

# earthworks environmental design

9 Poorsland Barn, Slaidburn Clitheroe. Lancashire. BB7 3AE  
01200 446859 / 07709 225783 / earthworksuk@yahoo.co.uk

FAO: Oliver Heselton  
Gary Hoerty Associates  
34 Wellgate  
Clitheroe  
BB7 2DP

16 December 2009

32 0100682P Ref: B 701

Dear Mr Heselton

Bat inspection (Protected Species): Garage at Salthill Villa, Salthill Road, Clitheroe. BB7 1PE

## Introduction

You have requested an inspection of the above named property on behalf of your client Dr. C. Rothery to undertake a bat inspection as a condition of an application to the local planning authority for building alterations. It is understood the proposal involves demolition of the garage/utility building and construction of a two storey annex; the existing out-building are shown in figures 1 to 6 of this report. The structure has four distinct areas and these are shown in figure 1 (A – D)

The survey was carried out by David Fisher (EED) Natural England licence No: 20093056 (Science and Education / Conservation)

A daylight inspection of the property (internal and external) was undertaken between 15.30 and 16.00 on Tuesday 15 December 2009.

The weather at the time of the inspection was cold and dry, (max. temp. 3.5°C), with overcast sky and calm conditions, providing adequate survey conditions for a winter daylight assessment.

## Survey methodology

The survey methodology follows recommended monitoring guidelines published by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

The aim of the inspection is to make an assessment of the potential value of the site for bats and to establish whether bats (or other protected species) have been active within any part of the property that will be affected by the proposed demolition and building works.

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid) and digital camera (Pentax Optio S6) to view all likely areas of the building for the presence of protected species (bats), ie. droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

## Description of the property

The property is a detached out-building with standard brick construction and pitched timber-framed roof with an enclosed roof void. There are 4 separate areas (as shown in figure 1) as follows:

- A: A lean-to storage area between the end of the garage and the boundary wall; this area has a mono-pitch clear laminate roof with timber fascia and timber garage door; the area is cold and dry with ample natural light. The lean to area is largely used for storage (figure 6).

- B: The garage has two floors, the upper loft area has a timber floor and is accessed through the brick partition wall. The enclosed void is cold, dry and relatively dark; there are accumulations of dust and debris and the area appears to be well-ventilated and draughty. The ground floor area is light and dry and is currently used for parking a vehicle
- C: The central part of the building is an enclosed workshop and storage area with a timber and glass partition at the rear forming a separate room with a timber loft above. These areas are cool and dry and appear to be in daily use for storage and general access to other areas. The loft area is clean and dry and leads into the garage on the ground floor and also into the enclosed roof void above.
- D: This small triangular corner of the building is used as a coal shed; the area is cold and dry; there is some natural light from a small glazed window.

The slate with batten roof is lined with a waterproof membrane and the area is well-maintained and fully sealed. The roof appears to have been renovated quite recently and the ceramic ridge tiles are very well-pointed and sealed; all visible sections of the fascia-soffits are in very good repair and sealed/pointed

### Location

The property is located close to the northern edge of the built-up area and adjacent to open ground close to the former Salthill quarries and open countryside to the east and north-east of the town beyond Mearley Brook. The house is located at NGR: SD750424 at an elevation of approximately 100m (asl). The nearest extensive broadleaved woodland is more than 1km to the west at Crosshill Quarry and there is no open water within 0.5km of the site. Although pipistrelle bats are known to roost within properties nearby, the area provides sub-optimal feeding, foraging and commuting habitat for bats.

### Survey results

A careful inspection of the building has shown no evidence of bat activity.

All internal and external features were inspected for signs of bat roosting and/or flight activity. There are no bat droppings, discarded insect wings or other indicative signs that bats have entered any part of the building for roosting, feeding or hibernation.

Externally there is no evidence that bats have roosted or rested beneath fascia-soffits, gutters, roof and ridge tiles or roofing membranes. The building is well-maintained and all structural and architectural features appear reasonably secure.

The building is generally cool, dry and well ventilated and the entire structure remains un-heated.

### Data search

Based on the National Biodiversity Network (NBN) - for terrestrial mammals recorded in the 10km squares SD63/SD73 and SD64/74 (and other data sets including the surveyors own extensive records), the following species are known to occur within the 'wide' 10km district:

- Natterer's bat, (*Myotis nattereri*)
- Whiskered bat, (*M. mystacinus*)
- Daubenton's bat, (*M. daubentonii*)
- Brown long-eared bat, (*Plecotus auritus*)
- Common pipistrelle, (*Pipistrellus pipistrellus*)
- Soprano pipistrelle, (*P. pygmaeus*)
- Noctule bat, (*Nyctalus noctula*)

With reference to NBN data, it is important to note the limitations of these data and the resource is incomplete; it does not represent a comprehensive survey of species occurrence. The post 1995 records are based on two key data sets (i) BCT's National Bat Monitoring programme (NBMP) and (ii) BCT/MTUK Bats and Roadside Mammal Survey.

## Survey constraints

The daylight survey was undertaken outwith the optimal flight activity period (late April / May – August / early September). Winter surveys are undertaken at a time of year when most bats have already dispersed to their winter hibernation roosts and very few bats are active or present.

One of the major constraints of carrying out a winter daylight survey is the lack of evidence of summer roosting activity. Field signs such as bat droppings, urine stains and discarded feeding remains tend to deteriorate over time, particularly on external walls and surfaces, however, roof voids normally retain very clear evidence of previous bat activity and therefore internal inspections of buildings are normally carried out at any time of year.

## Interpretation and evaluation of results

There is no evidence of bat activity within this building. The structure is reasonably well-maintained and there are no obvious entry points for bats into any part of the structure. There are no field signs indicating access, flight or feeding activity within the building; the habitat surrounding the site provides sub-optimal feeding, foraging and commuting opportunities for bats and there is no high-value feeding and foraging habitat nearby.

A local records data search has provided no available data/records for this (or any neighbouring) property.

The conservation value of the building is generally low; further survey effort (including evening emergence/dawn re-entry surveys) is unlikely to show bat roosting activity associated with this building.

## Likely impacts and risks

The potential for disturbance to roosting, resting or hibernating bats during the building operations is low/negligible and consequently the likely impact of the proposed development/demolition on bats and local bat populations is also likely to be low/negligible.

There is no evidence of roosting activity within the proposed working area and it is very unlikely that bats will be disturbed or exposed during the course of the building operations.

## SUMMARY

The proposed building alterations requiring demolition of the existing building **are unlikely to cause disturbance to roosting bats** or result in the loss of a nursery bat roost, resting place or hibernaculum or cause injury or death of a European Protected Species – Bats.

Further survey effort during the summer activity period is not recommended in this instance.

Please note the following:

- Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats. *(For further information please refer to the notes 'Bats and the law' on page 4 of this report)*
- If you require further information on bats during the proposed building operations you should contact Bat Conservation Trust (BCT) by calling the National Bat Help-line on 0845 1300 228. BCT will normally contact a qualified bat worker in the area who will be able to visit the site and provide further advice free of charge.
- In the unlikely event of any bats being exposed or vulnerable to harm, stop work in that immediate area, replace the covering/material as gently as possible, avoiding causing any injury to bats or alternatively use gloves or a small container to move them safely to a dark and quiet area preferably without causing them to fly in daylight. Work in that area should not continue until you have sought advice from Natural England via the Bat Conservation Trust (BCT).

I attach further information regarding wildlife legislation (Bats and the Law) and contact details.  
Please note I do not supply a copy of this report to Ribble Valley Borough Council.

Yours sincerely



David Fisher

### SUPPORTING IMAGES

Salthill Villa: proposed demolition of existing garage and construction of two storey annex

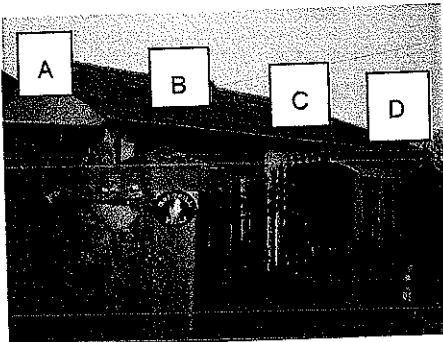


FIGURE 1:



FIGURE 2:



FIGURE 3:

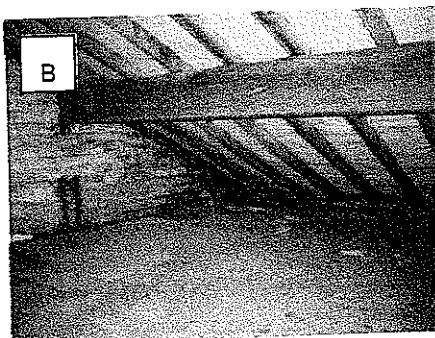


FIGURE 4:

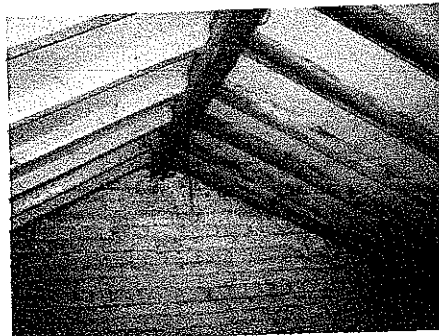


FIGURE 5:



FIGURE 6:

## Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent<sup>1</sup>.

*“It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.”<sup>2</sup>*

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines ‘European Protected Species’ (EPS).

<sup>1</sup> Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

<sup>2</sup> Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation ODPM.

### Other useful contacts:

Bat Conservation Trust, 15 Cloisters House, 8 Battersea Park Road, London, SW8 4BG, 0845 1300 228

Department for Environment, Food and Rural Affairs [www.defra.gov.uk](http://www.defra.gov.uk)

Natural England area teams:

Natural England, Cheshire to Lancashire Team, Electra Way, Crewe, Cheshire, CW1 6GJ Tel:01270 754227

Yorkshire:

South Area Team - Government Buildings, Otley Road, Lawnswood, Leeds, LS16 5QT

North Area Team – Asquith House, Leyburn Business Park, Leyburn, North Yorkshire, DL8 5QA

Natural England, 1 East Parade, Sheffield, S1 2ET, Enquiry Service: 0845 600 3078 [enquiries@naturalengland.org.uk](mailto:enquiries@naturalengland.org.uk)