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Mr P Jones
55 Edisford Road
Clitheroe
BB7 3LA

7th March 2023

Dear Mr Jones

Re: Proposed development at 55 Edisford Road, Clitheroe, BB7 3LA

Thank you for your request for a bat survey.

We understand that the proposal is for a two-storey extension to the east elevation (replacing an existing garage) and the construction of a new garage to the west elevation (replacing an existing car port and timber storage building).

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 Lancashire 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 3rd March 2023.

Observations were made from ground level, as well as from 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 March 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.

The roof could not be examined in detail due to the height of the building and the associated measures required for a safe inspection. However, all of the external roof coverings were visible through binoculars at ground level, and this enabled an assessment to be made in relation to potential roosting areas for bats.

3.0 Results of the Survey

55 Edisford Road is a two storey, detached dwelling house, constructed of brick rendered walls with part stone cladding on the front (north elevation). There is a dual pitched roof covered with cement tiles and upvc windows, doors, soffits and verge covers along the roof edges.

To the rear (south elevation) is a single storey conservatory and covered, outside seating area. To the east is an adjoining single garage and store room with a flat metal sheet roof and to the west is a car port and covering a timber framed storage building.

There is a single, shallow roof void above the house with timber roof supports, modern roof liner and rock wool insulation on the floor. There are no roof voids associated with the garage, car port or storage areas.

All external and internal features on the house, garage and car port, including the roof coverings are well sealed with no visible gaps that are suitable for use by bats.

The car port has features (e.g. ledges) and the garage contains a part open storage room, both of which are suitable for use by nesting birds during the nesting season (February to September).

Habitats and surroundings

The proposed development site is within a residential area to the south west of Clitheroe Town Centre. There is a hardstanding driveway to the north and a rear garden with timber fencing, planted borders, mown lawn and paving to the south.

There are other residential dwellings with gardens, as well as a church and playing fields with connecting hedgerows and scattered trees in close proximity. These landscape features provide potential shelter and foraging resources for use by bat and bird populations in the immediate and wider surroundings.

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

Bats

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

Potential roosting features for bats are:

Night roosting

Low potential – the car port area has very low potential for use by night roosting bats; the potential is limited by landscape context and extent of artificial lighting

Day roosting

Negligible potential – there are no suitable day roosting features

Hibernation roosting

Negligible potential – there are no suitable hibernation features

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 part open storage room on the garage and ledges associated with the car port area are suitable to support nesting birds. Whilst it is recognised that both of these areas are likely to be in regular, daily use and that this may deter birds, there is still some risk of birds nesting during the breeding season (February to September).

There is high potential for nesting birds to utilise the boundary trees and shrubs located in the neighbouring gardens to the immediate south and east during the nesting season (February to September). This vegetation is close enough to the proposed works for any nesting birds to be subject to disturbance.

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts, Issues & Rationale	Action Required
Bats	<p>There are no known impacts to bats or bat roosts as a result of the proposed works.</p> <p>There are no potential roost features associated with the building at this time.</p>	No action required

Table 1 Bats

4.2 Nesting birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	<p>There are potential impacts (disturbance, damage and destruction) to nesting birds, nests and eggs as a result of the proposed works.</p> <p>It is advised that there is high potential for birds to be nesting within the adjacent 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>Advice (mitigation): It is advised that the most appropriate way to address the risk to nesting birds is:</p> <p>Avoid disturbance to the building during the nesting season.</p> <p>Or</p> <p>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):</p> <p>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</p>

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds continued	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.	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.

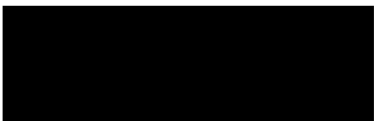
Table 2 Nesting Birds

Compliance with the actions outlined in the Tables above will help to avoid committing offences in relation to protected species (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 a risk of protected species (nesting birds) being present but further investigative surveys are not required prior to development works.

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





Image showing north (front) elevation at 55 Edisford Road



Image showing south (rear) elevation at 55 Edisford Road



Image showing rear garden with boundary vegetation (example of potential bird nesting area indicated by red arrow), car port and timber building (black arrow)



Image of garage storage room, showing potential access for use by nesting birds (red arrow)



Image showing example of sealed soffit with no potential access for use by birds or bats



Image showing shallow roof void, no potential access points present



Image showing potential bird nesting area associated with car port and timber building



Image showing well maintained rear garden. Neighbouring trees and shrubs along the boundaries have potential to support nesting birds during the breeding season (February to September)