



**Ecological Consultants
Environmental and Rural Chartered Surveyors**

Your Ref: 3/2022/0967
Our Ref: 7903

Ribble Valley Borough Council
Department of Development
Council Offices
Church Walk
Clitheroe
BB7 2RA

Tuesday, 04 June 2024

Dear Sirs

RE: APPLICATION FOR LISTED BUILDING CONSENT FOR REFURBISHMENT/MODERNISATION OF CROW TREES FARMHOUSE INCLUDING INTERNAL RECONFIGURATION, ROOFLIGHTS, SIDE WINDOW AND EXTENSION OF OUTBUILDING TO FORM GARAGE.

CROW TREES FARM CROW TREES BROW CHATBURN BB7 4AA

LNC 3/2022/0967

In respect of the above site and LNC 3/2022/0967 we note condition 5 states

Notwithstanding the submitted details, no development, including any, demolition, scrub/hedgerow clearance or tree works/removal shall commence or be undertaken on site until a copy of a European Protected Species Mitigation Licence has been submitted to and approved in writing by the Local Planning Authority.

The actions, methods & timings included in the mitigation measures identified and the conditions of the Licence shall be fully implemented and adhered to throughout the lifetime of the development.

Reason: Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended), in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.

We would submit the following information for discharge of condition.

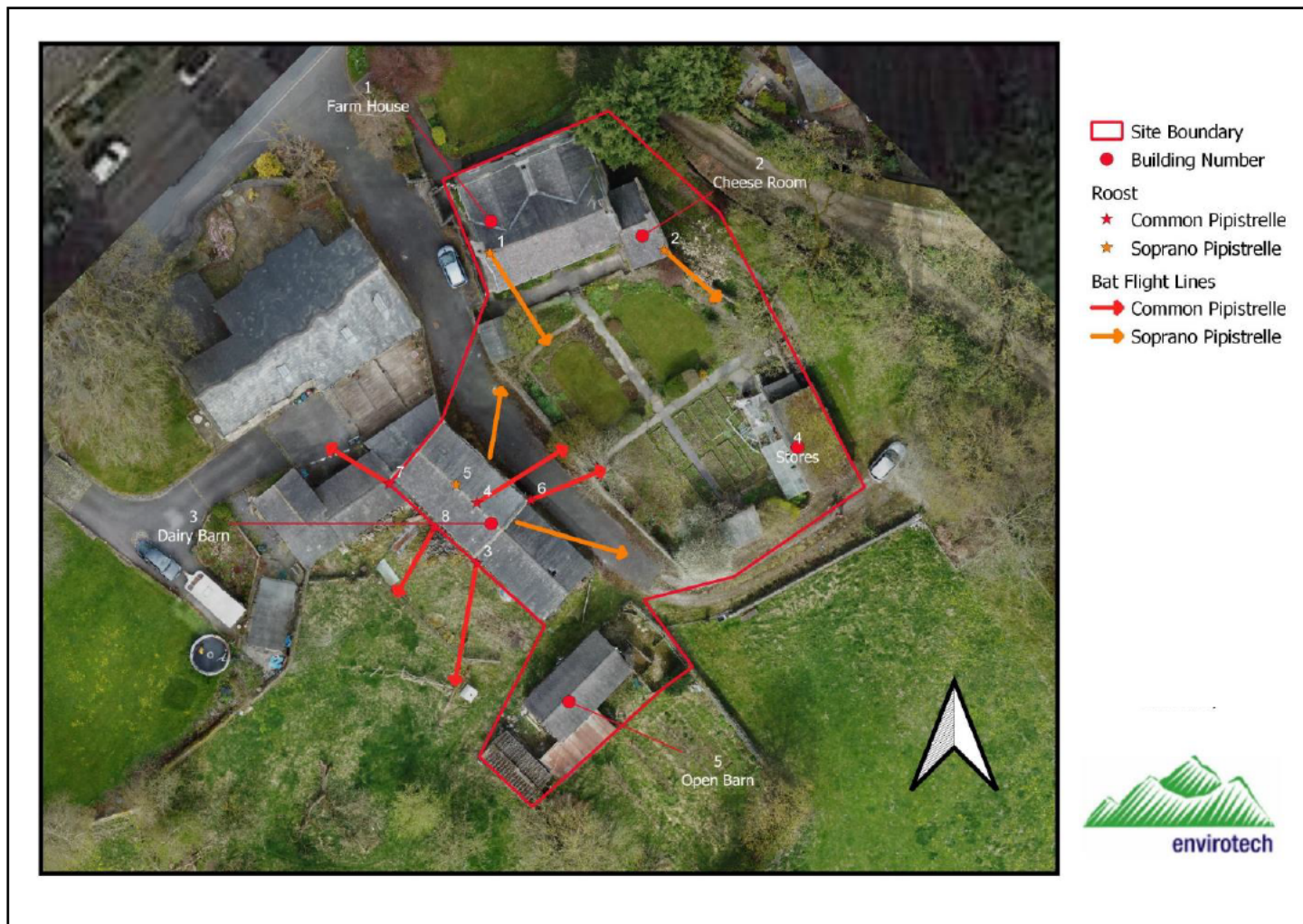


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Surveys for bats were undertaken on 5th May and 23rd June 2022.

The farmhouse and cheese room, Building 1 and 2 and store Building 4 are subject to LBC. The adjacent barns Buildings 3 and 5 are not.



Survey results found one bat roost in Building 1 and one bat roost in Building 2. Both roost sites are in the roof structure.

Building	Species	Peak Count	Survey Number	Number of roosts
1	Soprano Pipistrelle	6	1	1
2	Soprano Pipistrelle	2	1	1
3	Soprano Pipistrelle	7	2	1
	Common Pipistrelle	3	2	5

Table 1- Summary of roosts

The location of these roosts is shown on Table 2 along with the location on the proposed plans, Figure 2.



Table 2- Location of roosts as existing

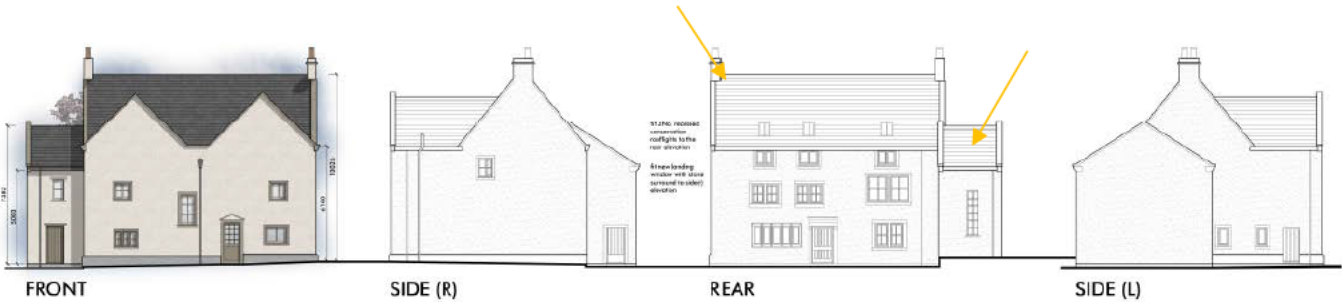


Figure 2- Location of roosts as proposed

The location the roosts are in are not subject to alteration. In respect of the Habitat Regulations the work will not “Obstruct, damage or destroy” resting places.

One may suggest there would be a disturbance to bats from work.

Natural England notes on licensing disturbance, which may also fall under the Wildlife and Countryside Act, state

Under the Conservation of Habitats and Species Regulations 2017 (as amended), the definition of disturbance includes ‘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
- iii. to affect significantly the local distribution or abundance of the species to which they belong.’

We must consider which category of disturbance the roosts would fall under in regards to the options below:

1. No Offence Likely: The level of disturbance is not expected to result in any offence.
2. A disturbance offence under the Wildlife and Countryside Act (WCA) is likely to occur, but no offence under the Habitats Regulations (Habs Regs) are likely.
3. The level of disturbance is expected to result in a disturbance offence only under the WCA, requiring a license.

4. The level of disturbance is expected to result in offences under both the Hab Regs and the WCA.

In this case all building work is isolated from the roosts in the roof structure. None of the construction work is likely to result in a level of disturbance which may result in any offence.

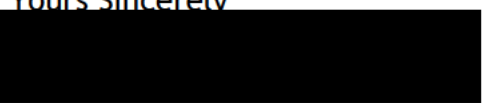
As a result of no offence occurring in respect of obstructing, damaging or destroying resting places and or disturbance, no licence for work is required **nor can a licence be granted.**

We would however recommend the following methods are used on site to ensure no offence is committed and trust this is sufficient for condition discharge.

- All contractors on the site will be made aware of the possible presence of bats prior to the commencement of work and location of bat roosts.
- Contractors will be provided with the contact details of an appropriately qualified individual who can provide advice in relation to bats at any time during work. In the event that bats are found during work, unless the action has already been cleared by a suitably qualified individual, all work will cease and an appropriately qualified individual will be contacted for further advice.
- Contractors will be observant during demolition work for bats which may use the buildings if new areas of the roof are exposed and left open overnight. Bats are opportunistic and may make use of gaps opened up during work overnight.
- If bats or bat roosts are found during work, all work should cease. The site will need to be re-assessed in regard to its use by bats. A Natural England licence may be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of roost site.
- Remove all roof coverings for the new roof lights by hand only.
- Scaffold should not extend up above eaves level so as to maintain open flight lines to the roosts in the upper roof structure.
- A pre-start inspection by an ecologist will be undertaken before work on the roof lights commences to reconfirm the absence of bats.

One should note that work on Building 3 at this site, which is outside the curtilage of the farmhouse and not subject to LBC, will require a licence for works as bat roost in this building will be impacted.

Yours Sincerely



, Dip NDEA

Director Envirotech