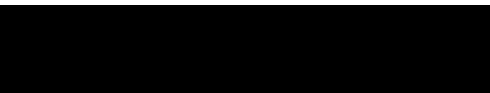
**Preliminary Bat Roost
Assessment**

October 2022

Issue Status

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1.0 Introduction

1.1 Background

- 1.1.1 B Ecology Ltd was commissioned by Dr J Gavan to carry out a preliminary roost assessment (PRA) of three outbuildings at 51 Downham Road, Chatburn, Clitheroe, Lancashire, BB7 4AU. The findings within this report here on refer to 51 Downham Road as the Site.
- 1.1.2 The Site (ref. figure 1) is located in the village of Chatburn, Lancashire (grid ref: SD 77260 44227). The Site is situated on the southern side of Downham Road on the eastern side of the village. The Site is approximately 110m from the Whalley/Clitheroe Bypass (A59) located to the east and south. A railway line is located 200m north-west of the site and the River Ribble 670m north. Clitheroe Town Centre is approximately 1 mile south-west.

Figure 1. Site location



1.2 Legislation and Planning

- 1.2.1 All species of bat found in the United Kingdom and their roosts are protected under European Law (Schedule 2, Conservation of Habitats and Species Regulations 2017 as amended) and also under UK Law (Schedule 5, Wildlife and Countryside Act 1981, as amended). As such it is an offence to undertake the following acts;
- Deliberately kill, injure, or capture bats
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
 - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
 - possess, control or transport bats (alive or dead)
 - Intentionally or recklessly obstruct access to a place of shelter or protection

1.2.2 Biodiversity is a material consideration in planning decisions for local planning authorities (LPA's); due consideration must be given to the protection, retention and improvement, of existing biodiversity features. The proposed demolition of the outbuildings will impact structures which could potentially support protected species. Consideration should be given to roosting bats and other protected and notable species which utilise built structures.

2.0 Methodology

2.1 Desktop Study

2.1.1 A desk study was carried out to review ecological information for the site. Site information, designated site information, habitat information and species records were all reviewed. Biodiversity data includes information which is freely available online as well as information held by local environmental records centres. Using publicly accessible online biological databases (MAGIC) records of European Protected Species Mitigation Licenses for bat species were searched for within a radius of 2km of the application site boundary. Due to the small-scale and low impact of the project, consultation with the local record centre was not deemed proportionate based on professional judgement of the baseline study (CIEEM, 2020).

2.2 Site Survey

Habitat Suitability

2.2.1 The habitats present on site and within the surrounding area were identified by undertaking a site walkover and by reviewing publicly accessible online maps. The habitats' suitability to support and provide connectivity for commuting and foraging bats was then determined.

Table 1. Guidelines for assessing the potential suitability of proposed development sites for bats based on the presence of habitat features within the landscape, taken from Table 4.1 (BCT, 2016).

Suitability	Commuting and foraging habitats
Negligible	<i>Negligible habitat features on site likely to be used by commuting or foraging bats.</i>
Low	<i>Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or un-vegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat.</i> <i>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.</i>
Moderate	<i>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.</i> <i>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</i>
High	<i>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.</i> <i>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.</i> <i>Site is close to and connected to known roosts.</i>

Preliminary Roost Survey

2.2.2 A preliminary roost assessment of the existing buildings was undertaken. An external and internal inspection of the structures were carried out to search for, and to assess the potential for, a bat roost to be present.

2.2.3 External searches included, for example, looking for gaps between any soffit boards and walls, gaps between window and door frames and the walls, looking for scuffs and oil staining and looking for bat droppings on the walls and window ledges. Following the external survey, an internal survey of accessible spaces was also carried out to search for evidence of a bat roost; it included, but was not limited to looking for the following signs:

- areas clear of cobwebs
- bat droppings
- bat entry/exit points
- bat urine staining
- feeding remains such as insect wings
- grease marks on any timbers
- live or dead bats

2.2.4 A pair of close focussing binoculars, a ladder, a telephoto camera, a high-powered torch and an endoscope were used (where required) to search for evidence of bats, both externally and internally. Potential for disturbance was kept to a minimum.

2.2.5 Bruce Shortland, MCIEEM carried out the daytime bat survey, assisted by Sally Conyers ACIEEM. Bruce is an active bat worker working towards his bat license and was working under Natural England Class 2 survey licence (2015-16233-CLS-CLS) for bats as Agent to License. Bruce has worked in ecological consultancy from 1997, is trainee Volunteer Bat Roost Visitor (VBRV) for Natural England and in 2022 received accreditation from the Bat Conservation Trust for surveying bats in buildings and in trees. Sally is an active bat worker working as a consultant since 2013 and is currently working towards her bat licence.

2.2.6 The outbuilding was then assessed in accordance with the guidelines set out in **Table 2** for assessing the potential suitability of proposed development sites for bats (BCT, 2016).

Table 2. Guidelines for assessing the potential suitability of proposed development sites for bats based on the presence of suitable roosting features within a structure, taken from Table 4.1 (BCT, 2016).

Suitability	Description Roosting Habitats
Negligible	<i>Negligible habitat features on site likely to be used by roosting bats.</i>
Low	<i>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^a and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation^b).</i>
Moderate	<i>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).</i>
High	<i>A structure with one or more potential roost sites 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.</i>

^a e.g. in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

^b Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2015). This phenomenon requires some research in the UK but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

em of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI, 2015).

2.2.7 The daytime bat survey was carried out on the Sunday 21st August, 2022, at the optimum time of the year to survey for bats and signs of bats (BCT, 2016). This is within the period when bats are most active (May to September). It is during this time of year it is most likely that any external visible signs of bat presence will be visible due to higher levels

of activity. A full unrestricted inspection of the Site buildings was carried out, disturbance was kept to a minimum to allow the potential for an emergence survey on the same day if required.

2.3 Emergence/Re-entry Survey

2.3.1 Following the preliminary roost assessment one nocturnal survey was carried out in line with guidance for a structure with low potential; one dusk emergence survey was carried out to determine presence/absence of bats within the building. This survey was carried out on the 21st August 2022. During the emergence survey foraging and commuting activity was also recorded.

2.3.2 The surveyors for the emergence survey were in positions that would give optimum coverage of the building. Any perceived obstacles for vision were then considered and additional support was given using Infra-red cameras in line with interim guidance (BCT, 2022). The IR cameras used for the survey were Canon AX10, Panasonic HC-VX870 and a Night fox red mounted camera accompanied with additional IR spotlights. footage was recorded for analysis back at the office and processed using MotionMeerkat software and visual inspection.

2.4 Other protected species

2.4.1 In addition to surveying for bats, during the survey any direct observations or signs of other protected or notable species, in particular nesting birds or invasive species, were also to be recorded.

2.5 Limitations

2.5.1 The initial appraisal survey was carried out between the hours of 18.00 to 19.00 on the 21st August 2022. The time spent on site is viewed as adequate for the habitats and the conditions for both an external and internal inspection of the features present. The outbuildings were assessed externally from the ground and internally the building was entered to inspect for signs of bats, levels of disturbance were kept to a minimum. The emergence survey was carried out on the same evening. It is not believed by the surveyor that this has affected the survey outcome. It is the expert opinion that the survey has still delivered an accurate assessment of the conditions present on site.

3.0 Results

3.1 Desktop Study

- 3.1.1 Ten of the 17 species of UK recorded breeding bat species have been recorded in Lancashire. The three most commonly recorded species of bat around Lancashire and elsewhere in the UK are the common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*); all of which commonly roost within built structures.
- 3.1.2 Six other species of bats have also been recorded breeding in Lancashire (White, 2017), see table 3, all of which have been known to roost in built structures albeit less frequently than the species previously mentioned, these are:

Table 3. Bat species recorded in Lancashire extract from White, 2017

Breeding in Lancashire	Recorded in Lancashire
common pipistrelle (<i>Pipistrellus pipistrellus</i>) soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) Noctule (<i>Nyctalus noctula</i>) Daubenton's bat (<i>Myotis daubentonii</i>) Whiskered bat (<i>Myotis mystacinus</i>) Brandt's bat (<i>Myotis brandtii</i>) Natterer's bat (<i>Myotis nattereri</i>) brown long-eared bat (<i>Plecotus auritus</i>)	Nathusius' pipistrelle (<i>Pipistrellus nathusii</i>) Leislars (<i>Nyctalus leisleri</i>)

- 3.1.3 Two European Protected Species Mitigation Licenses (EPSML) have been granted within 2km of the Site. These are shown as:
- 2020-44527-EPS-MIT, a licence for common pipistrelle, soprano pipistrelle and whiskered bat. Licence Start Date: 03/02/2020. Licence End Date: 02/02/2025. Located 1.68km south-west from the Site.
 - 2015-8384-EPS-MIT Alcatheo bat (*Myotis alcatheo*), Brandt's, brown long-eared, common pipistrelle, soprano pipistrelle, and whiskered bat. Licence Start Date: 10/03/2015, Licence End Date: 30/09/2017. Located 1.9km north from the Site.
- 3.1.4 Although nine species of bats have been recorded in Lancashire, the likely bat species to be found roosting within the Site would be the common pipistrelle and/or soprano pipistrelle. These bats are both crevice dwelling bats which commonly roost in residential dwellings and the habitats surrounding the existing house could meet the foraging needs of these species.

3.2 Site Survey

Habitat Suitability

- 3.2.1 The Site is located on the south side of Downham Road on the eastern side of the village of Chatburn. The landscape surrounding the outbuildings is urban with connectivity to a range of rural, semi-natural habitats. The site is part of an existing residential garden.
- 3.2.2 There are two statutory Sites of Special Scientific interest within 2km of the Site. The two sites are shown as Clitheroe Knoll Reef SSSI, and Salthill and Bellmanpark Quarries SSSI. Both are geological SSSI's and no further consideration is given within this report. Within 2km of the site there are five priority habitats present, that have the ability to contribute towards the core sustenance zones for UK bat species. These habitats are shown as: coastal and floodplain grazing marsh, lowland calcareous grassland, purple moor grass and rush pastures, lowland fen and deciduous woodland.

- 3.2.3 The land surrounding the two outbuildings surveyed consists of well managed residential garden, hardstanding, a surfaced tennis court to the south, shrubs and garden planting, a small area of fruit trees and allotment to the south-east, outside of the Site to the north, east and west are residential properties and their associated green space. Foraging and commuting habitat for bats is present in the form of permanent pasture, hedgerow field boundaries and tree lines. The habitat present at the Site would support the commoner crevice dwelling bats which use built structures and tolerate urban areas. These are likely to be the pipistrelle species.
- 3.2.4 The commuting and foraging habitats is viewed as moderate suitability for bats. There is continuous habitat that could be used by bats for commuting and the habitat is connected to the wider landscape that could be used by bats for foraging, in the form of trees, scrub, grassland and water.

Preliminary Roost Survey

- 3.2.5 The Site (ref. **PLATE 1** to **PLATE 24**) consists of two small outhouses and a small green house within a residential garden setting on the south side of Downham Road (ref **PLATE 1** and **PLATE 2**).

Figure 2. Buildings surveyed



- 3.2.6 Building 1 (B1) is a single story shed [NGR: SD 77258 44228], of stone construction with gable ends and a pitched slate roof (ref. **PLATE 3**), overall the building is well pointed with limited features for roosting bats. Externally the roof slates are in good condition, with no gaps on either south (ref. **PLATE 3**) or northern aspect (ref. **PLATE 4**). The buildings gable ends face east (ref. **PLATE 5**) and west (ref. **PLATE 6**). The dry verge is intact at both ends providing limited access points for cavity dwelling bat species. A potential access point is present at the west facing end of the concrete ridge tile at the gable end (ref. **PLATE 7**), providing potential access under the tiles for crevice dwelling bats. The western gable end also features a solar powered motion sensitive security light with a terracotta ducting pipe installed for wiring, this has potential to provide access for roosting bats. It is full of wiring (ref. **PLATE 8**) and there are no signs to suggest it has been used by bats for roosting or access, no indication of use was noted internally. On the south facing aspect, a box shaped section of metal guttering runs under the eaves. It has an approximate gap of 15mm wide and 80mm deep between the guttering and the wall (ref. **PLATE 9**), where debris and cobwebs is evident within the gap. No evidence of bat use is present, and feature is viewed as having low potential for roosting bats. Most of the north side of B1 is void of features with roost potential, the walls are well pointed, no gaps are present under the eaves,

the slate tiles are well fitting. The one notable exception is the final ridge tile where missing pointing is evident (ref. **PLATE 10**). Entrance to the outbuilding is via a south facing timber sliding door (ref. **PLATE 3**), which has a narrow gap within the door frame (ref. **PLATE 11**). Internally the pitched roof is lined with timber board (ref. **PLATE 12** and **PLATE 13**) and the internal walls are painted, with no signs of bat use evident. A single glazed south facing window is timber frame is in good condition and is tight fitting. Internally the windowsill is headily covered in cobwebs and desiccated invertebrates (ref. **PLATE 14**). No signs are evident to indicate any use of the structure by bats. Overall, the building is viewed as being **Low potential** features for bats.

3.2.7 Building two (B2) [NGR: SD 77274 44223] is a single story shed with a single skin wall of brick with the upper a frame of the wall faced with a painted ship lap style timber skin on the north-west and south-east gable ends (ref. **PLATE 16** and **PLATE 19**). The building has been recently roofed with black bitumen corrugated roof sheet covered roof (ref. **PLATE 17** and **PLATE 18**), with matching ridge material and gable ends fitted with a tight-fitting timber fascia. The shed is approximately 8m long x 2.25m high. All materials were tight fitting with no visible gaps under surfaces. Internally, the unit is clean with all areas accessible (ref. **PLATE 20** to **PLATE 22**). The construction is flush and well-kept with no signs of suitable opportunities for crevice dwelling bats. Overall the building is viewed as being **negligible potential** features for roosting bats. No further consideration is required.

3.2.8 Building three (B3) is a small, single-story greenhouse [NGR: SD 77275 44227]. The unit is a metal framed construction with glass infill and is viewed as negligible potential for roosting bats. No further consideration is required.

3.2.9 No field signs or evidence of bats were observed within any of the buildings inspected during the preliminary roost assessment of the Site, either externally or internally. B2 and B3 are viewed as having negligible potential for roosting features for bats. B1 supports a small number of potential roost features (gaps under ridge tile, a conduit in the wall, and a gap behind the guttering) that could be used by small number of crevice dwelling bats due to their size, shelter, protection, conditions and surrounding habitat and viewed in its surroundings is viewed as low suitability for bats.

3.3 Other protected species

3.3.1 No evidence of any nesting bird's species from the active nesting bird season was identified during the site survey.

3.4 Notable Species

3.4.1 No species listed in Schedule 9, of the Wildlife & Countryside Act 1981 (as amended) were recorded in the Site.

3.5 Emergence Survey

3.3.2 The emergence survey results are as follows:

Table 4. Emergence survey results.

<u>Date</u>	<u>Sunset Time</u>	<u>Surveyors</u>	<u>Start and end times</u>	<u>Equipment Used</u>	<u>Weather</u>
21/10/2022	21:27	Bruce Shortland (S1) Sally Conyers (S2)	20:11–21.57	1 x Anabat walkabout 1 x Titley Chorus with Bat box duet	15°C (dusk temp) (start temp) 14°C (end temp) (precipitation) 2 (Beaufort wind scale) 5/8 cloud cover (oktas) NW wind (wind direction)

Surveyor Locations B1



Notes

Surveyors (S1 and S2) were accompanied by 3 infrared cameras strategically placed around the building (C1-3) .

Security light sensor covered for duration of survey, not obstructing cable ducting pipe beneath unit.

Activity

20:22 1st activity logged by S2, foraging Soprano pipistrelle over tennis court entered site from outside boundary.

20:30 1st activity logged by S1 Soprano pipistrelle commuting from west of site, foraging within site.

20:49 S1 noted streetlamps active illuminating western side of B1. Common pipistrelle foraging activity coming from west of site along boundary wall.

20:52 Commuting Soprano pipistrelle heard by both surveyors, noted commuting from north across garden.

20:57 noctule bat commuting pass

21:57 survey end. No emergence, no re-entry.

3.3.3 Total number of passes / activity registers recorded on the detectors during the survey are noted as:

Surveyor 1

2 Noctule passes,
31 common pipistrelle passes,
16 Soprano pipistrelle passes

Surveyor 2

2 Noctule passes
23 common pipistrelle passes
14 Soprano pipistrelle passes

3.3.4 **4.0 Conclusion and Recommendations**

4.1 Bat Survey

4.1.1 No evidence of a bat roost was recorded within the Site during the preliminary bat survey on the 21st August 2022. The survey information gathered suggests that the building 1 is of **Low potential** to supporting roosting bats, building 2 negligible potential and Building 3 (green house) negligible potential.

4.1.2 In line with best practice guidelines, one nocturnal survey was required on the building B1. This used two surveyors and was supported by three strategically placed infrared cameras to determine access/egress of bats. This survey was carried out in August to fit within the suitable season for surveys.

4.1.3 No emergence/ re-entry was observed during the survey. Commuting noctule and pipistrelle bats were observed within the Site and common and soprano pipistrelles were observed foraging in areas of the existing garden of 51 Downham Road (ref **PLATES 23** and **PLATES 24**). It is the author's opinion that the development of the site should proceed as the survey information suggests there should be no significant concerns or constraints in relation to roosting bats in the proposals and there is no requirement for an EPSM licence in respect of bats.

4.1.4 The results of the survey work are valid until October 2023.

4.2 Biodiversity Enhancements for Bats

4.1.5 The National Planning Policy Framework and the Environment Act 2021 introduced a mandatory requirement for the planning system to contribute to and enhance the natural and local environment by providing biodiversity net gains to provide at least a 10% biodiversity net gain. While this report is not intended as a PEA / BNG assessment, in order to comply with National Planning Policy Framework, the following measures for bats should be considered for incorporation into a development to help maintain the use of the area by bats:

- Replace any trees or shrubs which need to be felled on a like for like basis. Five new trees should be planted for every tree/shrub to be felled as a standard.
- In a small garden choose trees that can be coppiced. Species such as hazel will support leaf-eating insects and in turn the local bats.
- Flowers with long pollen tubes such as honeysuckle (*Lonicera periclymenum*) can attract longer tongued insects such as moths.
- Any onsite lighting should consider minimising the impact of light spill by using downward directed lighting.
- Consider changing settings on security lights to a dimmer light or where that is not possible fit cowls or hoods to limit light spill.
- It has been documented that numerous flying insects are attracted to ultraviolet light. Where possible the external lighting should consider using LED lighting sources which are UV filtered, to limit the amount of UV light spill. This should minimise insect attraction from the surrounding habitats and in turn minimise likelihood of unnatural behaviour stimulated by artificial lighting.

References

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Wildlife and Countryside Act, 1981

EU Habitats Directive, 1994

Appendix A - Photograph Plates



PLATE 1: Looking south-west along Downham Road from the with the Site boundary on the southern side of the road (left side).



PLATE 2: Looking south across Downham Road towards the Site boundary, towards the stone shed (B1)



PLATE 3: South facing aspect of the shed (B1), looking from south-western corner.



PLATE 4: North facing aspect by Downham Road. Tight fitting eaves few at base of pitched roof, minor ivy cover on wall. Ridge tile at western end with small gap ()

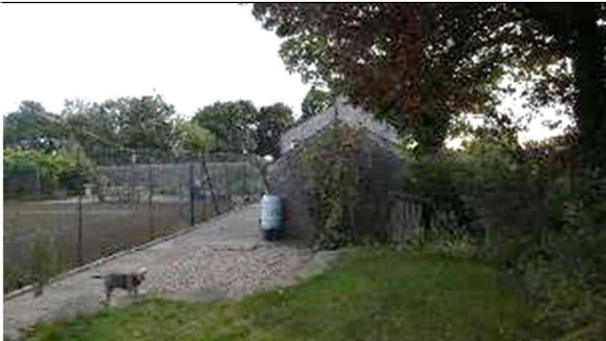


PLATE 5: B1 gable end at east side of building. Some shrub coverage along gable end.



PLATE 6: Building B1 west facing aspect of gable end. Minor amounts of ivy cladding in southern corner, shrub covering stonework.



PLATE 7: West facing gable end. Ridge tile with missing dry verge pointing. Cable ducting pipe under a solar powered motion activated security light.



PLATE 8: Terracotta drainpipe ducting under the security light, filled with electrical cable.



PLATE 9: Gap between wall and beam above the door along the south facing eaves. Gap is approx. 1.5cm wide and 10cm deep and filled with cobwebs.



PLATE 10: North facing gap under concrete ridge tile at western end of roof with missing pointing, building B1. 1cm gap x 10cm.



PLATE 11: Ca. <10mm gap, 1m above ground on right side of the south facing door.



PLATE 12: B1 internal eastern gable end. Generally clean, with light covering of cobwebs. No signs to indicate use of building by bats.



PLATE 13: B1 internal west facing gable end. Clean with light covering of cobwebs. No signs to indicate use by bats.



PLATE 14: Building B1, south facing windowsill.



PLATE 15: South facing pitched roof from eastern end. Tiles tight fitting and gable end well pointed.



PLATE 16: North facing entrance to B2 of brick built shed. Cladding and gable end



PLATE 17: B2, recently fitted, west facing black bitumen corrugated roof sheet covered roof, with matching ridge material. All materials were tight fitting.



PLATE 18: B2, recently fitted, east facing black bitumen corrugated roof sheet covered roof, with matching ridge material.



PLATE 19: South-eastern aspect of the gable end. Brick built gable end with tight fitting tongue & groove cladding

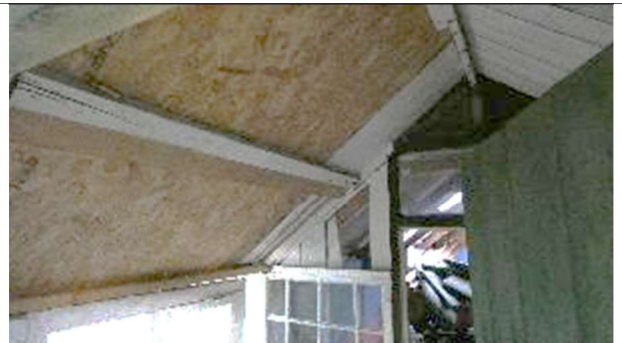


PLATE 20: Pitched roof and internal view entering the shed B2 from the north-west.



PLATE 21: South-east end of B2 gable end. No signs showing presence of bats were observed within the space.



PLATE 22: Looking north-west along the ridgeline of the pitched roof shed. No signs of use were observed during the inspection.



PLATE 23: The setting of B2 within the plot view north from the southern end of the Site.



PLATE 24: The area of garden to the west of the Site within the curtilage to be retained. This area was noted as being used by bats for foraging.