Providing *ecology* support for *everyone*

Mr John Weld Blundell
Leagram Hall
Chipping
Lancashire
PR3 2GS

3rd August 2025

Dear John

Proposed development at Wharf Farm, Green Lane, Chipping, Lancashire PR3 2TQ

Thank you for your request for a bat survey relating to proposed development at the above site.

We understand the proposed development will involve the demolition of an existing bungalow and the conversion of an existing barn building.

2.0 Personnel and Qualifications

The surveys and assessment were carried out by Pat Waring and Janette Gazzard.

Pat is a licensed bat worker (Class 2 licence), registered consultant of the Bat Mitigation Class Licence, a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

Pat has been working as an ecological consultant for over 27 years, including over 20 years as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities and Lancashire Police Authority, as well as the delivery of professional training courses about bats at a national level.

Pat has recognised and extensive knowledge of bat ecology relating to trees, including the requirements and condition necessary for bat roosting. He also has recognised skills relating to bat surveys and assessment.

Janette is a licensed bat worker (Class 2 licence) and a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

Janette has over 21 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 ecology work, including tree surveys, assessments and judgements of value in relation to bats, as well as selection and monitoring of mitigation features.

Pat and Janette 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 regard 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 proposed development site the following surveys were carried out:

- Daytime inspections of the buildings and their surroundings was carried out on 18th and 25th July 2025.

  Internal and external observations were made from ground level as well as from telescopic ladders. A Ridgid CA300 endoscope was used to inspect wall cavities and lintels. A Coast HP 10R 1000 lumens torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

- Two unmanned bat detectors (Anabat Express) were deployed inside the barn building for 6 nights (18-25th July 2025).

The remote detectors were set to function from 30 minutes before sunset to 30 minutes after sunrise the following morning (the time period when bats, if present, were expected to be active).

Data gathered using the remote detectors was checked against sunset and sunrise times, to look for correlations between first bat activity and sunset, and last bat activity and sunrise. Data was also checked to see if there were any noteworthy patterns of bat activity.

The surveys were compliant with the current best practice guidance, as detailed in 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 surveys to visits in July 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.

The recording system employed by the unmanned bat detectors (Anabat Express) can only respond to signals with sufficient intensity; signal intensity can be determined by factors such as the bat species and the distance of a bat from the unmanned bat detector. As a result, some bat activity within the deployment site may not have been recorded.

3.0 Results of the Survey

Building 1 **–** The bungalow is an unoccupied dwelling, constructed of brick and rendered walls with dual pitched roof sections covered with cement tiles. There are no cavities associated with external walls and the roof coverings are largely intact although a very small number of gaps are present. There is a sealed metal flue, brick-based chimney associated with a kitchen aga which is sealed with no suitable gaps present. All the windows and doors are timber framed and although some gaps were observed none of these are suitable for use by bats or birds. The roof edges are also well sealed with upvc soffits and mortared gable verges.

There is a large, single roof void running east west. The roof is underlined with a perished bitumastic hessian roof liner which is showing signs of sagging. A few small holes in the liner and in the roof were observed from inside the roof void. Deep rock wool is present throughout. There is no ridge beam and the roof space is cluttered due to the presence of roof trusses.

There is a mature, overgrown garden around the bungalow, Montbretia is present within the garden planting.

Building 2 – The barn is a former haybarn which includes a shippon as wells as an adjoining open shelter along the north east elevation. The building has a cat slide roof covered with corrugated asbestos sheets and slate on the lower, south west elevation. The roof is unlined and roof lights are present within both the slate and sheet coverings. The walls are constructed of stone and there are a series of eye holes and clay pipe vents within the walls. Some of the wall cavities, ledges and lintels associated with the internal and external stone walls have potential for use by bats and nesting birds.

The barn is currently used for temporary storage, it is light, open and draughty with no roof voids. Suitable dark sheltered spaces for use by bats are limited to wall cavities and lintels associated with eye holes.

Habitats and surroundings

The bungalow and barn lie adjacent to Green Lane on the edge of Chipping village adjacent to agricultural fields. The barn is surrounded by hardstanding and other farms buildings. The bungalow is surrounded by unmanaged garden with dense vegetation. Other habitats present within the close and wider surroundings include farm fields with areas of permanent pasture, hedgerows and low-density housing.

The levels of artificial lighting in the immediate surroundings are low. Levels of artificial lighting within the close and wider landscape are also low due to low density of housing and low-level street lighting.

The immediate, close and wider landscape provide high potential shelter and foraging resources for use by bats and high potential bird shelter and foraging resources.

Bats

Daytime survey

Building 1 (bungalow)

There were no signs or evidence of use by bats associated with the bungalow.

The barn (building 2)

Scattered moth and butterfly wings are present in the barn. Presence of moth and butterfly wings are generally attributed to the feeding signs of both bats and insectivorous eating birds such as swallows.

Re*mote detectors*

The unmanned detectors (Anabat Express units) deployed on the hayloft floor of building B2 did not record any bat activity.

There is no evidence from the unmanned detectors to suggest that bats were active inside building B2 during the deployment period.

Potential roosting features (PRFs) for bats are as follows:

	Night roosting	**Day roosting**	**Hibernation roosting**
Building 1 (bungalow)	Negligible potential - the bungalow is not suitable for use by night roosting bats	Low potential- a very small number gaps associated the roof coverings	Low potential- a very small number gaps associated the roof coverings
Building 2 (barn)	High potential - the barn is open and accessible for use by night roosting bats during the active season (April to October)	Low potential – stone wall cavities and eye hole lintels	Low potential – stone wall cavities and eye hole lintels

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; there is insufficient potential to support the need for any further investigation.

Nesting birds

Building 1 (bungalow)

The bungalow is unsuitable for use by barn owl.

There is no evidence of use by nesting birds associated with the bungalow.

There is high potential for nesting birds to be present within vegetated garden associated with the bungalow during the nesting season (February to September).

The barn (building 2)

There is no evidence of use by barn owl associated with the barn, however, the barn is open and accessible and suitable for use by barn owls at any time.

Kestrel pellets, a single kestrel feather and white dropping splashes were found inside the barn and white dropping splashes were also present on the south east external gable wall.

Two unoccupied Jackdaw nests were found at the ridge and a single, dead juvenile Jackdaw was found on the barn floor (below nest site).

Three unoccupied small bird nests were found within stone wall cavities.

Bird droppings (characteristic of swallows) were found throughout the barn.

There is confirmed bird nesting associated with the barn and there is high potential for nesting birds to utilise the barn during the nesting season (February to September).

Non-native plant species

Montbretia *Crocosmia x crocosmiiflora* is present within the bungalow garden. This plant species is listed as an invasive non-native plant species on Schedule 9 of the of the Wildlife and Countryside Act 1981 (as amended).

Other protected and notable species

No other species or signs were found during the survey

4.0 Advice and recommendations

4.1 Bats

Protected Species	Impacts, Issues & Rationale	Action Required
Bats	There is no evidence of use by roosting bats and currently no predicted impacts to roosting bats as a result of the proposed development. It is advised that there are limited potential roost features suitable for bats associated with the buildings. In this location and landscape setting, these features have potential for bats to use throughout the year. Bats will forage over the survey area and the adjacent landscape during their active season. All bat species are afforded full protection under The Conservation of Habitats and Species Regulations 2017 (as amended)	**Advice (mitigation):** All personnel involved in 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**. **Advice (mitigation):** A pre-commencement inspection by a suitably qualified Ecologist should be carried out immediately prior to any building works. This check will help to avoid unlawful activities to bats and bat roosts(if present). **Immediately prior to any work** **Advice (mitigation):** As a precaution, it is advised that when removal or disturbance of potential roost features such lintels and roof coverings are to take place, this should be done carefully by hand. **At all times**. **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**. **Recommendation(mitigation):** If any new lighting is to form part of the proposed development, this should be designed to reduce light spill upwards and there should be no light spill onto any vegetation present within close proximity. This will help to avoid any impacts on bat activity, including foraging and commuting. **During and Post development**

Table 1. Bats – Impacts and Issue

4.2 Nesting birds

Species	Impacts, Issues & Rationale	Action
Nesting birds	There are predicted impacts (disturbance, damage and destruction) to nesting birds, nests and eggs as a result of the development. There is high potential for barn owls to occupy the barn building at any time. Barn owls are included in Schedule One of the Wildlife & Countryside Act 1981 which affords them protection against disturbance whilst nesting. Specifically, under Part 1, Section 1 (5) it is an offence intentionally or recklessly to: • Disturb any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young • Disturb dependent young of such a bird There is high potential for other bird species to be nesting in the barn building, adjacent farm buildings and bungalow garden vegetation during the bird nesting season (February to September).	**Advice (mitigation):** All people working at the proposed development site should be made aware of the likelihood of encountering barn owls and other nesting birds, and should be made aware of the legal protection of barn owls and nesting birds and their own responsibilities as regards implementation of precautionary **Prior to any work commencing.** **Advice (mitigation):** A pre-commencement check should be undertaken by an ecologist, to check for any use by barn owls. **Prior to any work commencing** **Advice (mitigation):** It is advised that the most appropriate way to address the risk to nesting birds is: • Avoid working on the buildings and/or in close proximity to vegetation during the nesting season • Or If works cannot take place outside the nesting season, the following measures should be adopted: • All people working at the site should attend a tool box talk by an ecologist • All areas for removal/disturbance should be carefully checked by an ecologist, immediately prior to works commencing. • If the risk of nesting birds remains, then monitoring for nesting bird

Species	Impacts, Issues & Rationale	Action
Nesting birds continued	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. 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. 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.	• activity should continue for the duration of works. **Prior to any work commencing (checks) and throughout works in nesting season (monitoring)** **Advice (mitigation):** If nesting birds are found at the proposed development site, or close enough to cause unlawful activities as a result development works, it will be necessary to delay works or seek advice as to whether or not any development can proceed lawfully at that time. Under these circumstances, work must stop until advice has been sought from an appropriately experienced Ecologist. **Prior to any work commencing (checks) and throughout works in nesting season (monitoring)** **Recommendation (mitigation and compensation):** It is recommended that bird nesting features and/or nest boxes should be installed on or within the refurbished barn building. 1 x kestrel/barn owl box, 3 x house sparrow boxes and 2 swallow nest cup should be installed to help maintain nesting provision for birds. **Post development**

Table 2. Nesting birds – Impacts and Issues

4.3 Non-native invasive plant species

Non-native invasive species	Impacts, Issues and Rationale	Action Required
Montbretia	There are predicted impacts as a result of the presence of non- native plant species; Montbretia. The proposed development will involve an amount of ground disturbance which could result in the spread of Montbretia which is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Section 14(2) of the Wildlife and Countryside Act 1981(as amended) prohibits 'planting' or 'causing to grow' in the wild of any plant listed in Part 2 of Schedule 9. Environmental Protection (Duty of Care) Regulations 1991. Any waste containing non-native invasive plant species is classified as controlled waste.	**Advice (mitigation):** The best approach to control the spread of non-native species within small development sites is to avoid any disturbance of the plants and/or ground around them. **At all times** **Advice (mitigation):** If the risk of disturbance to Montbretia cannot be avoided, working methods including control, removal and safe disposal of the plant species must be adopted. For this site, hand digging of individual plants may be sufficient. If larger areas are likely to be disturbed, specialist advice may be required in order to prevent further spread. **Prior to commencement of any work.** **Advice (mitigation):** All people working at the proposed development site should be made aware of the legal issues associated with non-native invasive species and their own responsibilities as regards implementation of precautionary measures. **Prior to any work commencing** **Advice (mitigation):** All arisings from non-native plant species left in situ (i.e. plants that have been retained during development) as part of normal gardening practises (e.g. cut, pruned and/or removed) should be disposed of responsibly. This advice also applies to infected soils, which ideally should not be exported off site or moved within the site, to prevent spread of non-native invasive species into unaffected areas.

Table 3. Non-native invasive plant species

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

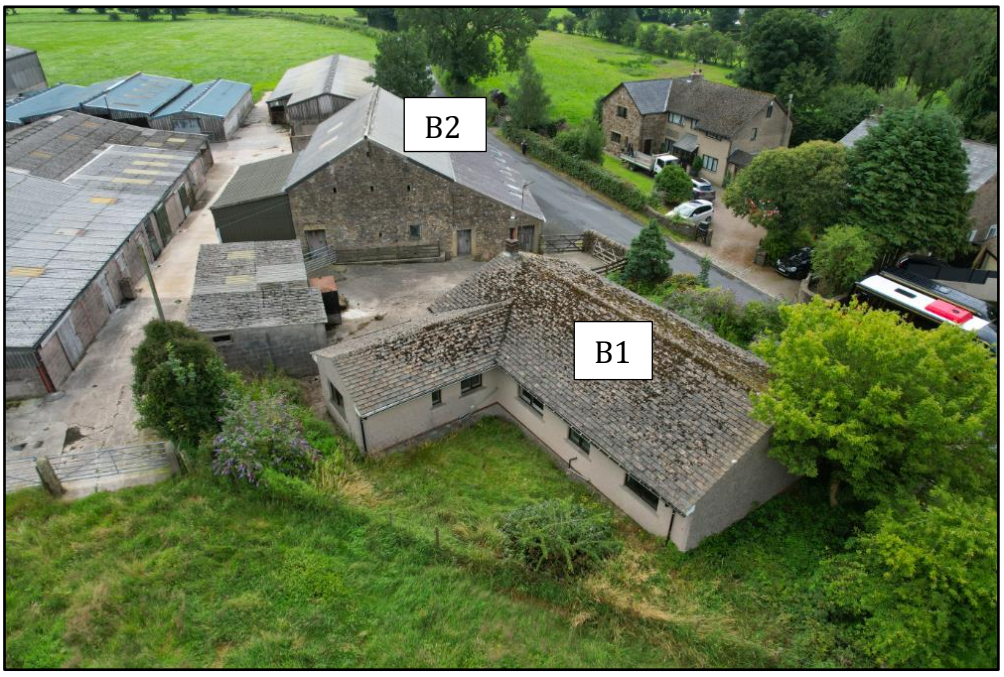
Precautionary measures such as those listed above are generally regarded by Statutory Bodies, Local Planning Authorities and Professional Ecologists as being appropriate where there is a risk of protected species being present, but further investigative surveys are not required prior to development works.

For this site, it is recommended that if proposed works are not undertaken before May 2026, 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

Janette Gazzard MCIEEM
Senior Ecologist
Ecology Services UK Ltd
Tel: 07842 694 618



Oblique aerial showing bungalow (B1) and barn (B2) building

Image showing north (rear) elevation of bungalow (B1)

Close up image showing sealed upvc soffit on pebble dashed rendered walls of bungalow

Image showing bungalow roof void, cluttered with roof trusses.

Image of Montbretia present in garden planting of bungalow

Image of barn (B2) showing south east (farm entrance) and south west (roadside) elevations

Internal view of haybarn showing roof underside and wall vents (eye holes)

Internal view of Shippon showing light conditions due to presence of roof lights

Example of wall cavities (PRFs) in barn

Image showing kestrel signs (pellets, droppings and feather) in barn

Image showing example of bird nest found beneath hayloft floor in barn