# Preliminary Roost Assessment

## 19 Properties on Kirkfield, Chipping, PR2 2GL

## Michael Dyson Associates Limited

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**Industry Guidelines and Standards**

This report has been written with due consideration to:

- Chartered Institute of Ecology and Environmental Management (2017). Guidelines for Preliminary Ecological Appraisal. 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2018). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2017). Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.
- Chartered Institute of Ecology and Environmental Management (2020). Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK. 2nd Edition. Chartered Institute of Ecology and Environmental Management, Winchester.
- British Standard 42020 (2013). Biodiversity – Code of Practice for Planning and Development.
- British Standard 8683:2021 (2021). Process for Designing and Implementing Biodiversity Net Gain.

**Proportionality**

> The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.
>
> The desk studies and field surveys undertaken to provide a Preliminary Ecological Appraisal (PEA) might in some cases be all that is necessary.
>
> (BS 42020, 2013)

## Executive Summary

Arbtech Consulting Limited was instructed by Michael Dyson Associates Limited to undertake a Preliminary Roost Assessment (PRA) at 19 Properties on Kirkfield, Chipping, PR2 2GL (hereafter referred to as "the site"). The survey was required to inform energy efficiency upgrade works to a number of properties including external wall insulation, new windows, new doors, loft insulation and ventilation upgrades (hereafter referred to as "the proposed development").

**The following is work you will need to commission to comply with planning policy and legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Table 4 of this report.**

| Building | Survey Results Summary | Impact Assessment | Recommendations |
|---|---|---|---|
| Roosting bats (B1) | B1 has a confirmed roost, as identified by droppings located within the loft space of B1. | The proposed works include the replacement of the windows and doors across all buildings, external wall insulation and new uPVC guttering. These works will not impact the roof structure and therefore the features identified will not be impacted. The eaves are also proposed to be extended to accommodate the external wall insulation, which may impact the bottom row of roof tiles. No other areas of the existing roof will be impacted. This could result in modification or destruction of any bat roosts present and could cause disturbance, death or injury to bats. | Three bat emergence and re-entry surveys are required during the active bat season (optimal May to August, suboptimal September) to characterise the roosts present. At least two of the surveys should be completed during the optimal survey period mid-May to August inclusive.<br>Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart.<br>Two surveyors are required to provide full coverage of the building.<br><br>An EPSL application to Natural England may be required. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. |
| B2 & B3 | B2 and B3 have low habitat value for supporting roosting bats due to the presence of features suitable for low numbers of bats such as raised roof tiles and gaps along the gable-ends. | The proposed works include the replacement of the windows and doors across all buildings, external wall insulation and new uPVC guttering. These works will not impact the roof structure and therefore the features identified will not be impacted. The eaves are also proposed to be extended to accommodate the external wall insulation, which may impact the bottom row of roof tiles. No other areas of the existing roof will be impacted. The features present near this area (i.e. gaps on gable-ends) will be retained but due to the proximity to the work area any bats utilising these features may be subject to disturbance. | As stipulated in professional survey guidance, low value buildings typically require one bat emergence or re-entry survey to be completed during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely-absence of a bat roost. However, a single bat emergence or re-entry survey has a low detection rate for bat roosts and is often an unreliable way of identifying the presence of bat roosts. Given the limited suitable bat habitat on the site it is considered unlikely that bat roosts would be present and that further bat surveys would be disproportional to the anticipated risk posed to bats as a result of the proposed works. It is anticipated that any risk to bats can be reduced to an acceptably low level though the implementation of a precautionary working method statement. |
| B4 & B9 | B4 & B9 have negligible habitat value for supporting roosting | Bats are very unlikely to be roosting within these buildings and as such, there are not anticipated to be any impacts on roosting bats as a result of the proposed works to these buildings. | None. |

| | | | |
|---|---|---|---|
| | bats due to a lack of suitable features. | | |
| B5 & B6 | B5, B6, B7 B8, B11, B12, B13 and B14 have low habitat value for supporting roosting bats due to the presence of features suitable for low numbers of crevice-dwelling bats such as lifted roof tiles, missing mortar under ridge tiles and missing mortar along roof verges.<br><br>B7, B10, B14 and B15 also have low habitat value for supporting roosting bats due to the presence of features on the rear extension of the buildings | The proposed works include the replacement of the windows and doors across all buildings, external wall insulation and new uPVC guttering. These works will not impact the roof structure and therefore the features identified will not be impacted. The eaves are also proposed to be extended to accommodate the external wall insulation, which may impact the bottom row of roof tiles. No other areas of the existing roof will be impacted. The features identified across B5, B6, B7 B8, B11, B12, B13 and B14 are off sufficient distance from the eaves of the building (i.e. proposed working area) that if bats are present within the features, no impacts are anticipated.<br><br>No works are proposed for the rear extension of the dwellings and as such any features on these areas of the building will not be impacted by the proposed works. | Due to the distance of the proposed working areas from the identified features no impacts to roosting bats are anticipated and as such no further surveys are required. If any plans change and the identified features will be impacted, then further surveys may be required to determine the presence/absence of roosting bats. |
| Foraging and commuting bats | There are no habitats on the site which could be used by bats for foraging or commuting. | The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. | None. |
| Nesting birds | The buildings offer no opportunities for nesting birds. | None. | None. |
| Other ecological constraints | None identified. | N/A | N/A |

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## 1.0 Introduction and Context

### *1.1 Background*

Arbtech Consulting Limited was instructed by Michael Dyson Associates Limited to undertake a Preliminary Roost Assessment (PRA) at 19 Properties on Kirkfield, Chipping, PR2 2GL (hereafter referred to as "the site"). The survey was required to inform energy efficiency upgrade works to a number of properties including external wall insulation, new windows, new doors, loft insulation and ventilation upgrades (hereafter referred to as "the proposed development"). Plans showing the proposed works are provided in Appendix 1.

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting. This has been undertaken with due consideration to the "Bat Surveys for Professional Ecologists —Good Practice Guidelines" publication (Collins, 2016). No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

### *1.2 Site Location and Landscape Context*

The site is located at National Grid Reference SD 61986 43360 (central point). The site comprises 16 properties within the village of Chipping, along Kirkfield. It is surrounded by the roads of dwellings of eh village, with agricultural land and pockets of woodland across the wider landscape. A site location plan is provided in Appendix 2.

### *1.3 Scope of the Report*

This report provides a description of all features suitable for roosting, foraging and commuting bats and evaluates those features in the context of the site and wider environment. It further documents any physical evidence collected or recorded during the site survey that establishes the presence of roosting bats. It provides information on possible constraints to the proposed development as a result of bats and summarises the requirements for any further surveys to inform subsequent mitigation proposals, achieve planning or other statutory consent and to comply with wildlife legislation. To achieve this, the following steps have been taken:

- A desk study has been carried out.
- A field survey has been undertaken, including an inspection of built structures, to determine the presence or the suitability of any features which bats could use for roosting and to assess the suitability of the site's bat foraging and commuting habitat.
- An outline of potential impacts on any confirmed or unidentified roosts has been provided, based on the proposed development.
- Recommendations for further surveys and mitigation have been made, along with advice on the requirements for a European Protected Species Licence (EPSL) application if appropriate.
- Opportunities for the enhancement of the site for roosting, foraging and commuting bats have been set out.

## 2.0 Methodology

### *2.1 Desk Study*

The desk study included a 2km radius review of statutory designated sites with bat qualifying interests and granted EPSL records for bats held on magic.gov.uk database. An assessment of the surrounding landscape structure was also completed using aerial images from Google Earth and OS maps.

### *2.2 Field Survey*

The survey was undertaken by Mel Reid BSc (hons) MRes (Natural England Bat Licence Number: 2019-43774-CLS-CLS (class 1) and accredited on 2022-10404-CL18-BAT (class 2)) on 8Th January 2024.

The PRA focussed on 16 built structures which will be affected by the proposed development as well as providing an overview of the wider site and the surrounding landscape for bat roosting, foraging and commuting habitat.

For any surveyed buildings:

A non-intrusive visual appraisal was undertaken from the ground, using binoculars to inspect the external features of the buildings for features which bats could use for roosting, including access or egress points and for signs of bat use including droppings, scratch marks, insect remains and urine smear marks. An internal inspection of the buildings was also made, including the living areas and any accessible roof spaces, using a torch and ladders. The surveyor paid particular attention to the floor and flat surfaces, window shutters and frames, lintels above doors and windows, and carried out a detailed search of numerous features within the roof space.

### *2.3 Breeding Birds and Other Incidental Observations*

The surveyor also made note of any other ecological constraints observed during the survey, notably the likelihood of presence or signs of breeding birds, and the suitability of the site for barn owls.

### *2.4 Suitability Assessment*

Built structures were categorised according to the likelihood of bats being present and the types of roost that the identified features could support. This is summarised in Table 1 below. Roost suitability is classified as high, moderate, low and negligible and dictates any further surveys required before works can proceed.

*Table 1: Features of a building that are correlated with use by bats*

| ***Classification*** | ***Feature of building and its context*** |
|---|---|
| High | Buildings or structures with features of particular significance for larger numbers of roosting bats e.g. mines, caves, tunnels, icehouses and cellars.<br>Habitat on site and surrounding landscape of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland.<br>Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. |

| | |
|---|---|
| | Site is proximate to known or likely roosts (based on historical data).<br>Buildings with high suitability could support roosts of high conservation value such as maternity or hibernation roosts. |
| Moderate | Buildings or structures with one or more features suitable for more regular roosting due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation value such as maternity or hibernation roosts.<br>Continuous habitat connected to the wider landscape which could be used by bats for commuting such as lines of trees, linked gardens.<br>Foraging habitat in the surrounding area such as trees, scrub, grassland or water. |
| Low | Buildings or structures with one or more features suitable for use sporadically by individual or small numbers of bats. Potential roost features may be suboptimal for reasons such as shallow depth, poor thermal qualities or upwards orientation with exposure to inclement weather or predators.<br>Habitat suitable for foraging in close proximity, but largely isolated in the landscape. Or an isolated site not connected by prominent linear features. |
| Negligible | Unsuitable for use by bats. |

### *2.5 Limitations*

It should be noted that whilst every effort has been made to describe the features on site in the context of their suitability for roosting bats, this does not provide a complete characterisation of the site. This survey provides a preliminary view of the likelihood of bats being present. This is based on suitability of the habitats on site and in the local area, the ecology and biology of bats as currently understood, and the known distribution of bats as recovered during the desk study. Bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time.

A search for historical bat records has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for bats, it is not anticipated that the purchase of historical records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

There was a lack of internal to the following properties:

- B4 (4 Kirkfield)
- B12 (20 Kirkfield)
- B14 (34 Kirkfield)
- B16 (38 Kirkfield)

These limitations have been taken into account during the evaluation of the site and requirement for further surveys and mitigation.

## 3.0 Results and Evaluation

### *3.1 Designated Sites*

There are no statutory designated sites identified within 2km of the site. The closest designated site is the Bowland Fells Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA). The site lies within the SSSI Impact Risk Zone for this site, however the proposed development type is not listed as a possible high risk to this designation. The presence of non-statutory designated sites cannot be established without obtaining a data search from the local records centre. The site lies within the Forest of Bowland Area of Outstanding Natural Beauty.

### *3.2 Historical Records*

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSL records for bats have been returned within 2km of the site. The closest bat EPSL was located over 5km from the site.

### *3.3 Field Survey Results*

The weather conditions recorded at the time of the survey are shown in Table 2. The results of the field survey are detailed in Table 3 and illustrated in Appendix 3.

*Table 2: Weather conditions during the survey*

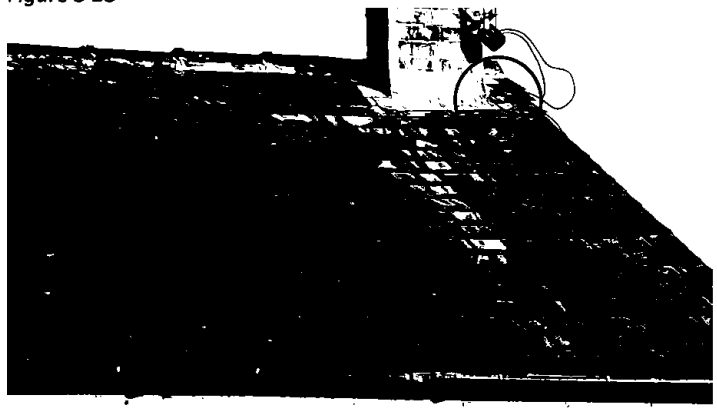
| | |
|---|---|
| **Date:** | 08/01/2024 |
| **Temperature** | 3°C |
| **Humidity** | 75% |
| **Cloud Cover** | 30% |
| **Wind** | 1mph |
| **Rain** | None |

*Table 3: PRA Results*

| Feature | Description | Photographs |
|---|---|---|
| Bat foraging and commuting habitat | The surveyed buildings are all located within the village of Chipping. The village consists of a small urban area of dwellings and roads, surrounded by agricultural fields with hedgerows and tree-lined boundaries. There is an area of woodland immediately north of the village which extends as a linear features towards the north connecting it to further areas of woodland. These linear features (woodlands, hedgerows, tree-lines) provide good quality bat foraging and commuting habitat across the landscape of the survey area. Further, the presence of water bodies and courses across the surrounding landscape will provide further foraging habitat for bats. | |

| | | |
|---|---|---|
| B1-B3 - exterior | B1, B2 and B3 are adjoined bungalows (1, 2, & 3 Kirkfield) all of the same architecture and as such have been described together for this report (Figures 1 – 3).<br><br>The buildings consist of breezeblock walls, all of which offer no gaps suitable for roosting bats. The roof structures consist of pitched roof clad in slate roof tiles. There are chimneys present on each dwelling with lead flashing surrounding the bases. There are no soffits or bargeboards present, with the roof sit directly atop the wall tops. Guttering is present on the front and rear elevations.<br><br>The following features suitable for roosting bats were noted across B1-B3:<br>• Small area of raised tiles on front elevation of B1 (Figure 4)<br>• Gaps along roof verge on gable-end of B1 (Figure 5)<br>• Gaps around vent in roof of B1 (Figure 6)<br>• Small area of raised tiles on front elevation of B2 (Figure 7)<br>• Small gap between wall top and roof on rear elevation of B2 (Figure 8)<br>• Small area of raised tiles on front elevation of B3 (Figure 9)<br>• Small area of crumbled mortar between wall top and roof on rear elevation of B2 (Figure 10)<br><br>All features above will provide suitable roosting habitat for crevice-dwelling species.<br><br>B1, B2 and B3 are considered to have **low habitat value** for supporting roosting bats due to the aforementioned features. B1 is also a **confirmed roost** due to the presence of evidence of bats within the loft space (see below). |  <br>*Figure 1 B1*<br>  <br>*Figure 2 B2* |

*Figure 3 B3*



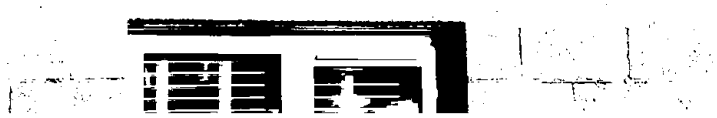


*Figure 4 Raised roof tiles on B1*

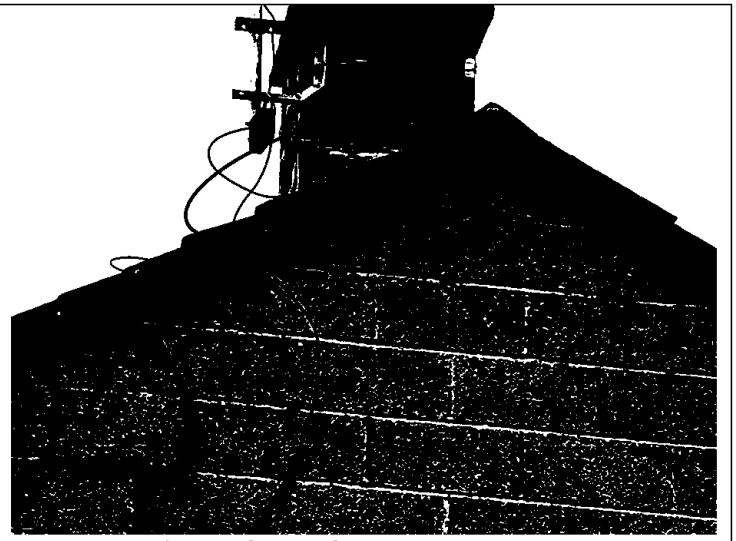


*Figure 5 Gaps along roof verge of B1*

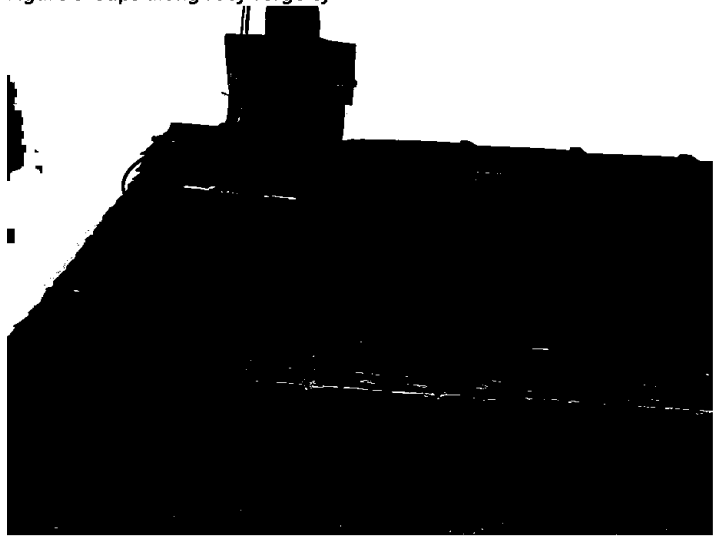


*Figure 6 Gaps around roof vent on B1*

*Figure 7 Raised tiles on roof of B2*

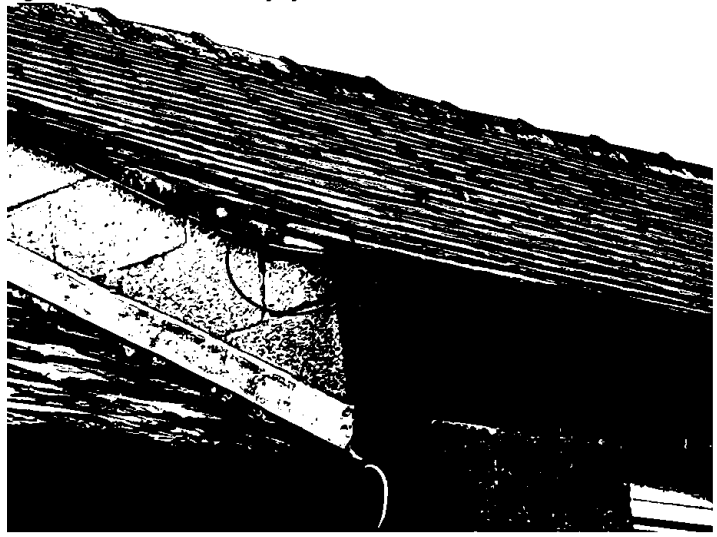


*Figure 8 Gap on wall top of B2*

*Figure 9 Raised tiles on roof of B3*

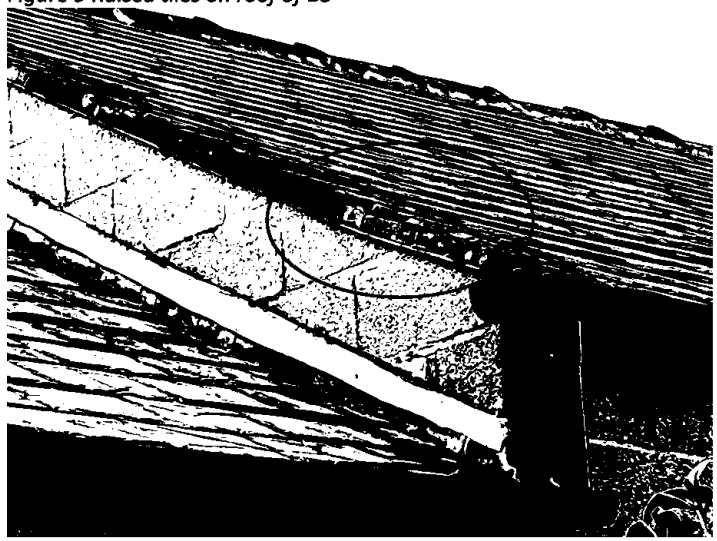
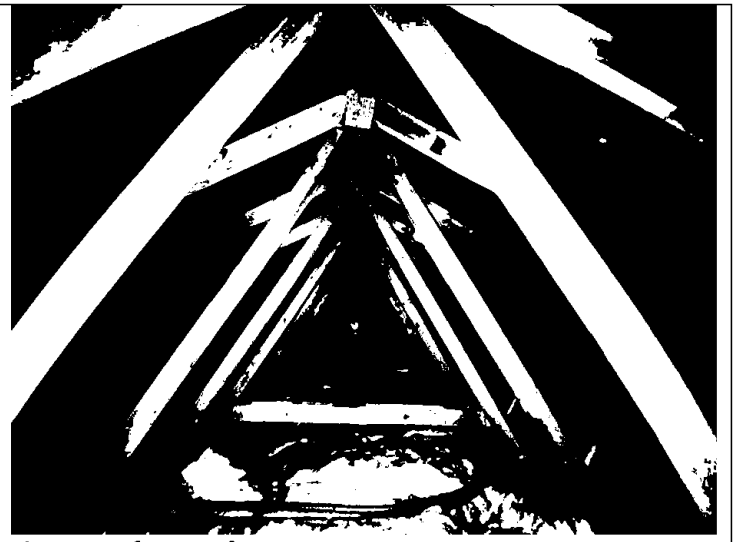
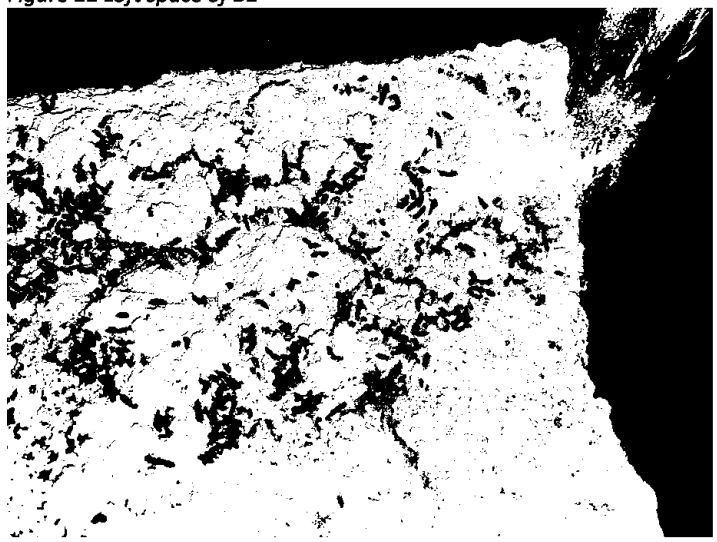


*Figure 10 Gap on wall top of B3*

| | | |
|---|---|---|
| B1-B3 - interior | Internally, there is one loft space within the roof void each of dwelling. All loft spaces of are of similar architecture. The internal roof structures are constructed of modern timber beams, with a bitumen felt lining present. No daylight could be seen entering the loft spaces through the roof or along the eaves indicating a lack of access points.<br><br>Approximately 30 bat droppings were located on the chimney breast within the loft space of B1 (figure 12). The location of the droppings are likely a result of bats roosting on the gable-end wall top, or within the roof structure, and the droppings have fallen through into the loft space. |  <br>*Figure 11 Loft space of B1*<br>  <br>*Figure 12 Bat droppings on chimney breast within loft of B1* |

| | | |
|---|---|---|
| B4-B6 - overview | B4, B5 and B6 are adjoined bungalows (4, 5 & 6 Kirkfield) all of the same architecture and as such have been described together for this report (Figure 13 – 15).<br><br>The buildings consist of breezeblock walls, all of which offer no gaps suitable for roosting bats. The roof structures consist of pitched roof clad in slate roof tiles. There are chimneys present on each dwelling with lead flashing surrounding the bases. There are no soffits or bargeboards present, with the roof sit directly atop the wall tops. Guttering is present on the front and rear elevations.<br><br>The following features suitable for roosting bats were noted across B4-B6:<br>• Missing mortar under ridge tile on front elevation of B5 (Figure 16)<br>• Raised roof tiles on front elevation of B6 (Figure 17)<br>• Missing mortar under ridge tile on rear elevation of B6 (Figure 18)<br><br>All features above will provide suitable roosting habitat for crevice-dwelling species.<br><br>B4 has **negligible habitat value** for roosting bats due to a lack of features present. B5 and B6 are considered to have **low habitat value** for supporting roosting bats due to the aforementioned features.<br><br>There was no internal access into B4 and as such the loft space could not be inspected. |  <br>*Figure 13 B4*<br>  <br>*Figure 14 B5* |

*Figure 15 B6*

*Figure 16 Missing mortar under ridge tile of B5*

*Figure 17 Raised tiles on front elevation of B6*

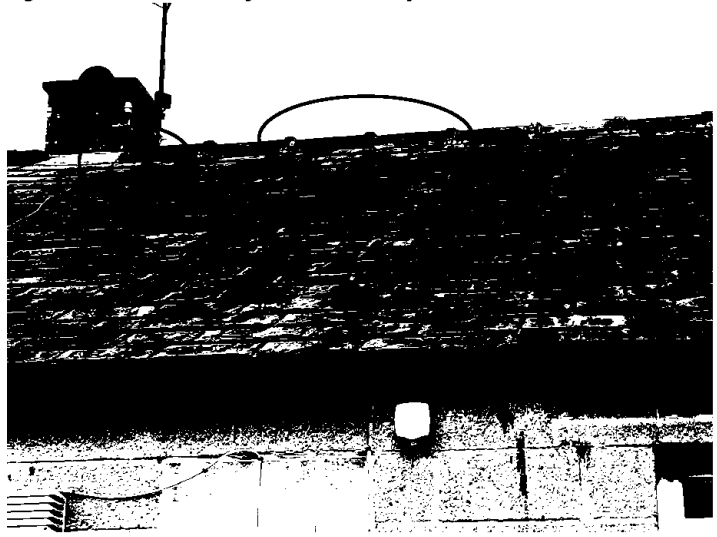


*Figure 18 Missing mortar under ridge tiles of B6*

| | | |
|---|---|---|
| B4-B6 - interior | Internally, there is one loft space within the roof void each of dwelling. All loft spaces of are of similar architecture. The internal roof structures are constructed of modern timber beams, with a bitumen felt lining present. No daylight could be seen entering the loft spaces through the roof or along the eaves indicating a lack of access points. |  <br>*Figure 19 Loft space of B4* |
| B7 - exterior | B7 is a terrace dwelling (9 Kirkfield) of the same architecture as B1-B6, expect it is double-storey and not a bungalow (Figure 20).<br><br>The building consists of breezeblock walls, all of which offer no gaps suitable for roosting bats. The roof structure consists of a pitched roof clad in slate roof tiles. There is a chimney present with lead flashing surrounding the base. There are no soffits or bargeboards present, with the roof sit directly atop the wall tops. Guttering is present on the front and rear elevations. There is a single-storey extension to the rear of the dwelling of the same architecture as the main building.<br><br>The following features suitable for roosting bats were noted across B7:<br>• Gap around roof tiles replacement (Figure 21)<br>• Missing mortar along extension roof verge (Figure 22)<br><br>All features above will provide suitable roosting habitat for crevice-dwelling species.<br><br>B7 has **low habitat value** for supporting roosting bats due to the aforementioned features. |  <br>*Figure 20 B7* |

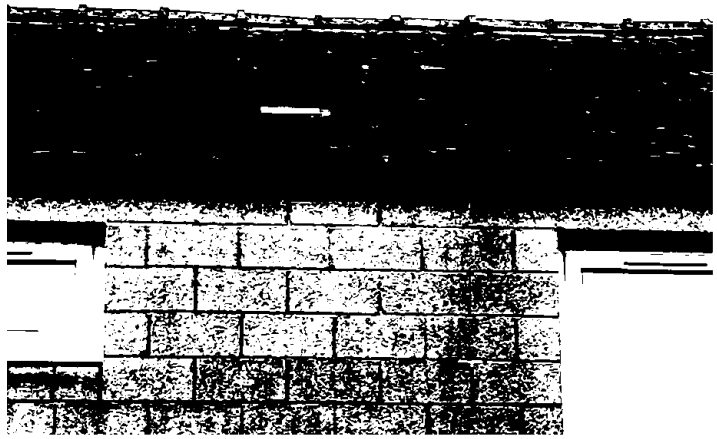


*Figure 21 Gap around replacement roof tile*

*Figure 22 Missing mortar along roof verge*

| | | |
|---|---|---|
| B7 - interior | Internally, there is one loft space within the roof void B7. The internal roof structure is constructed of modern timber beams, with a bitumen felt lining present. No daylight could be seen entering the loft spaces through the roof or along the eaves indicating a lack of access points. |  <br>*Figure 23 Loft space of B7* |
| B8 – exterior | B8 is a terrace dwelling (12 Kirkfield) of the same architecture as B7 (Figure 24).<br><br>The building consists of breezeblock walls, all of which offer no gaps suitable for roosting bats. The roof structure consists of a pitched roof clad in slate roof tiles. There is a chimney present with lead flashing surrounding the base. There are no soffits or bargeboards present, with the roof sit directly atop the wall tops. Guttering is present on the front and rear elevations. There is a single-storey extension to the rear of the dwelling of the same architecture as the main building.<br><br>The following features suitable for roosting bats were noted across B8:<br>• Missing mortar along extension roof verge (Figure 25)<br><br>The above feature will provide suitable roosting habitat for crevice-dwelling species.<br><br>B8 has **low habitat value** for supporting roosting bats due to the aforementioned feature. |  <br>*Figure 24 B8* |

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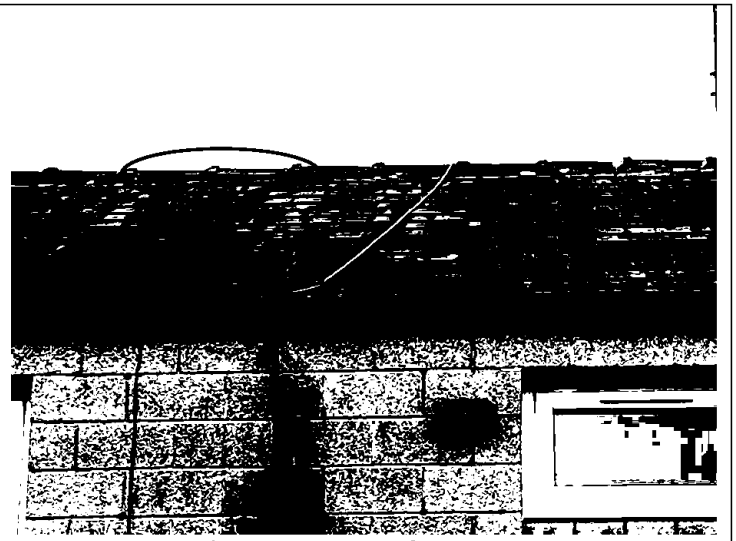
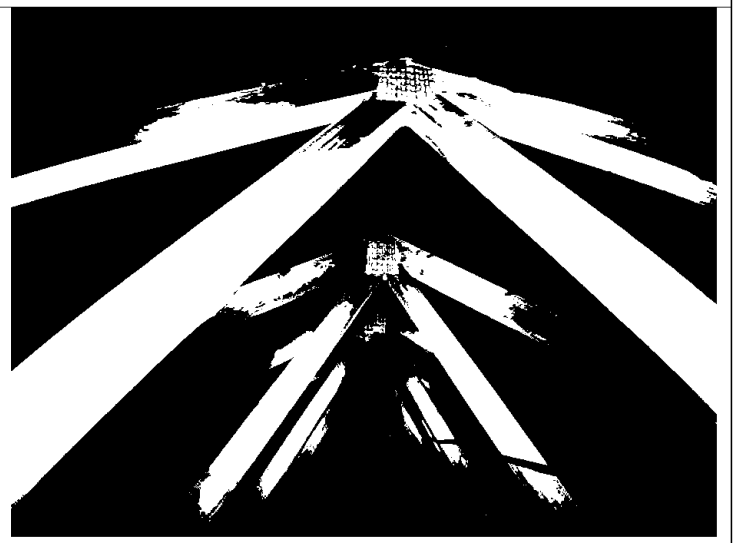
| | |  <br>*Figure 25 Missing ridge mortar on rear of B8* |
| B8 - interior | Internally, there is one loft space within the roof void B8. The internal roof structure is constructed of modern timber beams, with a bitumen felt lining present. No daylight could be seen entering the loft spaces through the roof or along the eaves indicating a lack of access points. |  <br>*Figure 26 Loft space of B8* |

| | | |
|---|---|---|
| B9 - exterior | B9 is an end-terrace dwelling (15 Kirkfield) with a side-extension (Figures 27 & 28). The walls are constructed of breezeblock, some of which are rendered in pebble-dash rendering, all of which offer no gaps suitable for roosting bats. The roof structure consists of a pitched roof clad in slate roof tiles. There is a chimney present with lead flashing surrounding the base. There are no soffits or bargeboards present, with the roof sit directly atop the wall tops. Guttering is present on the front and rear elevations. The walls and roof appear in a good condition with features present for roosting bats.<br><br>As such B9 has **negligible habitat value** for supporting roosting bats. |  <br>*Figure 27 B9*<br>  <br>*Figure 28 B9* |

| | | |
|---|---|---|
| B9 - interior | Internally, there is one loft space within the roof void B9. The internal roof structure is constructed of modern timber beams, with a bitumen felt lining present. No daylight could be seen entering the loft spaces through the roof or along the eaves indicating a lack of access points. |  <br>*Figure 29 Loft space of B9* |
| B10-B12 - exterior | B10, B11 and B12 are adjoined properties (18, 19 & 20 Kirkfield) of similar architecture to B9 (Figures 30 & 31). The walls are constructed of breezeblock, all of which offer no gaps suitable for roosting bats. The roof structures consist of pitched roofs clad in slate roof tiles. There is a chimney present on B11 with lead flashing surrounding the base. There are no soffits or bargeboards present, with the roof sit directly atop the wall tops. Guttering is present on the front and rear elevations. Each dwelling has a single-storey extension to the rear of similar architecture to the main dwelling.<br><br>The following features suitable for roosting bats were noted across B10-B12:<br>• Gap under roof tile on rear extension of B10 (Figure 32)<br>• Small area of raised roof tiles on front elevation of B11 (Figure 33)<br>• Raised roof tile on rear elevation of B12 (Figure 34)<br><br>The above features will provide suitable roosting habitat for crevice-dwelling species.<br><br>B10, B11 and B12 have **low habitat value** for supporting roosting bats due to the aforementioned features.<br><br>There was no internal access into B12 and as such the loft space could not be inspected. |  <br>*Figure 30 B10* |

*Figure 31 B11 & B12*

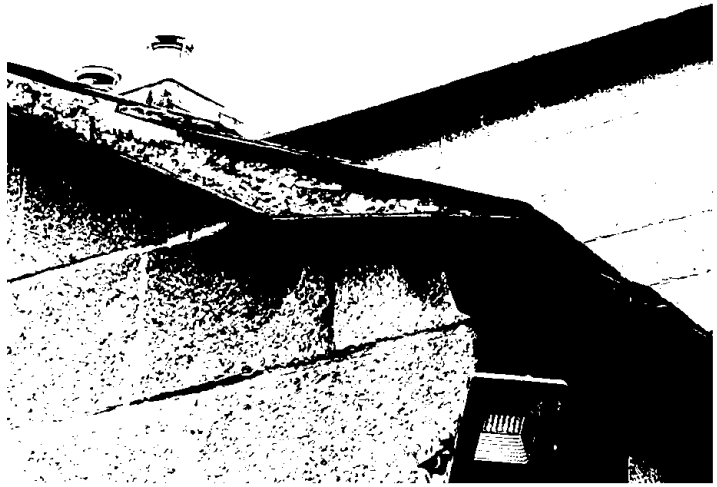


*Figure 32 Gap under roof tile of B10*

*Figure 33 Raised roof tiles on front elevation of B11*

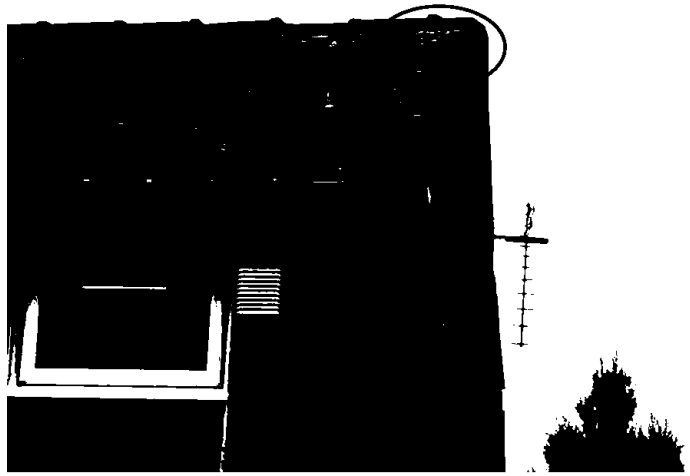


*Figure 34 Raised roof tile on rear elevation of B12*

| | | |
|---|---|---|
| B10-B12 - interior | Internally, there is one loft space within the roof void of each dwelling. The internal roof structure is constructed of modern timber beams, with a bitumen felt lining present. No daylight could be seen entering the loft spaces through the roof or along the eaves indicating a lack of access points. |  *Figure 35 Loft space of B12* |
| B13 - exterior | B13 is an end-terrace (29 Kirkfield) of the same architecture as B9, with a side-extension (Figures 36 & 37). The walls are constructed of breezeblock, some of which are rendered in pebble-dash rendering, all of which offer no gaps suitable for roosting bats. The roof structure consists of a pitched roof clad in slate roof tiles. There is a chimney present with lead flashing surrounding the base. There are no soffits or bargeboards present, with the roof sit directly atop the wall tops. Guttering is present on the front and rear elevations. There is a single-storey extension to the rear of the building of similar architecture to the main dwelling.<br><br>The following features suitable for roosting bats were noted across B13:<br>• Missing mortar along gable-end roof verge (Figure 38)<br><br>The above feature will provide suitable roosting habitat for crevice-dwelling species.<br><br>B13 has **low habitat value** for supporting roosting bats due to the aforementioned feature. |  *Figure 36 B13* |

*Figure 37 B13*

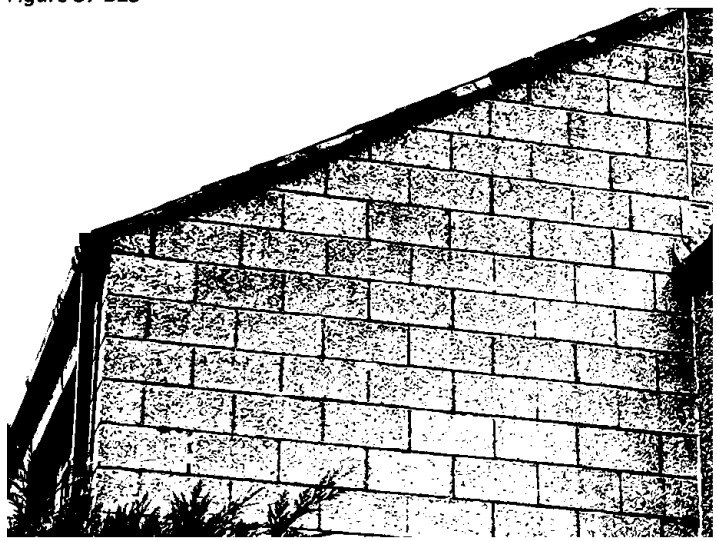


*Figure 38 Missing mortar along roof verge*

| | | |
|---|---|---|
| B13 - interior | Internally, there is one loft space within the roof void of B13. The internal roof structure is constructed of modern timber beams, with a bitumen felt lining present. No daylight could be seen entering the loft spaces through the roof or along the eaves indicating a lack of access points. |  <br>*Figure 39 Loft space of B13* |
| B14 - exterior | B14 is an end-terrace (34 Kirkfield) of similar architecture to the other buildings surveyed (Figure 40). The walls are constructed of breezeblock, some of which are rendered in pebble-dash rendering, all of which offer no gaps suitable for roosting bats. The roof structure consists of a pitched roof clad in slate roof tiles. There is a chimney present with lead flashing surrounding the base. There are no soffits or bargeboards present, with the roof sit directly atop the wall tops. Guttering is present on the front and rear elevations. There is a single-storey extension to the rear of the building of similar architecture to the main dwelling.<br><br>The following features suitable for roosting bats were noted across B14:<br>• Missing mortar under ridge tiles on front elevation of B14 (Figure 41)<br>• Missing mortar along roof verge of rear extension (Figure 42)<br><br>The above feature will provide suitable roosting habitat for crevice-dwelling species.<br><br>B14 has **low habitat value** for supporting roosting bats due to the aforementioned features.<br><br>There was no internal access into B14 and as such the loft space could not be inspected. |  <br>*Figure 40 B14* |

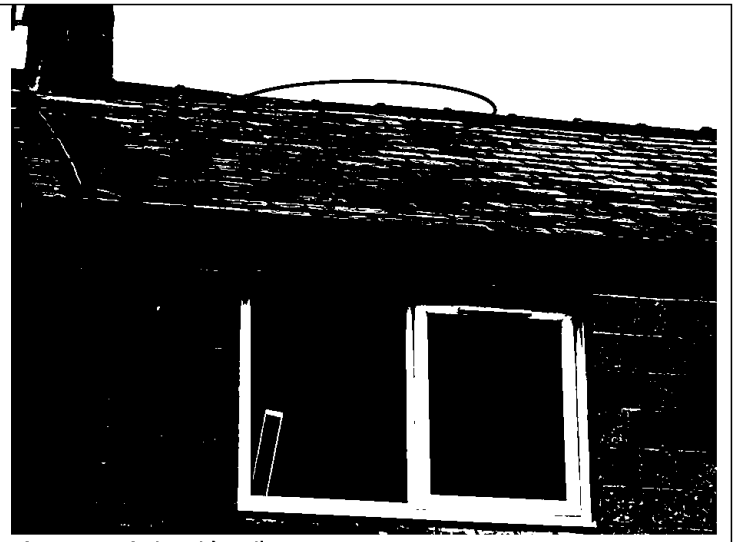


*Figure 41 Missing ridge tile mortar on B14*

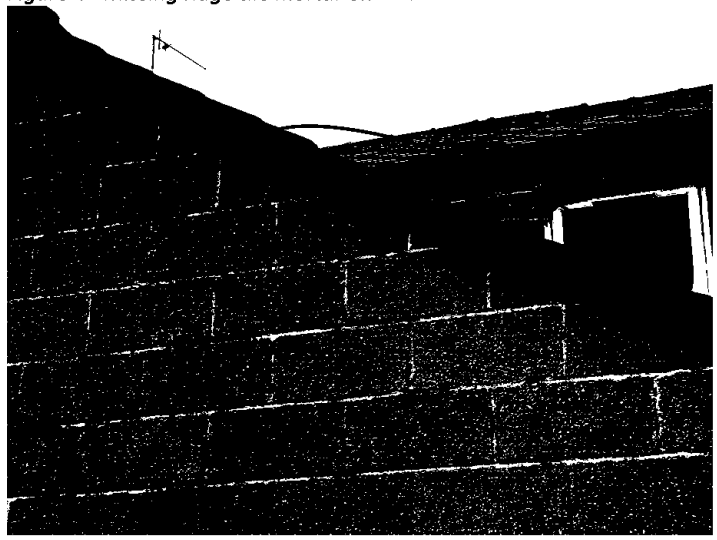
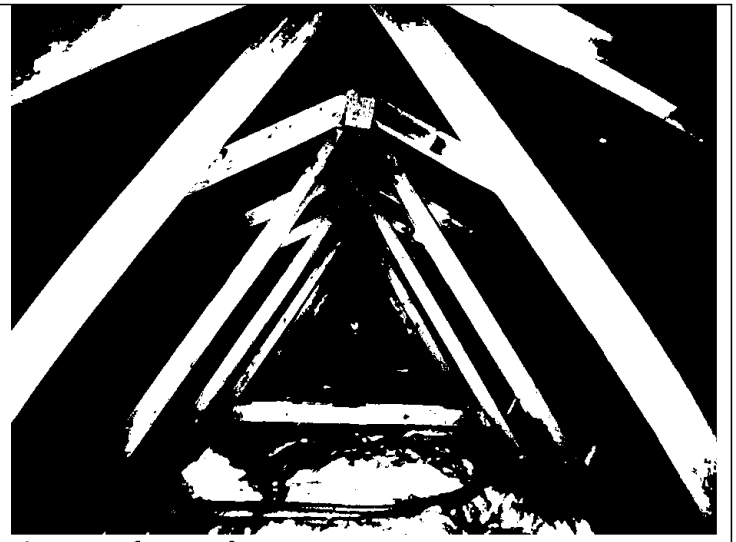


*Figure 42 Missing mortar along verge of extension of B14*

| | | |
|---|---|---|
| B15 – exterior | B15 is an end-terrace (35 Kirkfield) of the same architecture as B9 & B13, with a side-extension (Figure43). The walls are constructed of breezeblock, some of which are rendered in pebble-dash rendering, all of which offer no gaps suitable for roosting bats. The roof structure consists of a pitched roof clad in slate roof tiles. There is a chimney present with lead flashing surrounding the base. There are no soffits or bargeboards present, with the roof sit directly atop the wall tops. Guttering is present on the front and rear elevations. There is a single-storey extension to the rear of the building of similar architecture to the main dwelling.<br><br>The following features suitable for roosting bats were noted across B15:<br>• Broken roof tile on rear extension of B15 (Figure 44)<br><br>The above feature will provide suitable roosting habitat for crevice-dwelling species.<br><br>B15 has **low habitat value** for supporting roosting bats due to the aforementioned feature. |  <br>*Figure 43 B15*<br>  <br>*Figure 44 Broken on rear extension of B15* |

| | | |
|---|---|---|
| B15 - interior | Internally, there is one loft space within the roof void of B15. The internal roof structure is constructed of modern timber beams, with a bitumen felt lining present. No daylight could be seen entering the loft spaces through the roof or along the eaves indicating a lack of access points. |  <br>*Figure 45 Loft space of B15* |
| B16 - overview | B16 is a terrace (38 Kirkfield) of similar architecture to the other buildings surveyed (Figure 46). The walls are constructed of breezeblock, some of which are rendered in pebble-dash rendering, all of which offer no gaps suitable for roosting bats. The roof structure consists of a pitched roof clad in slate roof tiles. There is a chimney present with lead flashing surrounding the base. There are no soffits or bargeboards present, with the roof sit directly atop the wall tops. Guttering is present on the front and rear elevations. There is a single-storey extension to the rear of the building of similar architecture to the main dwelling.<br><br>The following features suitable for roosting bats were noted across B16:<br>• Missing tile on rear elevation of B16 (Figure 47)<br><br>The above feature will provide suitable roosting habitat for crevice-dwelling species.<br><br>B16 has **low habitat value** for supporting roosting bats due to the aforementioned features.<br><br>There was no internal access into B16 and as such the loft space could not be inspected. |  <br>*Figure 46 B16* |

| | | |
|---|---|---|
| | |  <br>*Figure 47 Missing tile on rear of B16* |
| B1 - breeding birds and other incidental observations | No evidence of nesting birds was noted across any of the buildings surveyed. The buildings were found to be of limited value for nesting birds. | N/A |

## 4.0 Conclusions, Impacts and Recommendations

Taking the desk study and field survey results into account, Table 4 presents an evaluation of the value of the site for bats and also details any other ecological constraints identified such as nesting birds in relation to the proposed development which will comprise energy efficiency upgrade works to a number of properties including external wall insulation, new windows, new doors, loft insulation and ventilation upgrades.

*Table 4: Evaluation of the site for bats and any other ecological constraints*

| Building | Survey Results Summary | Impact Assessment | Recommendations | Biodiversity Enhancement Opportunities[1] |
|---|---|---|---|---|
| Roosting bats (B1) | B1 has a confirmed roost, as identified by droppings located within the loft space of B1. | The proposed works include the replacement of the windows and doors across all buildings, external wall insulation and new uPVC guttering. These works will not impact the roof structure and therefore the features identified will not be impacted. The eaves are also proposed to be extended to accommodate the external wall insulation, which may impact the bottom row of roof tiles. No other areas of the existing roof will be impacted. This could result in modification or destruction of any bat roosts present and could cause disturbance, death or injury to bats. | Three bat emergence and re-entry surveys are required during the active bat season (optimal May to August, suboptimal September) to characterise the roosts present. At least two of the surveys should be completed during the optimal survey period mid-May to August inclusive.<br>Infra-red cameras should be used as an aid. Surveys should be a minimum of three weeks apart.<br>Two surveyors are required to provide full coverage of the building.<br><br>An EPSL application to Natural England may be required. The EPSL application requires that surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.<br><br>A Material Changes Check will be required within three months of the EPSL submission, if no survey work has been undertaken within that period. If bat droppings were found during the PRA, a sample will need to be sent off for DNA analysis to confirm the bat species present, to inform the EPSL application. Biological records data will also need to be obtained to inform the application. | N/A |

[1] The Local Planning Authority has a duty to ask for enhancements under the NPPF (2021).

| | | | | |
|---|---|---|---|---|
| B2 & B3 | B2 and B3 have low habitat value for supporting roosting bats due to the presence of features suitable for low numbers of bats such as raised roof tiles and gaps along the gable-ends. | The proposed works include the replacement of the windows and doors across all buildings, external wall insulation and new uPVC guttering. These works will not impact the roof structure and therefore the features identified will not be impacted. The eaves are also proposed to be extended to accommodate the external wall insulation, which may impact the bottom row of roof tiles. No other areas of the existing roof will be impacted. The features present near this area (i.e. gaps on gable-ends) will be retained but due to the proximity to the work area any bats utilising these features may be subject to disturbance. | As stipulated in professional survey guidance, low value buildings typically require one bat emergence or re-entry survey to be completed during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely-absence of a bat roost. However, a single bat emergence or re-entry survey has a low detection rate for bat roosts and is often an unreliable way of identifying the presence of bat roosts. Given the limited suitable bat habitat on the site it is considered unlikely that bat roosts would be present and that further bat surveys would be disproportional to the anticipated risk posed to bats as a result of the proposed works. It is anticipated that any risk to bats can be reduced to an acceptably low level though the implementation of a precautionary working method statement to include:<br>• Works will be scheduled during the winter months (November to March) when bats are least likely to be present, insofar as is possible.<br>• An inspection of the potential roost features identified in this report will be undertaken prior to works commencing.<br>• No works that will impact the features identified in this report directly (i.e. blocking up, preventing access).<br>• In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. | |
| B4 & B9 | B4 & B9 have negligible habitat value for supporting roosting bats due to a lack of suitable features. | Bats are very unlikely to be roosting within these buildings and as such, there are not anticipated to be any impacts on roosting bats as a result of the proposed works to these buildings. | None. | N/A |
| B5 & B6 | B5, B6, B7 B8, B11, B12, B13 and B14 have low habitat value for supporting | The proposed works include the replacement of the windows and doors across all buildings, external wall insulation and new uPVC | Due to the distance of the proposed working areas from the identified features no impacts to roosting bats are anticipated and as such no further surveys are required. If any plans change and the identified features will be | N/A |

| | | | | |
|---|---|---|---|---|
| | roosting bats due to the presence of features suitable for low numbers of crevice-dwelling bats such as lifted roof tiles, missing mortar under ridge tiles and missing mortar along roof verges.<br><br>B7, B10, B14 and B15 also have low habitat value for supporting roosting bats due to the presence of features on the rear extension of the buildings | guttering. These works will not impact the roof structure and therefore the features identified will not be impacted. The eaves are also proposed to be extended to accommodate the external wall insulation, which may impact the bottom row of roof tiles. No other areas of the existing roof will be impacted. The features identified across B5, B6, B7 B8, B11, B12, B13 and B14 are off sufficient distance from the eaves of the building (i.e. proposed working area) that if bats are present within the features, no impacts are anticipated.<br><br>No works are proposed for the rear extension of the dwellings and as such any features on these areas of the building will not be impacted by the proposed works. | impacted, then further surveys may be required to determine the presence/absence of roosting bats. | |
| Foraging and commuting bats | There are no habitats on the site which could be used by bats for foraging or commuting. | The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. | None. | N/A |
| Nesting birds | The buildings offer no opportunities for nesting birds. | None. | None. | N/A |
| Other ecological constraints | None identified. | N/A | N/A | N/A |

## 5.0 Bibliography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# Appendix 1: Proposed Development Plan

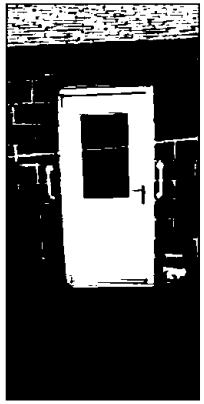
FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes | 2 rainwater pipes at gable end of property. One for the front gutter and the other for the rear gutter. |
| Waste Water Pipes | To be extended out to face of EW |
| Background Ventilator Grilles | To be extended out to face of EW if still required based on ventilation strategy |
| General Facade Fixtures | Front: Light, hanging basket brackets<br>Rear: Tap, grab handles<br>Gable: Assumed water tank pipe work. |
| Boundary Fence/Rear Decking Abutting Building | Low level block wall at front and rear. Timber fence posts at rear. |
| Trickle Vents | Trickle vents present to all windows. |
| Air Source Heat Pump | To be moved to allow space for EWI, piping to be moved and extended to face of EW |
| Soffit/Verge | No soffit/Fascia.<br>Verge > 50mm |
| Movement Joint | As found on Front/Rear elevation confirm M/J to EWI |

SIDE ELEVATION

ADDITIONAL



Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

ARCHETYPE (N)

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CLIENT
Onward Homes

PROJECT
Retrofit and Refurbishment Works
Lancashire
1 Kirkfield, Chipping, PR3 2GL

TITLE
Proposed Property Elevations

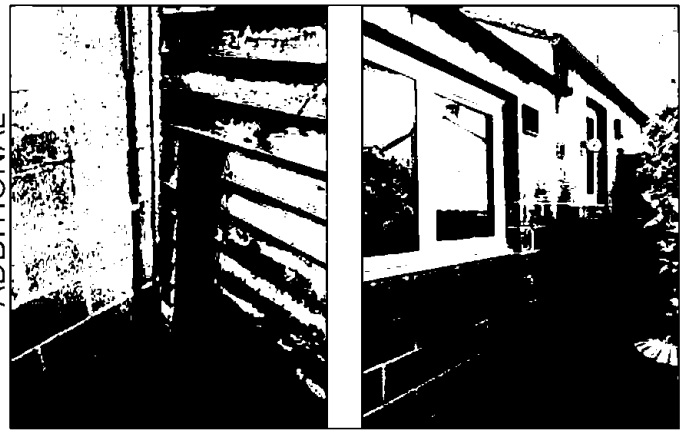
| | | | |
|---|---|---|---|
| DRAWN | TC | CHECKED | |
| DATE | 22.12.2022 | DATE | |
| SCALE | NTS | ORIGINAL DRAWING SIZE 297 x 420 - A3 | |
| DRAWING NO | 9005-02 (N2)-20122 | REV. | PO |

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes | No main roof rainwater pipes going to floor connecting gutters of neighboring properties only. |
| Waste Water Pipes | To be extended out to face of EW |
| Background Ventilator Grilles | To be extended out to face of EW if still required based on ventilation strategy |
| General Facade Fixtures | Front: Hanging baskets, light, aerial, grab rails<br>Rear: Grab handles. |
| Boundary Fence/Rear Decking Abutting Building | Low level block wall at front and rear. Concrete fence posts at rear |
| Trickle Vents | Trickle vents present to all windows. |
| Air Source Heat Pump | To be moved to allow space for EW, piping to be moved and extended to face of EW |
| Soffit/Verge | No Soffit/Fascia<br>Verge > 50mm |

ADDITIONAL



Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

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Retrofit and Refurbishment Works
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2 Kirkfield, Chipping, PR3 2GL

TITLE:
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN BY: | TC | CHECKED BY: | |
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| SCALE: | NTS | ORIGINAL DRAWING SIZE: | 297 x 420 - A3 |
| DRAWING No: | 9005-J2 (N1)-20123 | REV: | PC |

ARCHETYPE (N)

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes | No main roof rainwater pipes going to floor connecting gutters of neighbouring properties only. |
| Waste Water Pipes | To be extended out to face of EW |
| Background Ventilator Grilles | To be extended out to face of EW if st required based on ventilation strategy |
| General Facade Fixtures | Front: Key safe<br>Rear: Internet/electric cable box, light, clothes line hook<br>Gable: Aerial, Tunstall warden control system, assumed water tank pipe work |
| Boundary Fence/Rear Decking Abutting Building | Low level block wall and timber fence post to front and rear |
| Trickle Vents | Trickle vents present to all windows |
| Air Source Heat Pump | To be moved to allow space for EWI, piping to be moved and extended to face of EW |
| Soffit/Verge | No soffit/Fascia.<br>Verge > 50mm. |
| Stop Tap | Gable end of building |
| Movement Joint | As found on Front/Rear elevation confirm MJ to EWI |

ADDITIONAL

ARCHETYPE (N)

Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. Windows replaced with white uPVC double glazed windows
4. External wall insulation with cream render finish
5. New black uPVC rainwater goods

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TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN BY | TC | APPROVED BY | |
| DATE | 22.12.2023 | DATE | |
| SCALE | N.T.S | ORIGINAL DRAWING SIZE 297 x 420 - A3 | |
| DRAWING No | 900E-J2-(N2)-20123 | REV | P01 |

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes | 2 rainwater pipes at gable end of property. One for the front gutter and the other for the rear gutter. |
| Waste Water Pipes | To be extended out to face of EW |
| Background Ventilator Grilles | To be extended out to face of EW if still required based on ventilation strategy |
| General Facade Fixtures | Front: Light. Grab handles. Rear: Tap. Grab handles Gable: Satellite. Burglar alarm assumed water tank pipe work |
| Boundary Fence/Rear Decking Abutting Building | Timber fence post at rear. Low level block wall at front |
| Trickle Vents | Trickle vents present to all windows. |
| Air Source Heat Pump | To be moved to allow space for EWI. piping to be moved and extended to face of EWI. |
| Soffit/Verge | No soffit/fascia. Verge > 50mm. |
| Stop Tap | Gable end of building |
| Movement Joint | As found on Front/Rear elevation confirm M/J to EWI |

SIDE ELEVATION

Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

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TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN BY | TC | APPROVED BY | |
| DATE | 22.03.2023 | DATE | |
| SCALE | NTS | ORIGINAL DRAWING SIZE | 297 X 420 - A3 |
| DRAWING No | 9005-02 (N2)-20124 | REV | P01 |

FRONT ELEVATION

REAR ELEVATION

ADDITIONAL

Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

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TITLE

Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN BY | TC | APPROVED BY | |
| DATE | 22/12/2020 | DATE | |
| SCALE | NTS | ORIGINAL DRAWING SIZE | 297 x 420 - A3 |
| DRAWING No | 3005-02 (N1)-20121 | REV | PC* |

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes | No main roof rainwater pipes going to floor connecting gutters of neighboring properties only. |
| Waste Water Pipes | To be extended out to face of EW |
| Background Ventilator Grilles | To be extended out to face of EW if still required based on ventilation strategy |
| General Facade Fixtures | Clothes line hook at rear<br>Grab handles at front. |
| Boundary Fence/Rear Decking Abutting Building | Timber fence post at rear<br>Low level block wall at front |
| Trickle Vents | Trickle vents present to all windows. |
| Air Source Heat Pump | To be moved to allow space for EWI, piping to be moved and extended to face of EWI. |
| Soffit/Verge | No soffit/Fascia.<br>Verge > 50mm |
| Movement Joint | As found on Front/Rear elevation confirm MJ to EWI |

ADDITIONAL

Materia Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

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CLIENT

Onward Homes

PROJECT

Retrofit and Refurbishment Works
Lancashire
6 Kirkfield, Chipping, PR3 2GL

TITLE

Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN BY | TC | APPROVED BY | |
| DATE | 22.03.2023 | DATE | |
| SCALE | N.T.S. | ORIGINAL DRAWING SIZE 297 x 420 - A3 | |
| DRAWING No. | 900E-02-IN2-20125 | REV. | P01 |

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes, Wastewater Pipes & SVP | 1no RWP to rear and 1no to outbuilding. No external SVP |
| Background Ventilator Grilles | To be extended out to face of EWI if still required based on ventilation strategy |
| General Facade Fixtures | Bird box, aerial at front. Lights, clothes line hooks at rear |
| Boundary Fence/Rear Decking Abutting Building | To be cut back to allow EWI on party wall line. Rear entrance wall also to be cut back to allow for EWI to be installed |
| Trickle Vents | Present on all windows |
| Air Source Heat Pump | To be moved to allow space for EWI, piping to be moved and extended to face of EWI |
| Electric Meter Inspection Hole | To be extended to face of EWI |

ADDITIONAL

Material Index

1. Roof to be extended to allow eaves extension of min 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

Applies to each elevation as required

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Retrofit and Refurbishment Works
Lancashire
9 Kirkfield, Chipping, PR3 2GL

TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN BY | TC | CHECKED BY | |
| DATE | 20.12.2021 | DATE | |
| SCALE | NTS | ORIGINAL DRAWING SIZE 297 X 420 - A3 | |
| DRAWING NO | 9005-J2(P)-201E7 | REV | PC1 |

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes / Wastewater Pipes & SVP | 2no RWP at front (1 is for canopy), 1no RWP at rear and 1no on outbuilding. No external SVP. Wastewater pipe connected to outbuilding. Only but no wastewater pipe from kitchen |
| Background Ventilators Grilles | To be extended out to face of EWI if required based on vent strategy |
| General Facade Fixtures | Lights, sensor & timber shelf at front. Lights, satellite at rear |
| Air Source Heat Pump | Trunking, Switches and Pipework to be moved or extended to face of EWI |
| Boundary Fence Rear Decking Abutting Building | To be cut back to allow EWI on party wall line |
| Trickle Vents | Present. Present on all windows |
| External Electrical Sockets | To be moved out to face of EWI |
| Bin Store | To be considered when installing EWI |
| External Tap | To be extended out to face of EWI |

ADDITIONAL

Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

Applies to each elevation as required

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PROJECT
Retrofit and Refurbishment Works
Lancashire
12 Kirkfield, Chipping, PR3 2GL

TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN | PG | APPROVED | |
| DATE | 07/12/2021 | DATE | |
| SCALE | NTS | ORIGINAL PAPER SIZE | 297 x 420 - A3 |
| DRAWING No | 9005-02 (P)-2015B | REV | P01 |

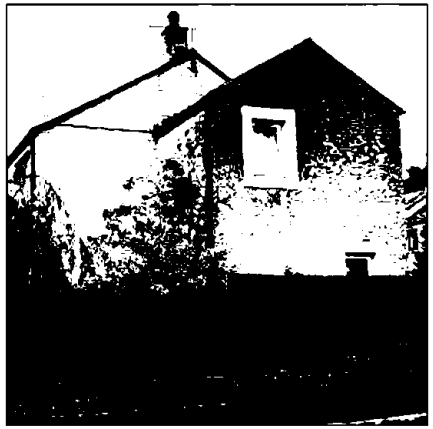
ARCHETYPE (P)

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes | 2no at front, 1no at rear and 1no on outbuilding. Plus 1no coming from front canopy. All going to floor |
| Background Vent ator Grilles | To be extended out to face of EWI if still required based on ventilation strategy |
| Genera Facade Fixtures | 2no cameras, light, clock, satellite at front<br>Light, sensor, camera at rear. |
| Boundary Fence Rear Decking Abutting Building | To be cut back to allow EWI on party wall line. |
| Trickle Vents | On all windows. |
| Air Source Heat Pump | To be moved to allow space for EWI, piping to be moved and extended to face of EWI |
| Canopy | Tile timber |

SIDE ELEVATION



Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

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PROJECT
Retrofit and Refurbishment Works
Lancashire
15 Kirkfield, Chipping, PR3 2GL

TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN BY | TC | APPROVED BY | |
| DATE | Sept 2023 | DATE | |
| SCALE | N.T.S | ORIGINAL DRAWING SIZE | 297 X 420 - A3 |
| DRAWING No. | 9005-J2 (R)-20159 | REV. | P01 |

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes, Wastewater Pipes & SVP | 2no RWP at front (1 for canopy), 1no RWP at rear and 1no on outbuilding. No external SVP. Wastewater pipes coming from outbuilding |
| Background Ventilator Grilles | To be extended out to face of EWI if still required based on ventilation strategy |
| General Facade Fixtures | Lights, cameras, alarm at front. Lights, cameras, clothes line hook at rear. |
| Boundary Fence/Rear Decking Abutting Building | To be cut back to allow EWI on party wall line |
| Trickle Vents | Present on all windows |
| Air Source Heat Pump | To be moved to allow space for EWI, piping to be moved and extended to face of EWI |
| External Tap | To be moved and extended to allow space for EWI |
| External Electrical Socket | To be moved to the face of EWI |

ADDITIONAL

Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

Applies to each elevation as required

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19 Kirkfield, Chipping, PR3 2GL

TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN | TC | CHECKED | |
| DATE | 22.12.2023 | DATE | |
| SCALE | NTS | ORIGINAL DRAWING SIZE | 297 x 420 - A3 |
| DRAWING No. | 9005-02 (P)-20160 | REV. | P01 |

ARCHETYPE (P)

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes Wastewater Pipes & SVP | No main roof rainwater pipes going to floor on the front or rear only on the outbuilding, short section of pipe connecting gutters of neighboring properties |
| Background Ventilator Grilles | To be extended out to face of EWI if still required based on ventilation strategy. |
| General Facade Fixtures | Satellite at front. Metal brackets, clothes line hook at rear |
| Boundary Fence/ Concrete Posts | To be cut back to allow EWI on party wall line. Posts to the rear will have to be considered when instaling EWI |
| Trickle Vents | Present on all windows |
| Air Source Heat Pump | To be moved to allow space for EWI, piping to be moved and extended to face of EWI |
| External Tap | To be moved and extended to allow space for EWI |

ADDITIONAL

Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

Applies to each elevation as required

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Lancashire
19 Kirkfield, Chipping, PR3 2GL

TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN | TC | CHECKED | |
| DATE | 22.03.2023 | DATE | |
| SCALE | NTS | ORIGINAL DRAWING SIZE 297 X 420 - A3 | |

ARCHETYPE (P)

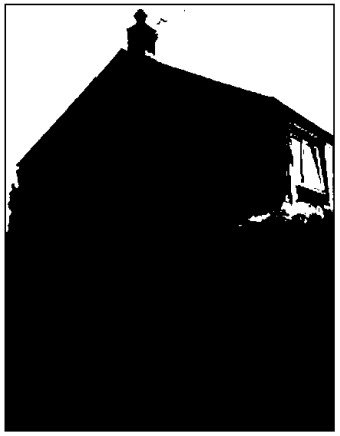
DRAWING No. 9005-02-PL-20161 REV. P01

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater, Soil Ventilation & Waste Water Pipes | RWP x0 at front, x1 at rear. SVP to rear kitchen wwp to rear |
| Background Ventilator Grilles | Present on front and rear |
| General Facade Fixtures | TV aerial, phone line in, satellite dish, washing line x2 (rear) |
| Boundary Wall/Fence | Low brick wall to rear and front, abutted to rear boundary block wall on external boundary. Full height block extension to neighbouring property. |
| Trickle Vents | Present to all windows |
| Gable Verge & Eaves | End-terrace gable. Not adequate depth to eaves at front, rear and gable. No soffit eaves present |
| Air Source Heat Pump | Present close to rear extension |

SIDE ELEVATION



Material Index

1. Roof to be extended to allow eaves extension of min 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

ARCHETYPE (Q)

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Lancashire
20 Kirkfield, Chipping, PR3 2GL

TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN BY | TC | APPROVED BY | |
| DATE | 11/04/2023 | DATE | |
| SCALE | NTS | ORIGINAL DRAWING SIZE | 297 x 420 - A3 |
| DRAWING No | 9005-02 (Q)-20162 | REV | P0* |

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater, Soil Ventilation & Waste Water Pipes | RWP x3 at front, x1 at rear. SVP to rear. No wwp |
| Background Ventilator Grilles | Present on front and rear |
| General Facade Fixtures | TV aerial, phone line, satellite dish, washing line x2 (rear) |
| Boundary Wall/Fence | Low brick wall to rear and front, abutted to rear boundary block wall on external boundary. Full height brick extension to neighbouring property |
| Trickle Vents | Present to all windows |
| Gable Verge & Eaves | End-terrace gable. Not adequate depth to eaves at front, rear and gable. No soffit/eaves present. |
| Air Source Heat Pump | Present close to rear extension housed in timber shed |
| Movement Joint | As found on Rear elevation, confirm MJ to EW |

SIDE ELEVATION

Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

ARCHETYPE (Q)

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TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN | TC | APPROVED | |
| DATE | 11.09.2023 | DATE | |
| SCALE | N.T.S | ORIGINAL DRAWING SIZE | 297 x 420 - A3 |
| DRAWING | 9005-22-EQ-20164 | REV | P01 |

FRONT ELEVATION

REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes | 2no at front, 1no at rear and 1no on outbuilding. Plus 1no coming from front canopy. All going to floor |
| Background Ventilator Grilles | To be extended out to face of EWI if still required based on ventilation strategy |
| General Facade Fixtures | 2no clothes line hooks at rear. |
| Boundary Fence/Rear Decking Abutting Building | To be cut back to allow EWI on party wall line |
| Trickle Vents | On all windows. |
| Canopy | Tile/timber |
| Coal Fire with backboiler | This property has no conventional heating system. |

SIDE ELEVATION

ADDITIONAL

Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

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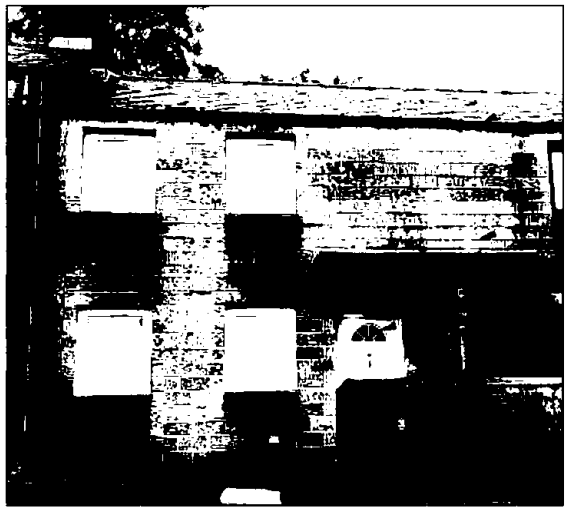
35 Kirkfield, Chipping, PR3 2GL

TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN | TC | APPROVED | |
| DATE | Sept 2018 | DATE | |
| SCALE | NTS | ORIGINAL DRAWING SIZE | 297 x 420 - A3 |
| DRAWING No. | 9005-02 (R)-2018 | REV. | P01 |

FRONT ELEVATION



REAR ELEVATION

| Constraints to be considered for EWI installation: | |
|---|---|
| Rainwater Pipes, Wastewater Pipes & SVP | 1no RWP at front, 1no RWP at rear and 1no on outbuilding. No external SVP. Gully at rear but no wastewater pipe |
| Background Vent ator Grilles | To be extended out to face of EWI if still required based on ventilation strategy |
| Genera Facade Fixtures | Satellite at front |
| Boundary Wall Abutting Building | To be cut back to allow EWI on party wall line |
| Trickle Vents | Present on all windows |
| Air Source Heat Pump | To be moved to allow space for EWI, piping to be moved and extended to face of EWI |

ADDITIONAL

Material Index

1. Roof to be extended to allow eaves extension of min. 40mm past face of EWI
2. Replacement composite doors to PAS24. Colour TBC
3. External wall insulation with cream render finish
4. New black uPVC rainwater goods

Applies to each elevation as required

ARCHETYPE (P)

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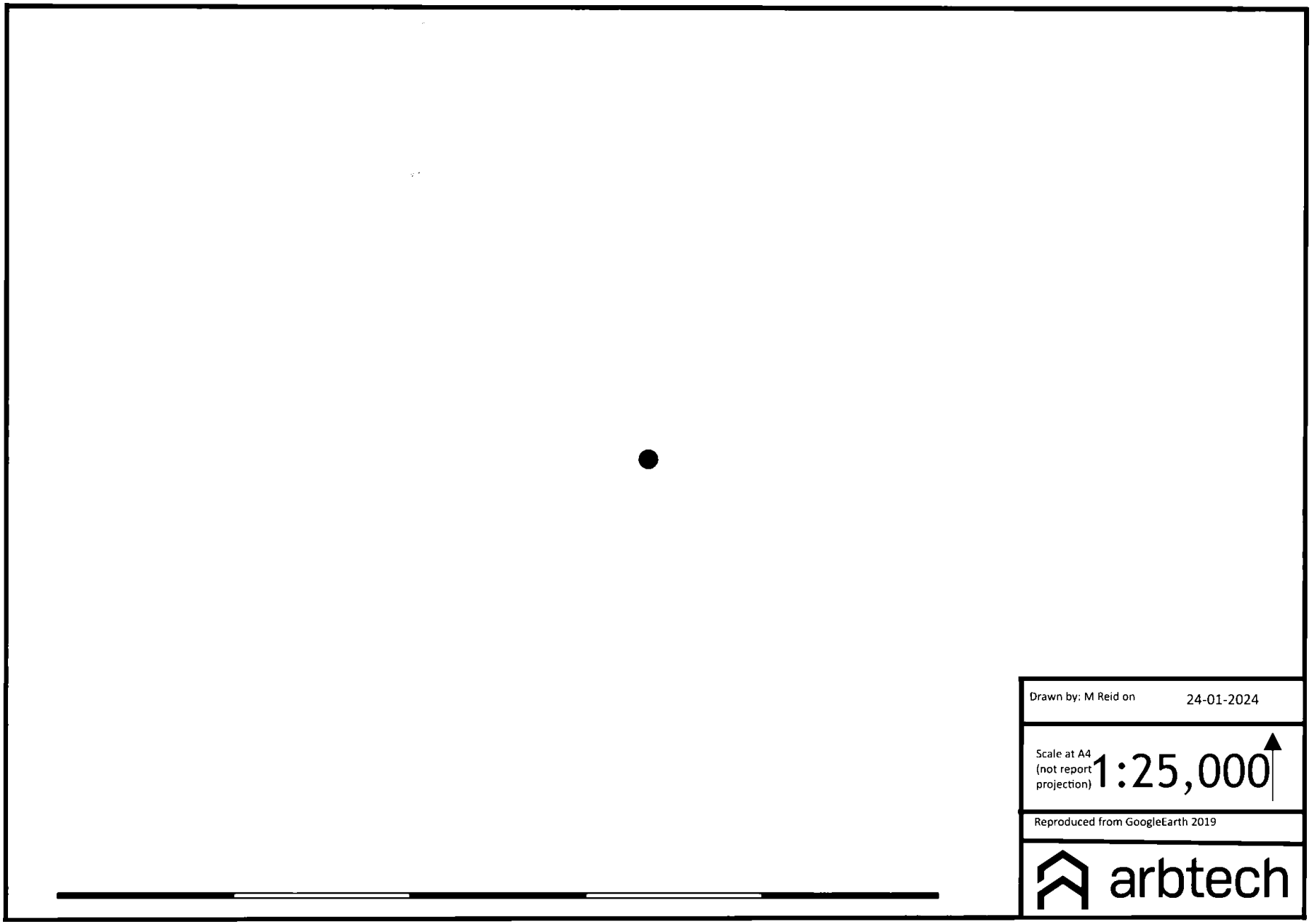
Lancashire
38 Kirkfield, Chipping, PR3 2GL

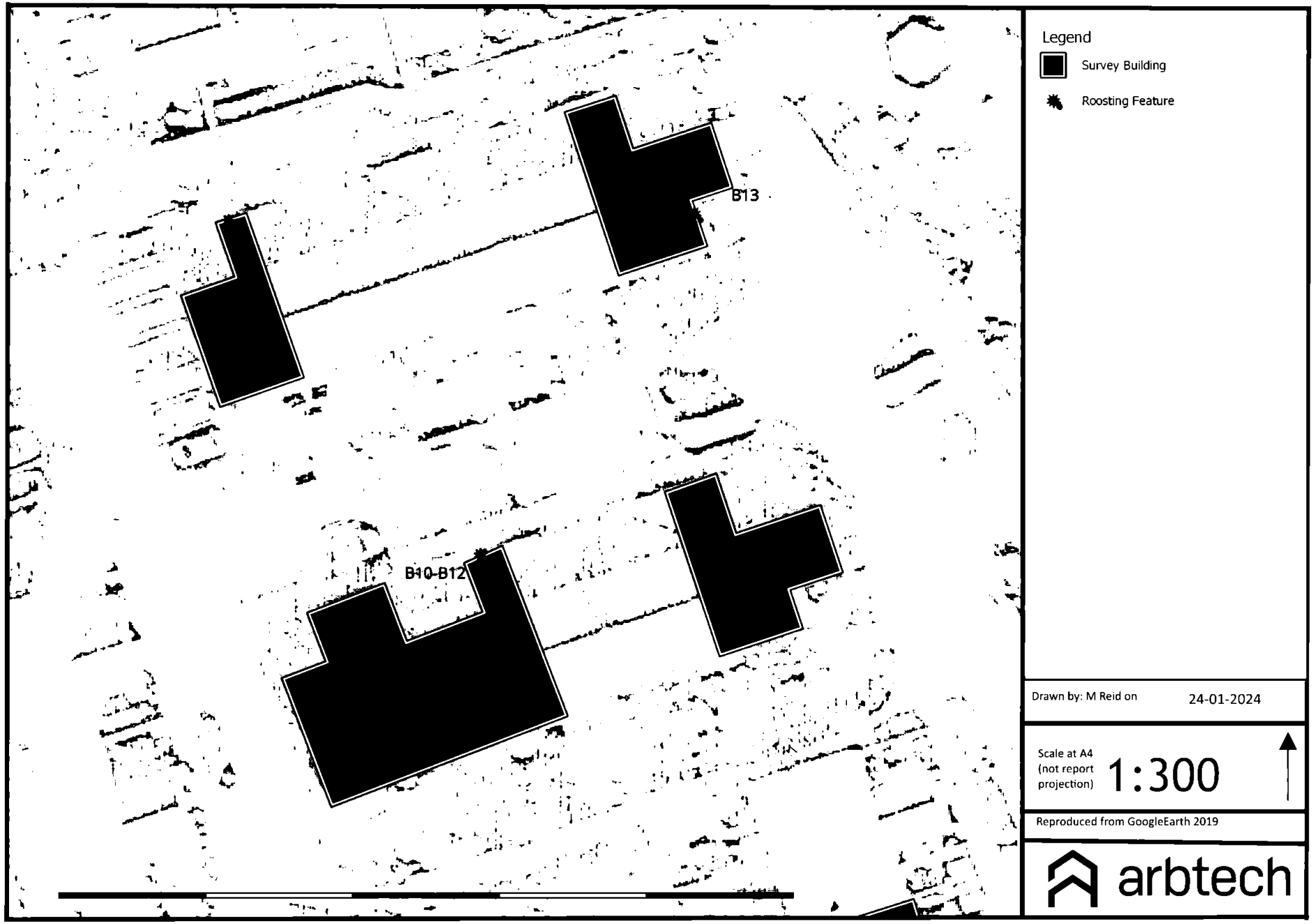
TITLE
Proposed Property Elevations

| | | | |
|---|---|---|---|
| DRAWN | TC | APPROVED | |
| DATE | 30/03/2023 | DATE | |
| SCALE | NTS | ORIGINAL DRAWING SIZE 297 X 420 - A3 | |
| DRAWING No | 9035-02-PL-20166 | REV | PL1 |

## Appendix 2: Site Location Plan

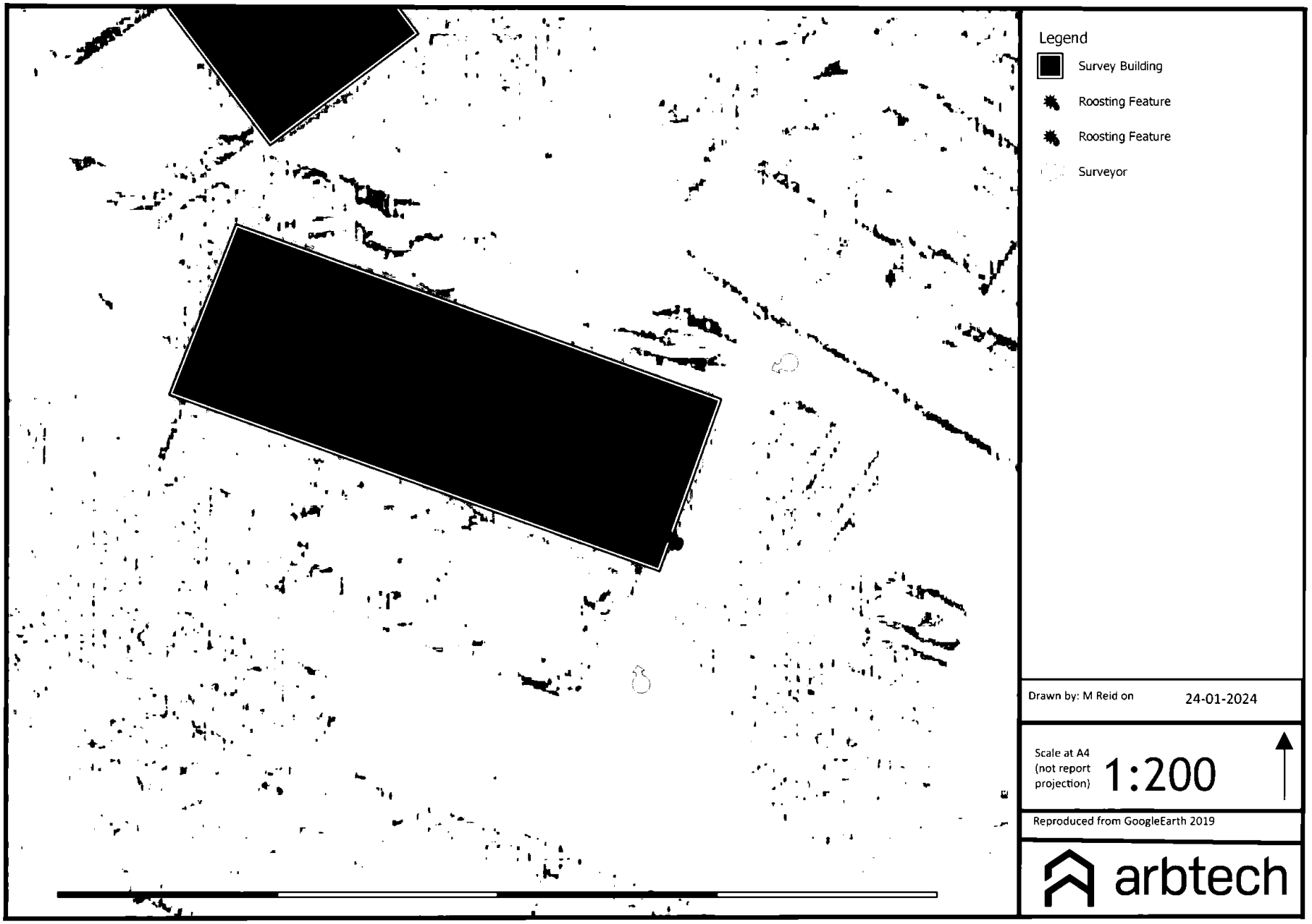


## Appendix 3a: PRA Plan


B13
B10-B12
Legend
Survey Building
Roosting Feature
Drawn by: M Reid on
24-01-2024
Scale at A4
(not report
projection)
1:300
Reproduced from GoogleEarth 2019
arbtech


B15
Legend
Survey Building
Roosting Feature
Drawn by: M Reid on
24-01-2024
Scale at A4
(not report
projection)
1:300
Reproduced from GoogleEarth 2019
arbtech

## Appendix 3b: Proposed BERS Plan



# Appendix 4: Legislation and Planning Policy Related to Bats

## LEGAL PROTECTION

All species of bat are fully protected under ***The Conservation of Habitats and Species Regulations 2017*** (as amended) through their inclusion on Schedule 2.

***Regulation 43: Protection of certain wild animals - offences***

(1) A person is guilty of an offence if they:

(a) Deliberately captures, injures or kills any wild animal of a European protected species,

(b) Deliberately disturbs wild animals of any such species,

(c) Deliberately takes or destroys the eggs of such an animal, or

(d) Damages or destroys a breeding site or resting place of such an animal,

(2) For the purposes of paragraph (1) (b), disturbance of animals includes in particular any disturbance which is likely—

(a) To impair their ability:

(i) To survive, to breed or reproduce, or to rear or nurture their young; or

(ii) In the case of animals of a hibernating or migratory species, to hibernate or migrate; or

(b) To affect significantly the local distribution or abundance of the species to which they belong.

Bats are also protected under the ***Wildlife and Countryside Act 1981*** (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection
- Selling, offering or exposing for sale, possession or transporting for purpose of sale

## NATIONAL PLANNING POLICY

***National Planning Policy Framework 2021***

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; measurable gains in biodiversity in and around developments are incorporated; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

***The Natural Environment and Rural Communities Act 2006 and the Biodiversity Duty***

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity'. This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

**EFFECT OF LEGISLATION AND POLICY ON DEVELOPMENT WORKS**

A European Protected Species Licence (EPSL) issued by Natural England will be required for works likely to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficiency/success to be monitored. The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost (Garland & Markham, 2008).

There are 17 species of bat breeding in England and Natural England issues licences under Regulation 55 of the Habitats Regulations to allow you to work within the law. Licences are issued for specific purposes stated in the Regulations, if the following three tests are met:

- The purpose of the work meets one of those listed in the Habitats Regulations (see below);
- That there is no satisfactory alternative;
- That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status (FCS) in their natural range

The Habitats Regulations permits licences to be issued for a specific set of purposes including:

1. include preserving public health or public safety or other imperative reasons of over-riding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
2. scientific and educational purposes;

3. ringing or marking; and,
4. conserving wild animals.

Development works fall under the first purpose and Natural England issues bat mitigation licences for developments.

**EUROPEAN PROTECTED SPECIES POLICIES**

In December 2016 Natural England officially introduced the four licensing policies throughout England. The four policies seek to achieve better outcomes for European Protected Species (EPS) and reduce unnecessary costs, delays and uncertainty that can be inherent in the current standard EPS licensing system. The policies are summarised as follows:

- Policy 1; provides greater flexibility in exclusion and relocation activities, where there is investment in habitat provision;
- Policy 2; provides greater flexibility in the location of compensatory habitat;
- Policy 3; provides greater flexibility on exclusion measures where this will allow EPS to use temporary habitat; and,
- Policy 4; provides a reduced survey effort in circumstances where the impacts of development can be confidently predicted.

The four policies have been designed to have a net benefit for EPS by improving populations overall and not just protecting individuals within development sites. Most notably Natural England now recognises that the Habitats Regulations legal framework now applies to 'local populations' of EPS and not individuals/site populations.