

Bat Survey

Of 10 to 14 & 14a Paradise Street, Ramsbottom BL0 9BS

On behalf of Quanthill Ltd
8 Sheep Hey
Leaches Road
Shuttleworth
Lancs
BL0 0ND

July 2023

HB Bat Surveys
48 Moor Road
Orrell
Wigan
Lancs
WN5 8RR

CONTENTS

	Page
SUMMARY	3
1. INTRODUCTION	4
2. SURVEY METHODOLOGY Preliminary Roost Assessment (PRA) Nocturnal Surveys	6
3. SURVEY RESULTS Preliminary Roost Assessment Foraging and Commuting Bats Bat Records Nocturnal Surveys	8
4. EVALUATION AND ASSESSMENT	14
5. RECOMMENDATIONS	15
6. REFERENCES	16
7. APPENDICES Location of site (2 Km boundary) PRA: photographs of building	17

SUMMARY

This report details the findings of bat surveys at a row of terraced buildings; 10 to 14 & 14a Paradise Street, Ramsbottom BL0 9BS. Bat surveys are required because the proposed works have the capacity to disturb roosting bats and could destroy or damage bat roosts if present.

Previous survey work in April 2020 by Martin Prescott Environmental Services found there were no bats roosting within these properties. Since these surveys, there have been alterations and demolition of unsafe parts of these buildings. For this reason, and also the passage of time, fresh nocturnal surveys are required.

Checks were also made for evidence of nesting birds such as starling, house sparrow, house martin and swift, as well as the presence of other wildlife, particularly protected species.

A preliminary roost assessment (PRA) was conducted on 1st May 2023. No bats or signs of bats were found, but potential bat roosting features (PRF) were identified on the affected elevations and within the structure of the roof. No evidence of bird nesting was seen inside or outside, and no other protected species are believed to be present.

The building was allocated **moderate** potential for roosting bats. In accordance with the Guidelines, a minimum of two nocturnal surveys were required during the active season for bats.

Two dusk emergence survey were conducted on 1st May and 6th June 2023. Moderate bat activity was detected during these surveys, with no bats emerging or entering the target buildings. Only common pipistrelle bats were detected at the site. No other protected species were detected. There were no signs of any nesting birds.

There are opportunities to enhance biodiversity in this area, and so comply with the direction given by the National Policy Planning Framework (updated July 2021), by the inclusion of bat roosting and bird nesting provision in any new building work.

No further bat survey work is required. The proposed development at 10 to 14 & 14a Paradise Street, Ramsbottom BL0 9BS is feasible and acceptable in accordance with ecological considerations, and the National Planning Policy Framework.

1. INTRODUCTION

- 1.1. HB BAT SURVEYS was commissioned to carry out bat surveys at 10 to 14 & 14a Paradise Street, Ramsbottom BL0 9BS (Grid reference SD 791 170) See **Appendix 7.1** for the location of this site.
- 1.2. Bat surveys are conducted in accordance with the Bat Surveys for Professional Ecologists - Good Practice Guidelines, published 2016 (the Guidelines). Strict adherence to these is not necessary, but where practice deviates from them, clear reasons and rationale must be given.
- 1.3. Under the Guidelines, nocturnal surveys must be sufficient to be able to identify the species and number of any roosting bats, the roost location and roost type.
- 1.4. Surveys were conducted in April 2020 by Martin Prescott Environmental Services. No bats were found to be roosting and the conclusion of the report dated 27th April 2020 was that *“the work intended at that time could proceed with low risk to roosting bats.”* The passage of time and the fact that some parts of the buildings became unstable and had to be demolished mean that fresh nocturnal surveys are required.
- 1.5. A fresh planning application is being prepared for the refurbishment of these buildings and these surveys were requested to support this application. The following is a list of the current proposals.
 - Demolition of existing outbuildings and part retaining wall to rear.
 - Conversion of 10-14 Paradise Street from one dwelling at upper level and ground floor of 14a to three dwellings.
 - Conversion of 14a Paradise Street from workshop to two flats with single storey rear extensions.
 - First floor Juliet balconies to rear.
 - Raising of roof height to 10-14 Paradise Street by raising of eaves and steepened roof pitch.
 - Flat roof dormer to rear roof slope of 14a.
- 1.6. All British bat species and their roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010 (as amended). Under this legislation it is an offence to intentionally kill, injure or capture bats, deliberately disturb bats and damage, destroy, or obstruct access to bat roosts. Since the introduction of the Countryside and Rights of Way (CROW) Act in 2000 it is also an offence to recklessly harm or disturb bats in their roosts.
- 1.7. For the purposes of roosting, UK bat species may be split into void dwelling (such as long eared and horseshoe bats) and crevice dwelling (such as pipistrelle and myotis species). All resident UK bats are insectivorous.
- 1.8. Pipistrelle bats are often found roosting in the cavities and gaps which exist in buildings, but such roosts often go largely unnoticed. It is rare for noctule bats to be found roosting in dwellings as they prefer larger voids such as those made in trees by woodpeckers. The myotis species, such as Daubenton's bats, are

generally found roosting in either cavities or voids but are rarely found in buildings as they are more sensitive to light pollution and human interference. Brown long-eared bats tend to roost in voids and seem to be quite partial to tall loft areas but may also roost in gaps and crevices.

1.9. The following are definitions of the different types of bat roosts.

Day roost	Individuals or small groups of bats, rest or shelter in the day but are rarely found by night in the summer.
Night roost	A resting place or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
Feeding perch	One or more bats feed during the night but are rarely present by day. Identified by the presence of prey remains.
Transitional roost	Used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation. (Also known as an occasional roost)
Swarming site	Areas where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites
Mating sites	Areas where mating takes place from later summer and can continue through winter.
Maternity roost:	Where female bats give birth and raise their young to Independence.
Satellite roost:	An alternative roost found in close proximity to the main nursery colony used by a few individual breeding females or small groups of breeding females throughout the breeding season.
Hibernation roost:	Bats may be found individually or together during winter. They usually require a constant cool temperature and high humidity

1.10. A preliminary roost assessment (PRA) was undertaken on 1st May 2023, and this comprised of the following.

- A daylight bat survey by a suitably licensed bat worker of the building to determine its suitability for use by roosting bats.
- The identification of any further surveys or precautionary actions that may be required prior to the commencement of any development activities.

If potential roosting features (PRF) are identified in the areas to be affected by the proposed development, additional surveys will be required. If bats are detected to be roosting in any building, structure or tree a licence will be necessary to make the development lawful.

1.11. Dusk emergence surveys were conducted on 1st May 2023 and 6th June 2023.

2. SURVEY METHODOLOGY

Preliminary Roost Assessment (PRA)

- 2.1. On 1st May 2023, the target buildings on Paradise Street were assessed in respect of their suitability for roosting bats by a licensed bat surveyor, John Harrison-Bryant. (Licence number 2015-10251-CLS-CLS). This took place immediately prior to the first dusk survey.
- 2.2. Weather conditions during this PRA were 12 degrees Celsius, dry with light winds.
- 2.3. The surveyor's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats*, prepared by the CIEEM (August 2011).
- 2.4. The PRA was carried out in accordance with standard methodology included in the following: *Bat Mitigation Guidelines*, *Bat Workers Manual* and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)*.
- 2.5. An inspection of the buildings at the site was carried out to locate and identify both bat roosting and potential roost features (PRF). PRF are identified by documenting access points and where roosts may be present within buildings, structures, and trees. Evidence of bat presence may include droppings, urine staining, feeding signs and grease marks.

Equipment List

- 2.6. The following list of the equipment was available for use in this survey.
 - Olympus 8x25 PC I Binoculars.
 - Explorer Premium Recording Endoscope
 - Sony DSC-HX90V
 - Telescopic ladder
 - Nightsearcher Panther high power focussed beacon.
 - Seek Thermal XR thermal imaging camera.
 - Personal Protective Equipment (PPE)

Survey limitations and constraints

- 2.7. All parts of the interior of the buildings were entered, with the exception of the loft areas above 14A and 10, which were unsafe to enter. This constraint was mitigated by conducting the first nocturnal survey immediately after the PRA. The lack of access did not affect the results of the surveys or the recommendations in section 5.
- 2.8. Weather conditions were appropriate for this kind of a survey.
- 2.9. There were therefore no constraints on this survey.

Nocturnal Surveys

- 2.10. The Guidelines advise the minimum number of nocturnal surveys for the given level of roosting potential. For moderate roosting potential, a minimum of two nocturnal surveys are required.
- 2.11. In general, surveys conducted in April or September to October may detect transitional roosts and those conducted in the active season from May to August may detect day and maternity roosts.
- 2.12. The Guidelines require that nocturnal surveys must be conducted in suitable weather conditions, at least two weeks apart, from April to September.
- 2.13. Nocturnal surveys are generally conducted in two ways.
- Dawn re-entry survey starting 1½ to 2 hours before sunrise and ending 15 minutes after sunrise.
 - Dusk emergence survey starting 15 minutes before sunset and ending 1 ½ to 2 hours after sunset.
- 2.14. A decision as to whether to conduct dusk emergence or dawn re-entry surveys is made close to the time when they are required. Where bats are found to be roosting at a site, further surveys may be required to support a licence application.
- 2.15. The 2016 Guidelines are soon to be superseded by new and revised ones. In the new guidelines, the recommendation to use pre-dawn surveys has been amended because of new evidence relating to the behaviour of late emerging / early returning bat species such as brown long-eared and myotis species bats.

Survey limitations and constraints

- 2.16. The nocturnal surveys were conducted at a time of year favourable for finding evidence of roosting bats. In May, bats are fully active and are outside of the hibernation period. Maternity colonies may start to form as the month ends, and the bats bear their young around the start of July. Baby bats may start to fly in mid-July and maternity colonies then start to disperse but could still have larger numbers of bats into August.
- 2.17. The nocturnal surveys were conducted under favourable weather conditions.
- 2.18. Two dusk emergence surveys were completed. A dawn re-entry survey was considered for the second survey, but it was decided that a dusk emergence survey would give better results given the lower numbers of bats encountered in the first survey and the prevailing cooler temperatures being encountered before dawn.
- 2.19. All external parts of the site were accessed during the nocturnal surveys.
- 2.20. There were therefore no constraints on these two nocturnal surveys.

3. SURVEY RESULTS

Preliminary Roost Assessment

- 3.1. Location maps may be viewed in **Appendix 7.1** Site photographs may be seen in **Appendix 7.2**.
- 3.2. The site consists of a terrace of cottages on one side of a residential street, close to the town centre of Ramsbottom. The roof on top of numbers 10, 12 and 14 is continuous but then drops over 14A. The roof of number 8 next door is higher than that of number 10, and the roof of number 16 is lower than that of 14a. These differences in roof height create gables at the higher sides.
- 3.3. External surfaces such as windowsills and walls were checked for bat droppings with a negative result.
- 3.4. The buildings are generally open to the south-east where walls and temporary extensions have been previously demolished or fallen down.
- 3.5. There are some lifted tiles on the roof creating gaps and crevices which could be used by cavity dwelling bats, with some potential access points at the base of the rooflines.
- 3.6. No bats or signs of bats were found during the PRA.
- 3.7. The buildings 10 to 14 & 14a Paradise Street, Ramsbottom BL0 9BS were allocated overall **MODERATE** potential for roosting bats.
- 3.8. There were no signs of nesting birds.

Foraging and commuting bats

- 3.9. This site is on the eastern side of Paradise Street, close to the centre of Ramsbottom town centre in north Lancashire. Ramsbottom lies in the Irwell River Valley between areas of moorland to the west and east. Much of the town is commercial and residential properties with historic mills along the riverside.
- 3.10. There is a line of mature trees on the western side of Paradise Street and this area links into vegetation on the other side of the main street which runs through Ramsbottom. There are two small reservoirs 250 metres to the west which have this line of vegetation on their east banks. There are small watercourses leading eastwards and north-east to woodland at Top Wood and Ox Hey Wood
- 3.11. The River Irwell flows from north to south, about 200 metres to the east with the East Lancs railway on the west bank of the river. There are trees and other vegetation along the banks of the river and railway track. Beyond the River Irwell, the M66 motorway also runs north to south, and this marks the eastern edge of Ramsbottom. The western edge of the town is the B6214 road, beyond which is Holcombe Moor.
- 3.12. Redisher Wood Nature Reserve lies 2 km to the south-west. This area of woodland has been extensively surveyed by the local bat group for many years and bat boxes have been erected and regularly checked. It is known that this

area holds good populations of several species of bats with known roosts and has excellent foraging opportunities for bats.

- 3.13. The river, railway track and tree lines give good connectivity for bats to enter and leave the area around Paradise Street. This will enable bats to exploit foraging opportunities at the site and leave to exploit the excellent opportunities further afield.
- 3.14. The immediate area around Paradise Street, Ramsbottom has moderate foraging opportunities with excellent foraging further afield. Connectivity for bats to fly in and out of the area is good.

Bat Records

- 3.15. An ecological record enquiry was conducted by GMLRC, the local record centre for the boroughs of Greater Manchester in June 2023 for a 2Km radius around this site.

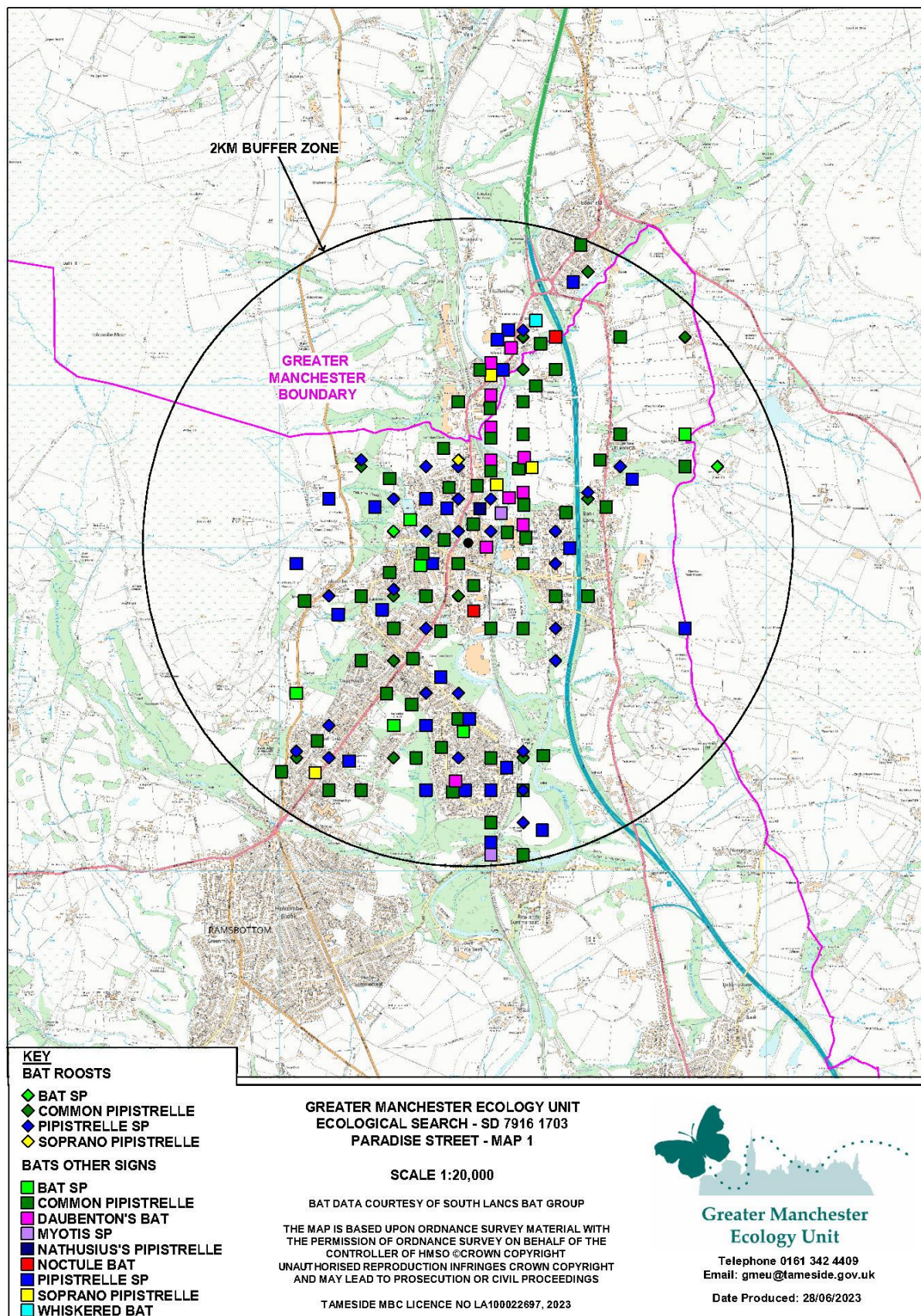
- 3.16. There are six species of bat recorded within 2 Km of the site as follows.

- Soprano pipistrelle bat - *Pipistrellus pygmaeus*
- Common pipistrelle bat - *Pipistrellus pipistrellus*
- Nathusius' pipistrelle - *Pipistrellus nathusii*
- Noctule bat - *Nyctalus noctula*
- Daubenton's bat - *Myotis daubentonii*
- Whiskered bat – *Myotis mystacinus*

There are also records of myotis species, pipistrelle species and unspecified bat species.

- 3.17. There are a very large number of bat records within 2 Km of this site. This area has a number of active and experienced bat workers present and some areas, particularly Redisher Woods and the River Irwell as it passes through Ramsbottom, have been extensively surveyed over the years.
- 3.18. The records include a mixture of the results of survey work, information relating to casualties and grounded bats, voluntary bat roost visits and casual bat encounters.
- 3.19. The most common bat species in the records are common pipistrelle and soprano pipistrelle. These were only separated out as separate species in 1990, and sometimes cannot be distinguished from each other even with a bat detector. For this reason, they are often recorded simply as "pipistrelle species".
- 3.20. There is also a single, but very important record of Nathusius' pipistrelle. These animals behave very differently from common and soprano pipistrelles and are found near to larger water bodies in small numbers. This record was identified by the sonogram analysis of data from a bat detector in 2017.

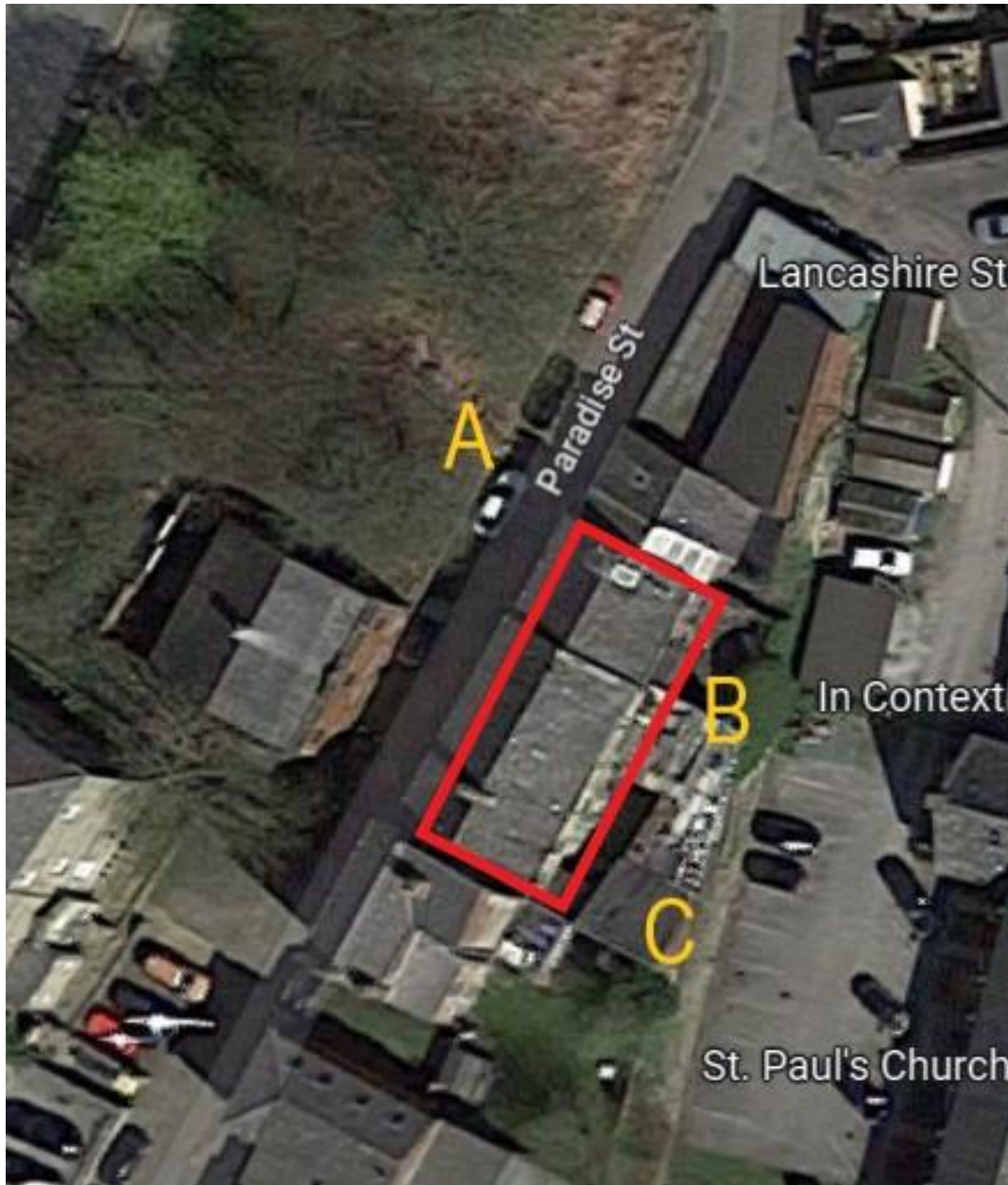
- 3.21. The myotis group of bat species includes Daubenton's and Whiskered bats. There are a large number of Daubenton's bat records because a volunteer bat worker conducts an annual survey looking for this species along the banks of the River Irwell. Whilst there are no recorded roosts for myotis species in this data, these will be present. As stated earlier, Daubenton's bats are very rarely found roosting within dwellings.
- 3.22. There is a single record of a foraging and feeding Whiskered bat from 1998. This record should be treated with some caution as it is very difficult to separate out the different myotis species by the sounds they make.
- 3.23. A more reliable identification is the two records of noctule bats in flight from 1998 and 2020. The sounds these bats make are very distinctive and easy to identify.
- 3.24. There are two records of myotis species bats. Given their location near to water, these are probably Daubenton's bats.
- 3.25. There are also some records of unspecified bat species.
- 3.26. There are a large number of recorded roosts of common pipistrelle, soprano pipistrelle, and pipistrelle species bats. Most of these were located in dwellings, and some of them are important maternity roosts.
- 3.27. One of the records of a maternity colony of pipistrelle species bats is in Paradise Street but dates from 17th August 1991. There is no exact location for this record, and I have been unable to locate any additional information. The record states that a juvenile male bat was found and taken into care.
- 3.28. There are other pipistrelle bat roost records in close proximity to this site.
- 21/05/1992 Pipistrelle species roost in the drill hall.
 - 16/08/1991 Pipistrelle species roost at the telephone exchange.
 - 09/07/2012 Common pipistrelle maternity roost in Bramworth Avenue.
- 3.29. The record search indicates that there is a large population of bats of several species present around the site with good evidence of roosting pipistrelle species in close proximity to Paradise Street.
- 3.30. The map on the next page shows the locations of these records, as supplied by the Greater Manchester Local Record Centre. (GMLRC).



Nocturnal Surveys

3.31. The first nocturnal survey was a dusk survey on 1st May 2023 with three surveyors to cover all the elevations of the buildings. (Position A, Position B and Position C).

3.32. The following diagram shows the locations of these positions. Position B was seated on a brick wall and position A was on a raised embankment.



3.33. The buildings and structures shown on the above aerial shot in the rear yard to the south-west of the terrace have all been removed with the exception of the brick wall at position B. There is a stone wall on the south-west boundary, with a steep drop to the car park below.

3.34. The following table contains the details and results of this nocturnal survey.

Date	Times	Structure ref / location	Equipment used	Weather
01/05/2023	Start 20:20 End 21:54 Sunset 20:39	All target buildings	Pos A EM touch Pos B Anabat Scout Pos C EM touch	Start 12C, 1/8 cloud, Wind BF1-2, dry. End 10C, 6/8 cloud, Wind BF1, dry
Surveyors	Position A Danny Boyd Position B John Harrison-Bryant Position C Helen Taylor-Boyd			
RESULTS	There was no emergence seen. Common pipistrelles bats were seen and detected. There was some interaction with the building at number 8 Paradise Street, but no entry or emergence.			

3.35. The second nocturnal survey was a dusk survey on 9th June 2023 with three surveyors to cover all elevations of the buildings.

3.36. The following table contains the details of the second nocturnal survey.

Date	Times	Structure ref / location	Equipment used	Weather
01/05/2023	Start 21:21 End 23:06 Sunset 21:36	All target buildings	Pos A EM touch Pos B EM touch Pos C Anabat Walkabout	Start 16C, 0/8 cloud, Wind BF 2, dry. End 14C, 1/8 cloud, Wind BF1, dry
Surveyors	Position A Helen Taylor-Boyd Position B Danny -Boyd Position C John Harrison-Bryant			
RESULTS	There was no emergence seen. Common pipistrelles bats were seen and detected.			

4. EVALUATION AND ASSESSMENT

- 4.1. The PRA revealed PRF within the structure of the buildings which could accommodate small numbers of crevice dwelling bats in day or transitional roosts. (See Appendix 7.3) The possibility of bats forming maternity roosts or using this building for hibernation is discounted. Void dwelling species, such as brown long-eared bats could enter and roost within the buildings, many of which have open access to the rear.
- 4.2. There is an overall **moderate** potential for roosting bats and a minimum of two nocturnal surveys were required to ascertain if these PRF are being used.
- 4.3. There was no bird nesting activity seen during the PRA or the nocturnal surveys.
- 4.4. The desk top study suggested there is a good population of bats in the immediate vicinity of this site. Moderate foraging opportunities exist close to the site with more suitable areas close by. Commuting would be easy for bats flying in and out of the site.
- 4.5. The record search from GMLRC revealed that Soprano pipistrelle, common pipistrelle, Nathusius' pipistrelle, noctule bat, Daubenton's bat and whiskered bat are present within 2 Km from Paradise Street, Ramsbottom.
- 4.6. There are a large number of identified pipistrelle species roosts recorded within 2 Km of this site. An important maternity colony of pipistrelle species bats was recorded in Paradise Street in 1991 but there are no additional details for this record.
- 4.7. All ecological records from these surveys will be sent to GMLRC in accordance with the Guidelines and the requirements of John Harrison-Bryant's personal licence.
- 4.8. Two nocturnal surveys were sufficient to confirm the absence of roosting bats at 10 to 14 & 14a Paradise Street, Ramsbottom BL0 9BS.
- 4.9. Common pipistrelle bats were recorded during both the two nocturnal surveys, commuting over the site with some foraging and social behaviour. There was no interaction or emergence by bats from any buildings, structures, and trees but a single bat was interacting with the neighbouring property at 8 Paradise Street during the first survey. This is the possible location of a recorded pipistrelle maternity colony dating back to 1991.
- 4.10. No other bat species or other protected species were detected, nor are they considered to be present. There was no bird nesting seen.
- 4.11. The recommendations in **Section 5** aim to ensure that the development is implemented in accordance with all wildlife legislation, Natural England guidance, principles of the National Planning Policy Framework (NPPF), local planning policy and best practice.

5. RECOMMENDATIONS

- 5.1. No bats were found to be roosting at 10 to 14 & 14a Paradise Street, Ramsbottom BL0 9BS.
- 5.2. However, common pipistrelle bats were found to be active in the area around the site and there are a large number of records around Paradise Street, including records of roosts. There were no nesting birds at the site.
- 5.3. Bats could utilise the PRF identified during these surveys at any time, and it is therefore recommended that a cautious approach should be adopted to the proposed works.
- 5.4. It is recommended that the roofs and any roofline timbers should be dismantled carefully and by hand, using hand tools only. If a bat, or signs of bats (usually droppings), are discovered at any point during the removal of any of the roofing materials from this site, all works must cease, and contact must be made with the consulting ecologist.
- 5.5. The survey data will be valid until **31st March 2024**. If the removal of the areas of roosting potential is incomplete on this date, an additional PRA will be required to ensure the nature of the site or surrounding area hasn't materially changed. This additional PRA will guide the need for further nocturnal surveys.
- 5.6. The following was sent to me from a Planning Officer in relation to bats surveys conducted on a property in Tameside . ***"The NPPF (2021 para 174d and 179b) and the recently assented Environment Act (November 2021) guide decision takers to achieve biodiversity enhancement via the planning system. I would recommend that any submission includes enhancement measures commensurate with the features in the locality."***
- 5.1. Roosting features for bats and nesting opportunities for birds could be included in the roofs and eaves. Details and suggestions for incorporating roosting and nesting for bats and birds may be found in *Designing for Biodiversity: A technical guide for new and existing buildings (2nd Edition) (2013) K Gunnell, B Murphy, C Williams. RIBA Publishing*. A copy will be made available by HB Bat Surveys to the consulting architect if desired.
- 5.8. If there is to be any additional tree planting at the site, it is recommended that British native species are planted wherever possible to increase the availability of insects and therefore attract a range of other animals including birds and bats. Examples include Hawthorn, Rowan, Wild Cherry, Guelder Rose and Crab Apple. These tree species have been chosen for their attractive blossom and fruits.
- 5.9. The proposed development at this site is feasible and acceptable in accordance with ecological considerations of this section and the National Planning Policy Framework

6. REFERENCES

Andrews H (2018) Bat Roosts in Trees. Pelagic Publications

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London

Daylight Inspection and Evening Bat Survey of 10-14 and The Smithy, Paradise Street, Ramsbottom (April 2020) Martin Prescott Environmental Services

Department for Communities and Local Government (March 2012). National Planning Policy Framework. London

Designing for Biodiversity: A technical guide for new and existing buildings (2nd Edition) (2013) K Gunnell, B Murphy, C Williams. RIBA Publishing

Dietz C. & Kiefer A. (2016) Bats of Britain and Europe. Bloomsbury Natural History

Government Circular (Office of the Deputy Prime Minister): Biodiversity & Geological Conservation - Statutory Obligations & their impact within the Planning System (16/08/2015). Part IV, Conservation of Species Protected by Law

Maddock, A. (ed.) 2008. UK Biodiversity Action Plan; Priority Habitat Descriptions. BRIG

MAGIC MAPS website & application

Memory Map Inc. GPS Navigation Software

Middleton, N., Froud, A. and French, K. (2014) Social Calls of the Bats of Britain and Ireland Exeter: Pelagic Publishing

Mitchell-Jones A.J. and McLeish A.P. (Eds). (2004). Bat Workers' Manual. 3rd Edition. Joint Nature Conservancy Committee. Peterborough

Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough

National Planning Policy Framework (updated July 2021 Department for Levelling Up, Housing and Communities.

<https://www.gov.uk/guidance/national-planning-policy-framework>

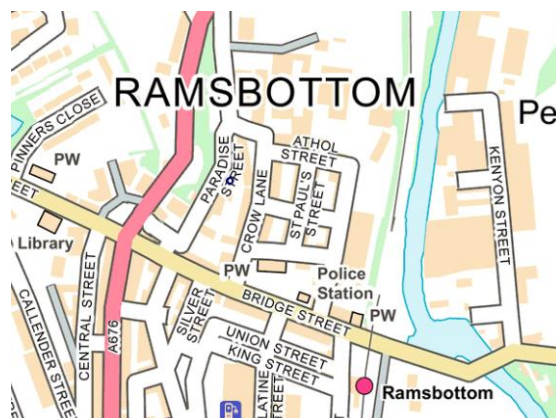
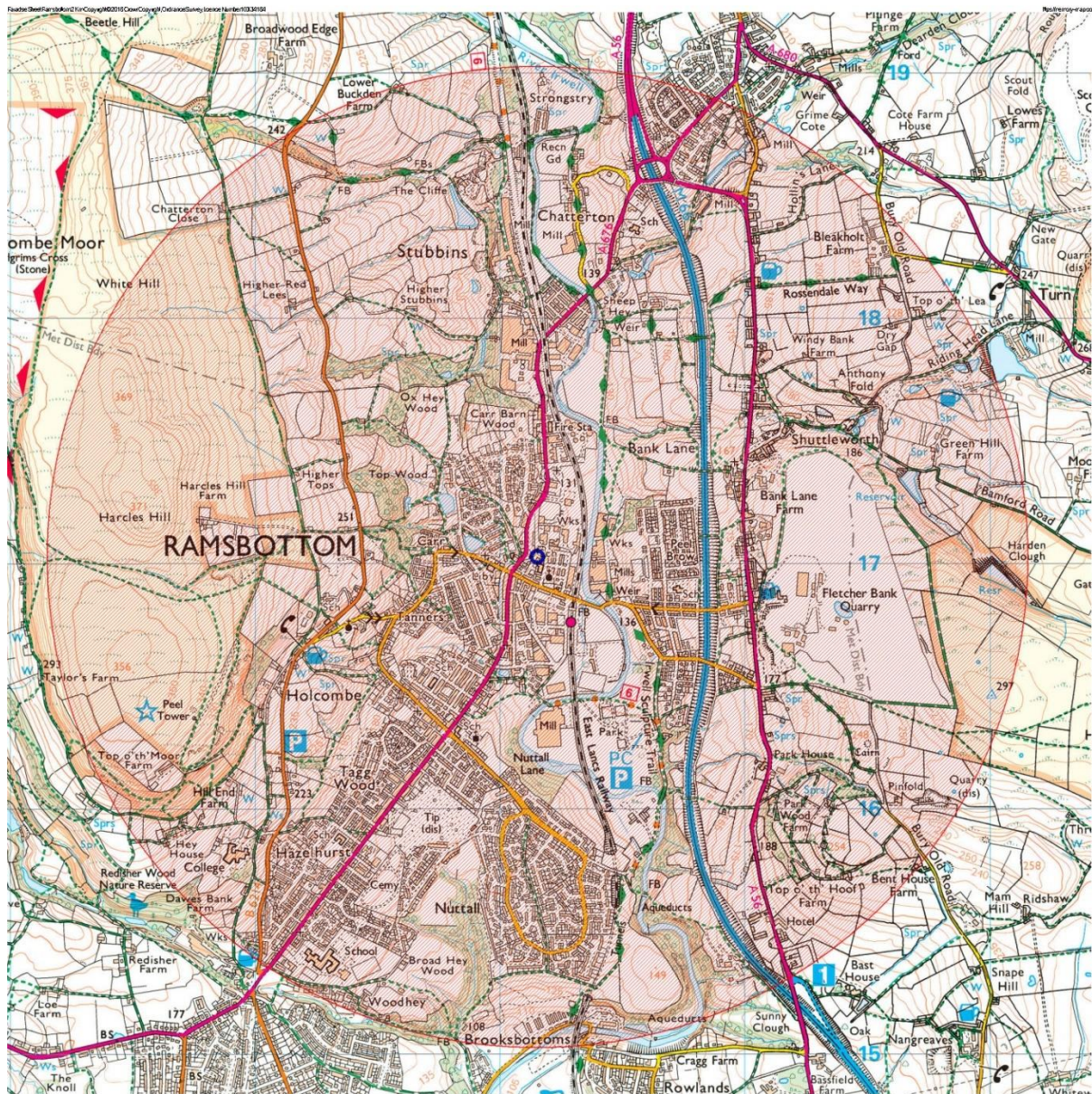
Russ, J (2012) British Bat Calls: A Guide to Species Identification. Pelagic Publishing

The UK Biodiversity Steering Group Report. Volume 2. Action Plans. H.M.S.O. (1995), London

Wildlife and Countryside Act (1981). H.M.S.O., London

7 APPENDICES

7.1 Location of Site (2Km boundary)



7.2 PRA: Photographs of Buildings





Martin Prescott Environmental Services

John Holt Architects Ltd
3 Manchester Rd.,
Bury
BL9 0DR

John.holt@holtarchitects.co.uk

0161 7648314

Martin Prescott
330 Hollins Lane,
Hollins,
Bury,
Lancs.
BL9 8BS

0161 796 6211

07946 488467

martin.dauby@outlook.com

27.4.2020

Daylight Inspection and Evening Bat Survey of 10-14 and The Smithy, Paradise Street, Ramsbottom April 2020

Martin Prescott (Lic. no. 2015-15466)

Contents

1. Introduction

2. Method

3. Results

4. Conclusions

5. Recommendations

6. Plan

7. Photos

Summary

The buildings had low but significant potential to support roosting bats. There were several suitable gaps which could provide access for roosting bats at the north gable. Bat emergence was neither detected nor suspected. Work can proceed with low risk to roosting bats.

The surrounding area provided low-moderate potential for foraging and commuting bats.

1. Introduction

1.1 Reason for Survey

In order to minimise the risk of harm to bats as a result of renovating these buildings a bat survey was requested.

1.2 The Site

The site was at 10-14 and The Smithy, Paradise Street, Ramsbottom.

2. Method

2.1 Daylight Inspection, 23.4.2020

The buildings were assessed for bat roosting and bird nesting potential. The outsides were inspected for signs of bat occupation such as droppings and for gaps suitable for bat access. The roof voids were and loft searched where accessible.

The immediate area was assessed for bat foraging potential.

2.2 Evening Survey, 25.4.2020

Two experienced bat surveyors, equipped with heterodyne bat detectors stood at either side of the house such that any emerging bats would be in view. The survey started at about 15 minutes before sunset and ended about 70 minutes after sunset, by which time it was too dark to see clearly. All observed bat activity and the weather conditions were recorded.

2.3 Equipment

Equipment used included ladders, a powerful torch, head torches, a camera, a dust mask and heterodyne bat detectors.

3. Results

3.1 Daylight Inspection, 23.4.2020, see plan and photos

The properties consisted of part of a terrace of stone cottages and a large workshop and garage.

The buildings were of stone with pitched slate roofs lined with felting. Within a few feet was a bank of semi-mature trees forming a line which connected well with other similar areas of trees likely to have low-moderate bat foraging potential. There were areas of more extensive trees, a mill lodge and a river within 300 metres likely to have high bat foraging potential.

The eaves had no likely bat access points as they were blocked by well-sealed stone guttering.

The roof over the two cottages (nos. 10 and 12) and the garage (no. 14) was continuous, but then dropped about 0.7 metre to the roof over the Smithy. This lower roof then dropped about 2 metres down to the next attached property. It was at this gable where there were gaps under the end slates likely to have the only significant, if low, bat roosting potential in these buildings.

There was a partial loft in the smithy and a roof void over no.10 which were searched. The loft above no. 12 was not accessible.

There were no signs of either roosting bats or nesting birds.

3.2 Evening Bat Survey, 25.4.2020

The survey started at 21.10hrs BST and ended at 21.32.

Sunset was at approximately 20.29, and the weather conditions at this time were 15.7°C, wind Beaufort 0-1, 3/8 cloud. The temperature dropped to 14.2c by the end of the survey.

The first bat recorded was a Common Pipistrelle arriving from the SE, only 7 minutes after sunset, at 20.36 indicating a nearby roost.

A moderate level of Common Pipistrelle activity was recorded until about 21.00 with a low level of activity after that. No other species were recorded.

Emergence was neither recorded nor suspected.

No signs of nesting birds in the buildings were observed.

4. Conclusions

4.1 The building was considered to have low bat roosting potential and the nearby habitat was considered to have low-moderate foraging potential for Common Pipistrelles with other species unlikely. There was higher quality habitat within 300 metres likely to be used by other species.

There were many houses and other buildings nearby likely to have significant bat roosting potential.

4.2 Bats were not using the building as a roost at the time of the evening survey.

4.3 No signs of nesting birds were observed, but birds nests were considered possible.

5. Recommendations

5.1 Works can be undertaken with minimal risk to roosting bats. If, however, structural work starts after May 2021, a further emergence survey is recommended.

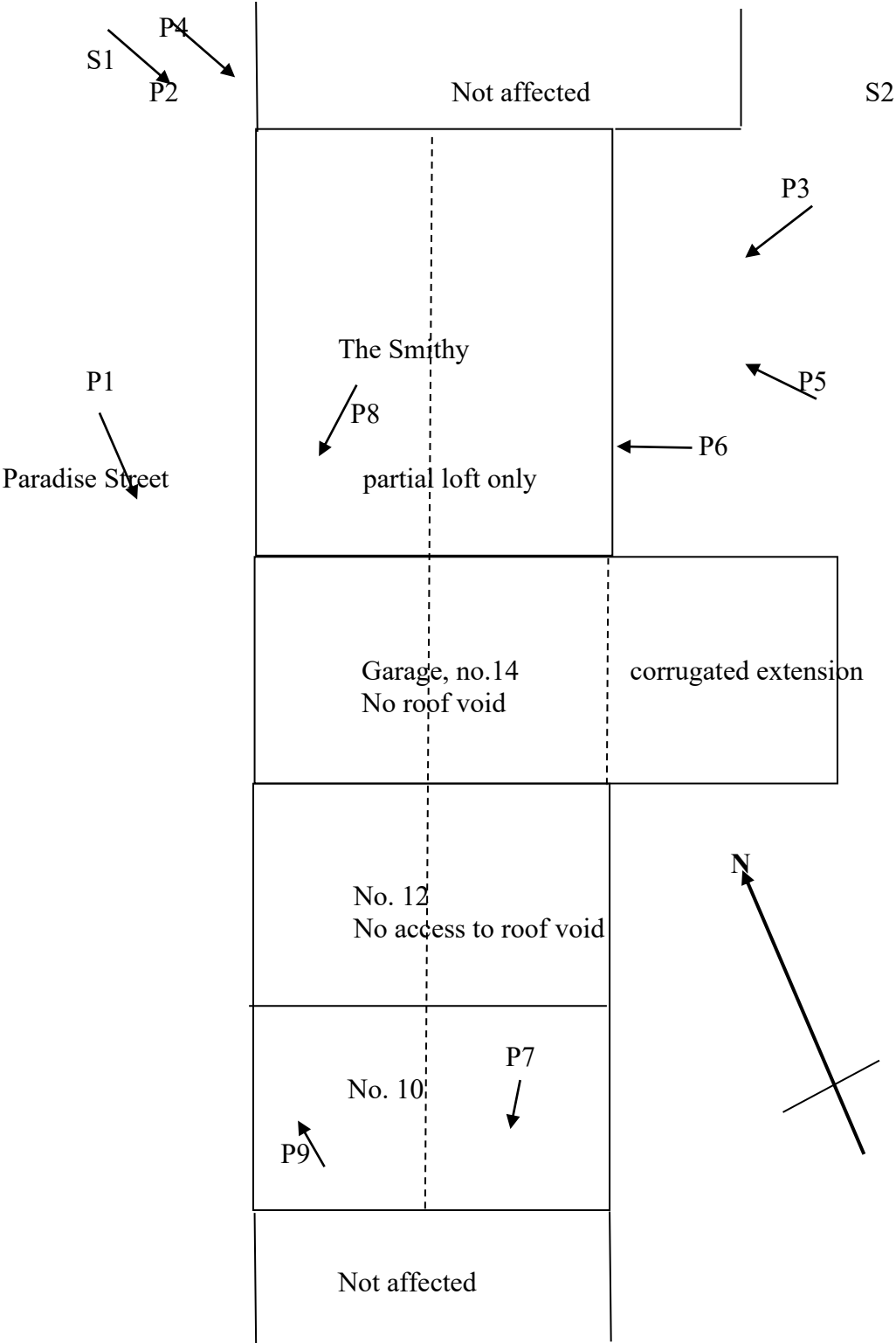
5. Although no nesting birds were detected, nests are possible. Any active nests must be left undisturbed (5 metre exclusion zone) until the young have fledged. If in any doubt refer to the consultant.

5.3 Bats turn up in the most unexpected places. If any bats are found during works, all personnel must retire from the area immediately and contact the consultant, see header, or the local bat group (South Lancashire Bat Group, 0161 764 8850).

6. Plan

S = surveyor

P = Photos



7. Photos



P1 Front (west) aspect, nos. 10, 12



P2 Front aspect, the Smithy



P3 Rear aspect, the Smithy



P4 Loose slate at North end of property



P5 Smithy roof from East, gap under tile



P6 Well-sealed eaves under stone gutters



P7 No.10 roof void with skylights



P8 Roof of Smithy showing felt-lined slates



P9 No. 10 void showing roof felting and insulation

M G Prescott