

Charlotte Shipston
55 Fairfield Drive
Clitheroe
BB7 2PS

19th December 2024

Dear Charlotte

Re: Proposed development at 55 Fairfield Drive, Clitheroe, BB7 2PS

Thank you for your request for a bat survey.

We understand that the proposal is for the construction of a roof dormer on the east (rear) and west (front) elevations.

1.0 Background and Qualifications

The survey was carried out by [REDACTED].

[REDACTED] is a licensed bat worker, a registered consultant of the Bat Mitigation Class licence in England, a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

[REDACTED] has been working as an ecological consultant for over 26 years, including over 19 years as Director of [REDACTED]. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities and Lancashire Planning Authority, as well as the delivery of professional training courses about bats at a national level.

[REDACTED] has recognised and extensive knowledge of bat ecology relating to buildings and trees, including the requirements and conditions necessary for bat roosting. He also has recognised skills relating to bat surveys and assessments.

[REDACTED] is a licensed bat worker, a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

[REDACTED] has over 20 years' experience working in ecology and nature conservation, including roles as a Senior Ecologist for a large multidisciplinary company and as a lead adviser for Natural England throughout the North West of England. She has a range of demonstrable skills relating to professional bat work throughout England and Wales, including building and tree surveys, assessments and judgements of value in relation to bats, as well as selection and monitoring of mitigation features.

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

1.1 Advisory Note

The information in this letter represents the professional opinion of an ecological consultancy and does not constitute professional legal advice. You may wish to seek professional legal interpretation of the wildlife legislation associated with this area of work.

The information, opinion and advice that Ecology Services UK Ltd has prepared are true, and have been prepared in accordance with the CIEEM Code of Professional Conduct. Ecology Services UK Ltd confirms that the opinions expressed are our true professional bone fide opinions.

Ecology surveys are time-limited; as a rule survey findings can generally be relied on for the season in which surveys took place. However, mobile species such as bats and birds may increase or decrease in numbers and change behaviours over time. Statutory agencies will often accept survey results for 12-18 months, but this varies around the country.

Ecology Services UK Ltd personnel make a professional judgement as to how long the results of our surveys will remain current. Advice and recommendations as regards currency and its impacts on decision making are included in relevant sections below.

2.0 Methodology

In order to assess the likelihood of bats being present at the building, a daytime inspection of the building and its surroundings was carried out on 13th December 2024.

Observations were made from ground level, as well as from telescopic ladders, to examine potential roost features. A Ridgid CA300 endoscope was used to check gaps on the north west gable. A Coast HP 10R 1000 lumens torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

The survey was compliant with the current national best practice guidance as outlined Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

2.1 Limitations

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

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

3.0 Results of the Survey

55 Fairfield Drive is an occupied, semi-detached bungalow. The walls are constructed of brick, in good condition with no gaps. The roof is covered with cement interlocking tiles, well-sealed apart from a small number of gaps around the base of the chimney associated with lead flashing. All windows, doors and soffits are upvc, sealed tight with no gaps. The north west gable, although well mortared, has two discrete gaps; both of which were inspected with an endoscope. No signs of use or evidence of bats or birds were found to be present.

There is a single, large roof void accessed via a door from a small bedroom. The roof void is traditional cut and pitch design with an exposed ridge. The roof is underlined with bitumastic hessian which is intact with no rips or sagging visible. Part of the floor is boarded with rock wool insulation beneath, and used for storage. The remaining floor comprises deep rock wool which has also been used to seal the roof edges at the eaves and the walls of the bedroom. The interior block walls are also well sealed with only one small potential access point for bats on the north west gable.

Habitats and surroundings

The proposed development site is situated in a residential area on the south west of Clitheroe Town Centre. 55 Fairfield Drive comprises a corner plot with side front and rear gardens, driveway, single garage and timber shed. The garage and timber shed have negligible potential for use by bat and birds. The garden is predominately short mown grass and hardstanding. There are two cherry trees and small number of scattered planted shrubs and a clipped well maintained low growing hedge.

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

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

Bats

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

Potential roosting features for bats are:

Night roosting

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

Day roosting

Low potential – small, discrete gaps associated with the lead flashing at the chimney base and a single potential access point into roof void from the northwest gable verge.

Hibernation roosting

Low potential – small, discrete gaps associated with the lead flashing at the chimney base.

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

Nesting birds

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

House sparrows were observed during the survey, perched on the roof edge of the proposed development site as well as neighbouring properties.

There is potential for birds, including house sparrows, to utilise the lower roof edge gap on the north west gable as well as garden vegetation (cherry trees and low hedge) during the nesting season (February to September).

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts, Issues & Rationale	Action Required
Bats	<p>There are no known impacts to bat roosts as a result of the proposed development.</p> <p>It is advised that there are potential roost features suitable for bats associated with a small number of gaps lead flashing and gable edge. In this location and landscape setting, these features have low potential for bats to use throughout the year.</p> <p>All bat species and bat roosts are afforded full protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended)</p>	<p>Advice (mitigation): All personnel involved in the proposed development should be carefully advised about bats, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if a bat is found. Prior to development.</p> <p>Advice (mitigation): As a precaution, it is advised that when removal or disturbance of potential roost features such as lead flashing are to take place, this should be done carefully by hand. At all times.</p> <p>Advice (mitigation): If bats are found at any time during the development, work must stop until advice has been sought from an appropriately experienced Ecologist. If the development will affect bats, a licence may be required and suitable mitigation put in place. At all times.</p>

Table 1 Bats

4.2 Nesting birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	<p>There are potential impacts (disturbance, damage and destruction) to nesting birds, nests and eggs as a result of the proposed development.</p> <p>It is advised that there is potential for birds to utilise the building and garden vegetation during the bird nesting season (February to September).</p> <p>Under the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken.</p> <p>There is no provision under the Wildlife and Countryside Act 1981 (as amended) for licensing the disturbance of nesting birds or the destruction of nests which are in use for the purpose of development.</p> <p>If enforcement action were taken the developer would need to rely on the 'incidental result of an otherwise lawful operation' defence if it were not possible to avoid an offence being committed. This defence can only be tested in court and it is therefore important to ensure all possible mechanisms for avoiding an offence are considered.</p>	<p>Advice (mitigation): It is advised that the most appropriate way to address the risk to nesting birds is:</p> <p>Avoid disturbance to the building during the nesting season.</p> <p>Or</p> <p>If works cannot be delayed, the proposed work area should be carefully checked, immediately prior to works commencing. Checks should be carried out by a suitably experienced ecologist. If the risk of nesting birds remains, then monitoring for nesting bird activity should continue for the duration of works. Prior to any work commencing (checks) and throughout works in nesting season (monitoring).</p> <p>Advice (mitigation): If works are to be undertaken during the nesting season, all people working at the proposed development site should attend a toolbox talk delivered by an appropriately experienced person, to be made aware of the likelihood of encountering nesting birds and how to identify them, the legal protection of nesting birds and their own responsibilities as regards implementation of precautionary measures. Prior to any work commencing.</p> <p>Advice (mitigation): If birds are found to be nesting within or in close proximity to the work area during proposed works, it will be necessary to stop and establish an exclusion area. The extent of the exclusion area, which should be determined by a suitably experienced ecologist, will depend on the bird species and the nature of the proposed works. At all times.</p>

Table 2 Nesting Birds

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

Precautionary measures such as those listed above are generally regarded by Statutory Bodies, Local Planning Authorities and Professional Ecologists as being appropriate where there is some risk of protected species (bats and nesting birds) being present in the future, but where the potential risks are judged insufficient to trigger the need for further investigative surveys prior to a planning application.

For this site, it is recommended that if proposed works are not undertaken before May 2025, advice should be sought as to the need for further surveys at that time.

If you require any further ecological advice or guidance in relation to the proposed works, please do not hesitate to contact me.

Yours sincerely

[Redacted signature]

[Redacted] MCIEEM
Senior Ecologist
Ecology Services UK Ltd
Tel: [Redacted]



***Image showing north west gable and south west (front) elevation of
55 Fairfield Drive.***



Image showing sealed soffits, no gaps present along roof edges.



Image showing lead flashing on chimney base with some small gaps and cavities present providing some potential for use by bats.



Image showing single cavity on north west gable with some potential for bats to gain access into roof void.



Image showing gap on lower roof edge of north west gable with potential for use by nesting birds.



Image of roof void showing deep rock wool and intact bitumastic hessian roof liner.



Image of roof void showing boarded floor and internal block walls. This area is currently used for storage.