

Mark Chadwick
C/o 2 Taylor's Lane
Ainsworth
Bolton
BL2 6QS

27th June 2023

Dear Mr Chadwick

**RE: Proposed development at 2 Taylor's Lane, Ainsworth, Bolton, BL2 6QS
Grid reference SD 75665 09325**

Thank you for your request for a bat survey in relation to a proposed development at the above site. I understand the existing building is to be demolished and a new building constructed within the same footprint.

1.0 Background and Qualifications

The survey was carried out by Pat Waring and Janette Gazzard.

Pat is a licensed bat worker, a registered consultant of the Bat Mitigation Class licence in England, 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-five years, including over 18 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, including Lancashire Planning Authorities and 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 conditions necessary for bat roosting. He also has recognised skills relating to bat surveys and assessments.

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 nineteen 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 throughout England

and Wales, 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 the building, a daytime inspection of the building and its surroundings was carried out on 27th June 2023.

Observations were made from ground level, as well as from ladders, to examine potential roost features. A Ridgid CA300 endoscope was available but not required during the survey. A Coast HP 10R 1000 lumens torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

The survey was compliant with the current best practice guidance, as detailed in Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust, London.

2.1 Limitations

It is recognised that limiting the survey to a single visit in June 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.

3.0 Results of the Survey

The building is a single storey garage workshop, constructed of stone and brick walls, an asbestos sheet hipped roof and a small, single extension with block walls and a flat metal roof on the north elevation. The doors and windows are a part timber, part upvc; well-sealed with no gaps present. Some of the windows have been closed up with stone. The roof edges associated with the main workshop are boxed timber soffits, in poor conditions with gaps and sections missing. The part open roof edges lead into a single roof void (above the main workshop) which is unlined and without insulation. There are roof lights present in the asbestos sheet and the conditions are open, light and draughty with no dark sheltering places or crevice features suitable for use by roosting bats.

Habitats and surroundings

The building lies with a secure compound. The close surroundings are dominated by a hardstanding gravel yard with a small grass enclosure for geese and chickens. There is an agricultural barn, metal storage container and caravan within the compound. The whole site is bordered by a mix of planted coniferous, broadleaved and ornamental trees and shrubs.

The wider surroundings are dominated by open farm fields with scattered trees and hedges. The immediate and surrounding land provides at least moderate potential shelter and foraging resources to local bat and bird populations.

Bats

No bats or evidence of bats was found during the daytime inspection.

Potential roosting features for bats are:

Night roosting

Negligible potential – the building is not suitable for use by night roosting bats

Day roosting

Negligible potential – there are no suitable day roosting features

Hibernation roosting

Negligible potential – there are no suitable hibernation features

The assessment above reflects the condition of the features and their environment.

Nesting birds

No bird nests or bird nesting material was found during the survey.

Goldfinch, house sparrow, robin and swallow were all observed flying, perching and foraging in the boundary vegetation and adjacent fields during the survey.

There is high potential for nesting birds to utilise the building (e.g. open timber soffits) as well as the boundary vegetation during the nesting season (February to September); this vegetation is close enough to the proposed works to be subject to disturbance.

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts, Issues & Rationale	Action Required
Bats	There are no known impacts to bat roosts as a result of the proposed works. There are no potential roost features present on the building at this time.	No action required

Table 1 Bats

4.2 Nesting birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	There are potential impacts (disturbance, damage and destruction) to nesting birds, nests and eggs as a result of the proposed works. It is advised that there is high potential for birds to be nesting within the building and/or garden vegetation during the bird nesting season (February to September). 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.	Advice (mitigation): It is advised that the most appropriate way to address the risk to nesting birds is: Avoid disturbance to the building during the nesting season. Or If works cannot be delayed, the proposed work area should be carefully checked, immediately prior to works commencing. Checks should be carried out by a suitably experienced ecologist. If the risk of nesting birds remains, then monitoring for nesting bird activity should continue for the duration of works. Prior to any work commencing (checks) and throughout works in nesting season (monitoring). Advice (mitigation): If works are to be undertaken during the nesting season, all people working at the proposed development site should attend a toolbox talk delivered by an appropriately experienced person, to be made aware of the likelihood of encountering nesting birds and how to identify them, the legal protection of nesting birds and their own responsibilities as regards implementation of precautionary measures. Prior to any work commencing. Advice (mitigation): If birds are found to be nesting within or in close proximity to the work area during proposed works, it will be necessary to stop and establish an exclusion area. The extent of the exclusion area, which should be determined by a suitably experienced ecologist, will depend on the bird species and the nature of the proposed works. At all times.

Table 2 Nesting Birds

Compliance with the actions outlined in the Tables above will help to avoid committing offences in relation to protected species (nesting birds).

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 (nesting birds) 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 2024, 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



Image showing north elevation with main workshop in the background and adjoining flat roof extension in foreground



Image showing west elevation immediately adjacent to an open farm field and close proximity to boundary vegetation



Image showing interior ground floor of main workshop, with extensive natural light incursion



Image of showing interior of flat roof extension



Image showing unlined roof void with light incursion and lack of available dark sheltered roost features.