Preliminary Roost Assessment

Turner Fold, Ribble Valley
Reference: 81-933-R1
Date: July 24

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QUALITY ASSURANCE

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EXECUTIVE SUMMARY

Site Address	Turner Fold, Read, Burnley, BB12 7QZ
Coordinates	E 376869, N 435030
Site Area	< 0.01 ha
Current Site Use	The site comprised a single story stand alone garage.
Proposed Development	Development proposals include the conversion of the building to be used as a holiday let, with associated car parking.
Results	Crevices within the brickwork and stonework were noted internally and externally. And it is likely bats can gain internal access. As such, the building was assessed as having Moderate bat roosting potential as external and internal features may support crevice dwelling bats on a regular basis. The building did not have the potential to support maternity or hibernation roosts.
Conclusions and Recommendations	Two Nocturnal Bat Surveys are required on the building between May and September (inclusive), with at least one survey undertaken between May and August. The surveys must be spaced at least 3 weeks apart following guidance from Collins (2023). If bats are identified roosting within the building, a further survey would be required to characterise the roost and a European Protected Species License (EPSL) will be required and with up-to-date surveys from the survey season prior to the application submission.

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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Roger Hindle Financial Services Ltd to undertake a Preliminary Roost Assessment at Turner Fold, Ribble Valley hereafter referred to as "the site". A note was also made on any additional protected species constraints.

This report has been prepared by Luke Shaw, BSc (Hons), Consultant Ecologist at E3P. Luke has experience in completing Preliminary Roost Assessments at many sites across the UK and has attended a Level 1 Bat Licence Training Course.

1.2. PROPOSED DEVELOPMENT

Development proposals include the conversion of the building to be used as a holiday let, with associated car parking.

1.3. SITE LOCATION

The site is located in the north of Read in the Ribble Valley adjacent to a residential area. Tuner Fold bounds the site to the south, and Whins Lane to the north. A woodland corridor is present approximately 60 m to the north, which is connected to the site via a treeline, and provides connectivity for bats to the wider landscape. Pockets or woodland within agricultural land are noted in the wider landscape. Please refer to Figure 1 for the approximate site location.

Figure 1 Approximate Site Location

1.4. OBJECTIVES

The objectives of the Preliminary Roost Assessment are as follows:

- Determine if bats currently, or could potentially, utilise the building for roosting.
- Determine whether further surveys (e.g. nocturnal bat surveys) and/or further mitigation is necessary for development to proceed.

The survey findings are detailed in this report, as well as any recommendations.

2. METHODOLOGY

2.1. DESK STUDY

The following sources of information and ecological records were consulted:

- MAGIC – A government web-based interactive mapping system, demonstrating European Protected Species Licences (EPSL) and Natural England Licences which have been previously granted within England.
- Information and species records from South Lancashire Bat Group.

A search via MAGIC was undertaken in July 2024 to identify EPSL within 1 km of the site boundary. This search area is considered suitable for the size of the development and the surrounding habitat.

2.2. PRELIMINARY ROOST ASSESSMENT

The Preliminary Roost Assessment (PRA) was undertaken on 24th July 2024 by Luke Shaw who has undertaken multiple PRAs on buildings and trees across the UK and has attended a Level 1 Bat Licence Training Course

The survey involved undertaking a systematic search of the building, searching for signs of bats, or spaces where bats would be able to access. The methodology followed that described in Bat Surveys for Professional Ecologists, 4th Edition (Collins, 2023).

The building was categorised for their bat roosting potential as described in Table 1 in accordance with Collins (2023). The survey was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so.

Table 1 Bat Roosting Potential Classification of Buildings/ Structures

CATEGORY	DESCRIPTION
None	No habitat features on site likely to be used by any roosting bats at any time of the year.
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

2.3. LIMITATIONS

No survey constraints were noted.

3. RESULTS

3.1. LOCAL BAT GROUP RECORDS

Based on information from South Lancashire Bat Group, species present within the local area and the wider Lancashire area, include Brandt's bat (*Myotis brandtii*) brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's bat (*Myotis daubentonii*), soprano pipistrelle (*Pipistrellus pygmaeus*), Nathusius' pipistrelle (*Pipistrellus nathusii*), Natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctula*), and whiskered bat (*Myotis mystacinus*).

3.2. MAGIC REVIEW

A MAGIC review found one European Protected Species Licence located within the 1 km search area. The licence was located approximately 630 m -west of the site boundary associated with a residential dwelling. The licence was active between 2015 and 2016 for the destruction of a common pipistrelle and whiskered bats resting place.

3.3. SITE CONTEXT

The site comprised a single outbuilding/ garage with an associated area for parking. The on-site habitats and habitats within the surrounding area are anticipated to offer value to local wildlife.

A woodland corridor is present approximately 60 m to the north, which is connected to the site via a treeline, and provides connectivity for bats to the wider landscape. Pockets or woodland within agricultural land are noted in the wider landscape which provide high quality foraging and commuting opportunities. An unnamed brook is located approximately 125 m to the west of the site, which could provide foraging opportunities for species such as daubentons bat, which feeding preferences are over water.

Multiple areas of broadleaved woodland, a UK Biodiversity Action Plan (BAP) Habitat, with the closest areas located approximately 60 m north of the site. The areas of woodland are anticipated to offer several valuable resources for local wildlife, in particular for bats by attracting invertebrate prey and providing roosting sites within mature trees.

3.4. PRELIMINARY ROOST ASSESSMENT

A Preliminary Roost Assessment (PRA) was undertaken on the building on-site. No other buildings, structures or trees were present within the site boundary. Please see Appendix I for the Preliminary Roost Assessment Plan which details the location of the potential roost features.

The building was constructed of both stone and red brick. The structure had a mono pitched roof constructed from corrugated cement fibre sheets.

Multiple crevices between the stonework and mortar were present, these were identified within the interior and exterior of the building. These crevices have the potential to support a small number of roosting bats on a more regular basis.

Figure 2 **Showing Southern Aspect**

Figure 3 **Showing Crevices on the Western Elevation**

Two access points were present allowing bats access into the building. Access point comprised two holes within the western window. With further gaps between the wooden facias above the garage entrance on the southern elevation.

Figure 4 **Showing Access Points on the Southern Elevation**

Perspex windows were present on the eastern and western elevations, reducing the suitability for day roosts and hibernation, due to it being well lit, and subject to fluctuating temperatures.

Figure 5 **Internal View**

Crevices were present within the stonework internally and could provide opportunities for roosting bats on a regular basis. Although, no bat droppings, or staining was identified during the inspection.

Figure 6 Showing Internal Crevices within Stonework

The roof was supported by wooden beams, however these were well sealed and did not provide any opportunities for roosting bats.

Figure 7 Showing Ceiling

No other potential roost features were identified externally. The features were identified as providing roosting opportunities for crevice dwelling species on a regular basis.

The building lacked a cellar and loft void, and no features were found to be suitable to support hibernating bats or maternity colonies due to lack of stable temperatures and lighting. Overall, the building was assessed as having Moderate bat roosting potential.

The building is not anticipated to support nesting birds due to the lack of suitable features externally and no evidence of current or historic nests was noted.

4. CONCLUSIONS AND RECOMMENDATIONS

Due to the presence of potential roost features for bats located within brickwork, the building was assessed as having Moderate bat roosting potential. The building was determined as being unsuitable for nesting birds, and no evidence of current or historic nests was noted.

Two Nocturnal Bat Surveys are required on the building between May and September (inclusive), with at least one survey undertaken between May and August. The surveys must be spaced at least 3 weeks apart following guidance from Collins (2023). If bats are identified roosting within the building, a further survey would be required to characterise the roost and a European Protected Species License (EPSL) will be required and with up-to-date surveys from the survey season prior to the application submission.

During the survey no other protected species constraints were identified.

5. REFERENCES

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END OF REPORT

APPENDIX I
PRELIMINARY ROOST ASSESSMENT PLAN

Key:

- Building Location
- External Potential Roost Features
- Internal Potential Roost Features
- Access Points

Notes

Issue:	Revision:	Date:	Drawn:	Authorised:
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