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Mr Leadbeater
59 Fairfield Drive
Clitheroe
BB7 2PS

20th February 2023

Dear Mr Leadbeater

Re: Proposed development at 59 Fairfield Drive, Clitheroe, BB7 2PS

Thank you for your request for a bat survey.

We understand that the proposal is for the construction of a roof dormer on the south (front) elevation, including roof replacement works.

1.0 Background and Qualifications

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

Pat is a licensed bat worker, a registered consultant of the Bat Mitigation Class licence in England, 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-five years, including over 18 years as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities, including Planning Authorities and Police Authorities, as well as the delivery of professional training courses about bats at a national level.

Pat has recognised and extensive knowledge of bat ecology relating to buildings and trees, including the requirements and conditions necessary for bat roosting. He also has recognised skills relating to bat 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 nineteen years' 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 relating to professional bat work throughout England and Wales, including building and tree surveys, assessments and judgements of value in relation to bats, as well as selection and monitoring of mitigation features.

Pat and Janette meet the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance (Chartered Institute for Ecology and Environmental Management (2013) *Competencies for Species Survey: Bats*. CIEEM, Winchester, Hants).

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 building, a daytime inspection of the building and its surroundings was carried out on 14th February 2023.

Observations were made from ground level, as well as from 4.5m telescopic ladders, to examine potential roost features. A Ridgid CA300 endoscope was available but not required during the survey. A Coast HP 10R 1000 lumens torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

The survey was compliant with the current best practice guidance, as detailed in Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn*). The Bat Conservation Trust, London.

2.1 Limitations

It is recognised that limiting the survey to a single visit in February does not take account of bat activity on the site through the active season (April to October) or at other times of the year.

The presence and behaviour of species, especially mobile species such as bats and birds, can change over time. Ecology surveys are therefore always time-limited in their currency.

3.0 Results of the Survey

59 Fairfield Drive is an occupied, detached bungalow with a single storey extension and roof dormer to the rear (north) elevation. The walls are constructed of brick, in good condition with no gaps. The roof is covered with cement interlocking tiles, well-sealed apart from an area of lifted lead around the base of the chimney. There are hanging tiles on the existing dormer all of which are well sealed with no gaps visible. All windows, doors and fascias are upvc, sealed tight with no gaps. The gables are mortared, although some areas of mortar are showing signs of wear and are starting to break away. However, none of these gaps currently provide suitable conditions for use by roosting bats.

There is a single roof void to the (front) south elevation in the area of the proposed dormer, which is currently used for storage. The roof is underlined with bitumastic hessian which is intact. The roof void is boarded on the floor, with rock wool insulation beneath the floor boards. The rock wool has also been used to seal the roof edges at the eaves and along the back wall of the existing dormer. The interior block and brick walls are also well sealed and no potential access points (for bat and/or birds) into the roof void was found.

Habitats and surroundings

The proposed development site is situated in a residential area on the south west of Clitheroe Town Centre. There is a hardstanding driveway as well as paving all around the property. Timber fencing and planted borders with low growing shrubs are located in the rear garden.

There are other residential dwellings with gardens, as well as areas of green space including recreational areas with scattered trees, to the west. These landscape features provide some potential shelter and foraging resources for use by bat and bird populations in the close and wider surroundings.

The levels of artificial lighting are expected to be at least moderate based on density of housing and proximity of street lighting.

Bats

No bats or evidence of bats were found during the daytime inspection.

Potential roosting features for bats are:

Night roosting
Negligible potential – the building is not suitable for use by night roosting bats

Day roosting
Low potential – limited to gaps associated with the lead flashing at the chimney base

Hibernation roosting
Low potential – limited to gaps associated with the lead flashing at the chimney base

The assessment above reflects the condition of the features and their environment. It is the professional judgement of Ecology Services UK Ltd that no further surveys are warranted at this time.

Nesting birds

No bird nests or bird nesting material were found during the survey.

The front and rear gardens are paved with very limited vegetation suitable for nesting birds. Small birds could potentially utilise gaps associated with lead flashing around the chimney base.

There is potential for birds to utilise the Leylandii hedge within the neighbouring garden during the nesting season (February to September); but this is far enough away not to be subject to disturbance during the proposed works.

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts, Issues & Rationale	Action Required
Bats	There are no known impacts to bat roosts as a result of the proposed development. It is advised that there are potential roost features suitable for bats associated with a small number of gaps within the roof coverings. In this location and landscape setting, these features have low potential for bats to use throughout the year. All bat species and bat roosts are afforded full protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019	**Advice (mitigation):** All personnel involved in the proposed development should be carefully advised about bats, 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.** **Advice (mitigation):** As a precaution, it is advised that when removal or disturbance of potential roost features such as lead flashing are to take place, this should be done carefully by hand. **At all times.** **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.**

Table 1 Bats

4.2 Nesting birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	There are potential impacts (disturbance, damage and destruction) to nesting birds, nests and eggs as a result of the proposed development. It is advised that there is potential for birds to utilise gaps associated with lead flashing around the chimney base during the bird nesting season (February to September). 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. 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. 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.	**Advice (mitigation):** It is advised that the most appropriate way to address the risk to nesting birds is: Avoid disturbance to the building 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).** **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.** **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

Compliance with the actions outlined in the Tables above will help to avoid committing offences in relation to protected species (bats and nesting birds).

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 some risk of protected species (bats and nesting birds) being present in the future, but where the potential risks are judged insufficient to trigger the need for further investigative surveys prior to a planning application.

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
Tel: 07842 694 618

Image showing front (south) elevation of 59 Fairfield Drive

Image showing existing dormer and single storey extension to the rear (north) elevation

Image of east gable showing areas of 'brittle' mortar. These gaps were examined during the surveys and are currently unsuitable for use by bats and birds. These features may become suitable for use by bats and birds over time.

Image showing roof void with intact liner, mortared block walls and rock wool