



PENNINE ecological

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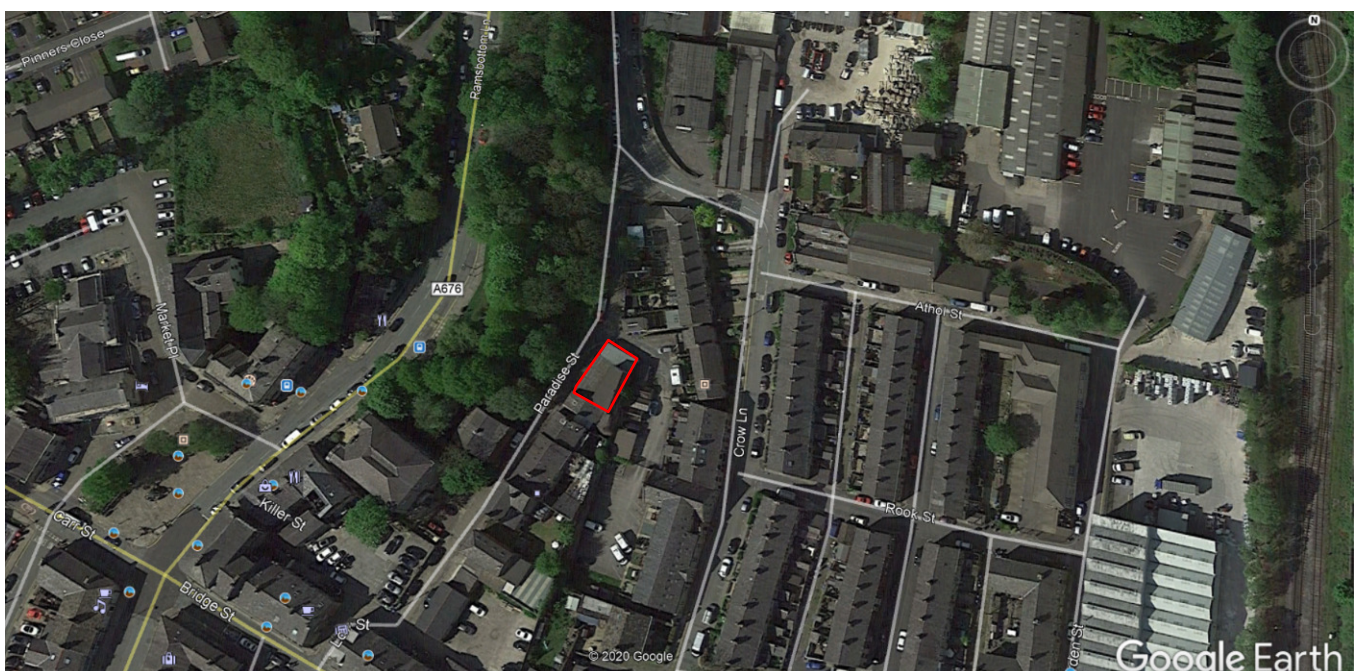
Date: 22nd April 2020

For the attention of: Ben Edmondson, Architectural Designer.

Dear Ben,

Re: Preliminary Bat Roost Inspection; 16-18 Paradise Street, Ramsbottom, Bury BL0 9BS:

PENNINE *Ecological* have been commissioned to undertake a daytime inspection for bats at the above site. The purpose of this study is to address potential ecological issues relating to bats arising from the proposed demolition of the existing commercial buildings and erection of new residential units. The sites grid reference is SD 7915 1702 and the location is shown below;



1. Desk Top Study:

A desk top consultation study with Greater Manchester Ecology Unit was not undertaken for this study. However, searches for statutory sites were undertaken as follows;

Statutory Sites:

Details of statutory sites were sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

There are no statutory protected wildlife sites associated with the site or within 500m radii of the site.

2. Bats:

Bats are comprehensively protected by European legislation.

All British bats and their ¹roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2010 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.

The National Planning Policy Framework (NPPF) has replaced the existing Planning Policy Guidelines (PPG's). In relation to wildlife PPG 9 was one of the documents to which Planning Authorities referred to, particularly where a specially protected species is or may be present and will be affected by a development for which a Planning application seeks consent. The aims of the NPPF in relation to species and habitats are that it places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage consideration that should be given to Protected Species where they may be affected by development. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.

This is supported by a guide to good practice entitled 'Planning for Biodiversity and Geological Conservation: Building in Biodiversity' in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependent upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

¹ The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats & Species Regulations 2010 (Regulation 41) the term roost is not used but refers to "a breeding site or resting place of such an animal" and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.

Use of Buildings by Bats:

- a) Summer breeding roost.
- b) Hibernation.
- c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

Up to ten bat species have been regularly recorded in Greater Manchester most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Greater Manchester is reflected throughout the UK. All British bats and their roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2010 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.

Survey Methodology:

A daytime survey was conducted on 21st April 2020. The building was inspected internally and externally for evidence of bats and potential places / points of access that may be of value to bats. The exterior elevations were investigated from ground floor level, with the aid of close focusing binoculars, for places that are frequently used by bats as roosts or as access into roost chambers. All elevations were visually accessible. There is no accessible internal loft space, all ceilings are sealed with no loft access hatches.

The daytime survey was conducted by Mr. Robert Leatham a highly experienced ecologist, the results and recommendations were also discussed with Mrs Kylee Wilding, a highly experienced bat surveyor who holds a Natural England Class 2 bat license (CLS -14227). Mr Leatham's conclusions concur with those of Mrs Wilding.

During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

Constraints:

The daytime survey was conducted towards the start of the main active period and breeding season of bats. A full external and internal inspection of the property was achievable in relation to assessing the level of bat roost potential that may exist.

There are therefore no significant constraints to the survey.

Survey Results:

Externally there are some relatively extensive potential points of ingress for bats. The building is used as building company office and materials storage, constructed from brick and stone. A section of dilapidated stone wall is present on the eastern elevation and overlaps part of the brick wall. The main

roof is concrete tiled, the presence of roof liner is unknown. The single storey garage buildings have corrugated iron roofs. No loft spaces are present. The following features offer potential ingress for bats and are also illustrated on photographs at the end of this report;

- Localised gaps between soffits / fascia's / roof overhangs and stone on the western elevation offering potential points of ingress for bats.
- Large holes and extensive gaps in the brickwork on the eastern elevation offering potential points of ingress for bats.
- Large holes and extensive gaps in the dilapidated stone wall on the eastern elevation offering potential points of ingress for bats.
- Significant gaps between the stone wall and the brick wall where the stone wall overlaps the brickwork.

It is considered that roost potential overall is **Moderate**.

The site is located in an urban location, however mature woodland is present immediately opposite the site. Other well wooded areas are in near proximity together with the River Irwell approximately 200m to the east. These features provide good/high quality bat foraging habitat within immediate / close proximity to the site.

Recommendations:

Since the building is concluded to possess **moderate potential** for crevice dwelling bats, it is therefore, recommended that in order to establish whether or not bats are using the building and if present how they are using it, dusk emergence or/and dawn surveys should be undertaken. The surveys will need to be conducted during the active season of bats i.e. between May – August as bats, particularly Pipistrelle bats often alternate between roosts and do not necessarily use one roost over their active season. **Two dusk/dawn surveys are accepted as being a reasonable level of survey effort where moderate potential has been identified.** The surveys must be spaced between those months, at least 2 weeks or more apart. In addition, a data search of local bat records could be sourced to compliment the dusk emergence surveys.

(Figure1: Extract from Bat Conservation Bat Surveys: Good Practice Guidelines 2016 3rd edition).

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey ^a (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. ^b	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn. ^b

^a Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see Section 5.2.9). If there is a possibility that quiet calling, late-emerging species are present then a dawn survey may be more appropriate, providing weather conditions are suitable. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

^b Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least two weeks apart, preferably more. A dawn survey immediately after a dusk one is considered only one visit.

Due to the requirement for bat activity surveys, any work on the building must be suspended until the results of the bat activity surveys are known and further recommendations have been made.

Following the completion of these surveys further recommendations will be made in respect of any issues in relation to bats.

It should be noted that where bat/s or their roost/place of rest/shelter will be affected by the proposed works, then to allow work at the site to legally commence, an application for European Protected Species Mitigation Licence (EPSML) will be required. Notwithstanding the granting of a licence works that would affect a roost cannot take place if a maternity colony is in occupation. It should also be noted that before an EPSML can be applied for all Planning issues including Consent and any pre-commencement Planning Conditions relative to bats should be resolved. Natural England provides information and guidance about EPSML and the following extract is included in that guidance;

If you intend to apply for a licence for development, you are advised to seek the guidance of a consultant ecologist. Natural England's view is that: -

- A licence is needed if the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably likely to result in an offence under the Conservation of Habitats & Species Regulations 2010 (as amended)
- If the consultant ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence being committed then no licence is required. However, in these circumstances Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If European protected species are found, cease the work until you have assessed whether you can proceed without committing an offence.
- A licence should be applied for if offences are unavoidable and the work should not be re-started until a licence is obtained.
- The application should be completed by the developer and a consultant ecologist. The ecologist will need to be able to demonstrate to the satisfaction of Natural England that they have the relevant skills and knowledge of the species concerned.

Birds:

The building (particularly the eastern elevation) has some potential to support breeding birds, however no current or historic evidence of breeding was observed.

Recommendations: Birds;

No strategic bird surveys are required. Notwithstanding the requirement for bat activity surveys, before any development and in order to minimize impacts on birds any disturbance of the building should take place outside of the breeding season, i.e. between the end of August and end of February.

If work on the building is envisaged during the breeding season, then checks should be made to establish any nesting or breeding activity, prior to removal.

If you require clarification on any issue, please contact me at the above address.

Yours faithfully

Robert N. Leatham

Robert N. Leatham, BSc. (Hons.) P.dip. Ecological Consultant. *(see photographs on following pages).*

Site Photographs: April 21st 2020



Internal second floor ceiling no loft space.



Western elevation viewed from Paradise Street. Significant gaps between brick courses and behind damaged render.



Internal second floor ceiling no loft space.



Western elevation, Paradise Street. Gaps between stone and soffit.



Western elevation viewed from Paradise Street.



Western elevation, Paradise Street. Gaps between stone and soffit and roof overhang.



Western elevation, Paradise Street. Gaps between stone and fascia.



Eastern elevation with multiple gaps / holes between brickwork and within dilapidated stone wall.



General view from the north.



Eastern elevation with multiple gaps / holes between brickwork and within dilapidated stone wall.



General view from the north east.



Eastern elevation with multiple gaps / holes between brickwork and within dilapidated stone wall.



Eastern elevation with multiple gaps / holes between brickwork.



Eastern elevation with multiple gaps / holes between brickwork.



Eastern elevation with multiple gaps / holes between brickwork.



Eastern elevation with multiple gaps / holes between brickwork.