

Mr & Mrs Sutcliffe
21 Albemarle Street
Clitheroe
Lancashire
BB7 2EA

19th May 2020

Dear Mr & Mrs Stuccliffe

Re: Proposed development at 21 Albemarle Street, Clitheroe, BB7 2EA
Planning Reference: 03/2020/0242

Thank you for your request for a bat survey at the above site. I understand that the proposed development is for a two storey extension to the west elevation (side gable) of the property.

1.0 Background and Qualifications

The survey was 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 twenty two years, most recently 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 and Yorkshire Police Authorities, 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 buildings and trees including the requirements and condition necessary for bats roosting. He also has recognised skills relating to bat surveys and assessment.

Janette is a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

Janette has over sixteen 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, including building and 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 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 21 Albemarle Street, a daytime inspection of the building and surroundings was carried out on 18th May 2020.

Observations were made from ground level, as well as from telescopic ladders, to examine potential roost features. An endoscope, although available, was not required on this occasion. A 1000 lumens Led Lenser x21 torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

In view of the current Covid -19 restrictions no internal access or inspection of the small area of roof void was carried out. In this case, sufficient information could be obtained to make a confident judgement about use and potential for use by bats.

This adapted approach complies with Government Guidance <https://www.gov.uk/guidance/social-distancing-in-the-workplace-during-coronavirus-covid-19-sector-guidance#outdoor-business> and CIEEM (2020). *Guidance on Ecological Survey and Assessment in the UK During the Covid-19 Outbreak*. Version 1, published 7 May 2020. Chartered Institute of Ecology and Environmental Management, Winchester, UK.

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

3.0 Results of the Survey

21 Albemarle Street is an occupied, two storey, semi detached dwelling house. The walls are constructed of brick, the windows and doors are all upvc and there is a single storey conservatory to the rear. The roof is dual pitched and covered with interlocking cement tiles. There are 2 flat roofed upvc dormers on the front and rear elevations (north and south) and these structures take up the majority of the external and internal roof space. The roof coverings and edgings associated with the dormers and the roof edges, fascias and soffits associated with the main roof are all sealed tight with no gaps visible. There are, however, small gaps associated with the lead and roof tile join located around the dormers. Overall, there is very limited potential for use by bats throughout the year.

The property is in good condition and well maintained. No gaps, crevices or ledges were found during the external inspection that would provide suitable conditions for use by nesting birds.

The front and rear gardens are predominately hardstanding with occasional potted plants. There are no trees or shrubs associated with the property. The property is situated within a built up, residential area with sparse vegetation and high levels of street lighting. Overall the immediate and close surroundings provide low potential shelter and foraging resources to local bat and bird populations.

Bats

No bats or signs of bats were found during the site inspection.

Potential roosting features for bats are:

Night roosting

Negligible – there are no suitable night roosting features

Day roosting

Very low – small number of gaps associated with joins between lead and roof tiles.

Hibernation roosting

Very low – small number of gaps associated with joins between lead and roof tiles.

The very low assessment in the above examples reflects the condition of the features and their environment. It is our professional judgement that no further surveys for bats are warranted, at this time.

Nesting birds

No nesting birds or signs of nesting birds were found during the survey.

There are no suitable features associated with the building or garden to support nesting birds. The building and garden therefore have negligible potential in relation to nesting birds.

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts /Predicted Impacts	Action Required
Bats	<p>It is advised that there is no evidence to suggest that bats pose a constraint to the proposed development.</p> <p>It is advised that it is possible that bats could utilise gaps associated with some of the lead joins. These features, in this location and landscape setting have a low risk of use by bats throughout the year.</p> <p>All bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. This legislation has been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 which continues the same provision for European protected species, licensing requirements, and protected areas continue after Brexit.</p>	<p>Advice (mitigation): As a precaution, all personnel involved in the proposed works should be carefully advised about bats by an appropriate person, 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 the development.</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 /Predicted Impacts	Action Required
Nesting birds	<p>It is advised that there is no evidence to suggest that nesting birds pose a constraint to the proposed development.</p> <p>There is no reasonable likelihood of nesting birds being present during the bird nesting season (February to September)</p>	No impacts to nesting birds; therefore no further action required.

Table 2 Nesting Birds

Compliance with the actions outlined in the Table 1 will help to avoid committing offences in relation to bats.

4.3 Other Protected Species

There are no constraints in relation to other protected species.

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



View of 12 Albemarle Street - front (lhs) side and rear elevations (rhs)



Close up view of external roof coverings (lhs) and view of and view of gable end soffit, sealed with no gaps (rhs)



Close up view of lead join features around dormer. There is a small gap that has some potential for use by roosting bats (rhs)