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Preliminary Roost Assessment

Survey site:

Canton Chef, 3 Church Street, Clitheroe, Lancashire BB7 2DD

Client:

Andrew Kirk

Survey date:

20th August 2024

Project:

This report is prepared to inform a planning application with Ribble Valley Borough Council. The proposal is described as:

Re-roofing of single storey extension.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
20/08/2024	17	76	40	14	None
PRA Survey Factor	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.				
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.					
Background and Site Location					
<i>Summary of site and desk Study</i>	<p><u>Site description</u></p> <p>The site is centred on SD 74377 41950. The site comprises a former takeaway shop, along with associated outbuildings. External renovations have already taken place to the existing main building at the site, associated with 3 Church Street, in order to stop water ingress into the building, and as such, the main building did not form part of this assessment. The site is located within the centre of the town of Clitheroe and is completely surrounded by urban development. The wider landscape comprises further development, associated with the town.</p> <p>To the author’s knowledge, no previous ecology reports have been produced for this site</p> <p>EPSL data</p> <p>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</p>				

	<p>implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are two EPSLs within a 2km radius of site as detailed below:</p> <table border="1" data-bbox="528 276 2036 520"> <thead> <tr> <th data-bbox="528 276 875 328">EPSL reference</th> <th data-bbox="875 276 1258 328">Bat species affected</th> <th data-bbox="1258 276 1570 328">Distance from site</th> <th data-bbox="1570 276 2036 328">Impacts allowed by licence</th> </tr> </thead> <tbody> <tr> <td data-bbox="528 328 875 424">2018-33818-EPS-MIT</td> <td data-bbox="875 328 1258 424">Common pipistrelle and soprano pipistrelle</td> <td data-bbox="1258 328 1570 424">1.5km north-east</td> <td data-bbox="1570 328 2036 424">Destruction of a breeding site and resting place</td> </tr> <tr> <td data-bbox="528 424 875 520">2018-34104-EPS-MIT</td> <td data-bbox="875 424 1258 520">Common pipistrelle and soprano pipistrelle</td> <td data-bbox="1258 424 1570 520">1.8km south</td> <td data-bbox="1570 424 2036 520">Damage of breeding site and damage and destruction of a resting place</td> </tr> </tbody> </table> <p>The site is not subject to any designation, and there are no known statutory sites within close proximity to the site.</p>	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2018-33818-EPS-MIT	Common pipistrelle and soprano pipistrelle	1.5km north-east	Destruction of a breeding site and resting place	2018-34104-EPS-MIT	Common pipistrelle and soprano pipistrelle	1.8km south	Damage of breeding site and damage and destruction of a resting place
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<p>Field survey results</p>													
<p><i>Summary of Survey Findings</i></p>	<p>External works are only to take place on building B1 at the site. External works and some internal renovations have already taken place to the main building associated with 3 Church Street and as such, this building did not form part of this assessment.</p> <p>Building B1 is a single storey outbuilding associated with 3 Church Street and was previously utilised by the former takeaway at the site for storage of materials and food. The building is a stone-built structure with a pitched stone roof and timber fascias and soffits. Overall, the building is in good condition, the brickwork has no gaps or areas of missing mortar present and as such is determined to be well sealed. There are some sections of the stone slabs on the roof that have cracked, however, there are no suitable gaps or holes that could provide suitability for roosting bats. On the western elevation, there is an area of missing mortar present on the gable end, however, this has since been sealed with expanding foam and as such, has been sealed with no access to the internal areas for bats. The timber fascias and soffits throughout the building are well sealed against the brickwork, and there are no gaps present throughout that could provide suitability for crevice dwelling bat species. On the southern elevation there is a double timber door present. This is once again well sealed, with no gaps present throughout which bats could utilise to access the internal areas.</p>												

	<p>Internally, there is a bitumen felt membrane, that is in good condition, with no gaps or holes present. The roof structure is positioned on a timber frame, which is also in good condition, and there are no suitable crevices, as it is tight against the roofing membrane. From information provided by the owner of the site, the roof of the building used to be covered in ivy, where evidence of growth internally is apparent, however, this has since been removed, with gaps that it was growing through once again, sealed, with use of small areas of expanding foam. In addition to the above, a significant amount of cobwebs were present within the internal areas, indicating a lack of internal flying by void dwelling species.</p> <p>Given the well sealed nature of B1, there is an absence of suitable roosting features present throughout and as such, it is determined that B1 is of negligible value for roosting bats.</p>
<i>Foreseen Impacts</i>	Bats are very unlikely to be roosting within the buildings at the site and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.
<i>Recommendations</i>	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.
Nesting Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the surveys. The site is considered to be of negligible value for nesting, given a lack of suitable opportunities.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	The installation of two bird boxes on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Woodstone Nest Box (buildings), or a similar alternative brand.

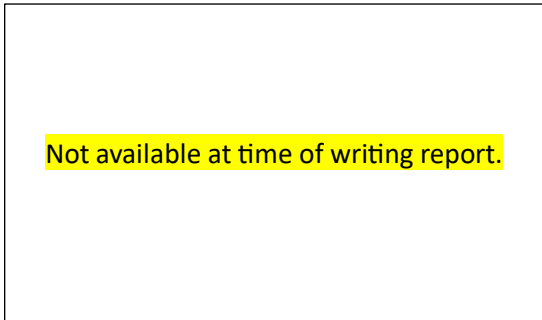
Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos



Photo 1: Southern elevation of B1.



Photo 2: Northern and eastern elevation of B1.



Photo 3: Western elevation of B1.



Photo 4: Internal space of B1.



Photo 5: Close up of soffit boxes, which are well sealed against the brickwork.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Gareth Hey BSc (Hons) MSc ACIEEM, Ecological Consultant	28/08/2024
Proof	0.2	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	05/09/2024
Final	1.0	Ann Balshaw BA (Hons)	06/09/2024