

Bat Surveys

Of The Workshop, Ivy Bank, Baldingstone, BURY BL9 6RU

February 2023

Updated July 2023

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SUMMARY

This report details the findings of bat surveys of a plot of land at Baldingstone, Bury which currently contain one single storey building known as “the workshop”.

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.

In April 2020, a preliminary ecological appraisal (PEA) of the site was conducted by Appletons. This PEA included a bat roost assessment of a workshop and trees on the site. During the survey of the workshop, a single pipistrelle species bat was found roosting under a bargeboard on the south-eastern elevation. Bat droppings were also found further along this bargeboard. Further details may be seen in the Appletons report reference 2309-E1 dated 19th May 2020. A copy is attached at the end of this report.

Three nocturnal surveys were conducted by Martin Prescott Environmental Services on 21st May 2020, 4th June 2020, and 23rd June 2020. Details may be seen in his report dated 27th June 2020 which is attached after the Appletons report.

The proposed development did not proceed, and the site was subsequently sold to Mr Iain Alexander who has submitted a fresh planning application to Bury Council. The proposal is to demolish the workshop and construct a new dwelling. One silver birch tree may be affected as it is close to the proposed development and is in a poor state of health.

On 8th February 2023, John Harrison-Bryant conducted a Preliminary Roost Assessment (PRA) at the site covering the workshop and the tree. No bats or signs of bats were found.

Three nocturnal surveys were completed during the active season for bats in 2023 and a single common pipistrelle bat was detected on one survey emerging from one of the roost positions identified by Appletons in 2020. There was no roosting or other bat activity detected at the tree.

A licence from Natural England will be required to allow the destruction of this single day roost of one common pipistrelle. If any works take place on the workshop prior to this licence being issued, this could constitute a criminal offence. The tree may be removed without ecological restriction, provided this is otherwise permitted by the local authority.

There was no evidence of nesting birds within the workshop or the tree.

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 which is constructed on this site.

1. INTRODUCTION

- 1.1. HB BAT SURVEYS was commissioned to carry out bat surveys at a site which will be referred to as The Workshop, Baldingstone, BURY BL9 6RU (grid reference SD 8084 1424) See Appendix 7.1 for the location of this site.
- 1.2. 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.
- 1.3. In 2020, this site was the subject of a previous planning application and the council requested that a full ecological appraisal was prepared and submitted.
- 1.4. In April 2020, a preliminary ecological appraisal (PEA) of the site was conducted by Appletons. This PEA included a bat roost assessment of the workshop and all trees on the site.
- 1.5. During this PEA, a single pipistrelle species bat was found roosting under a bargeboard on the workshop. Bat droppings were also found further along this same bargeboard. Further details may be seen in the document reference 2309-E1 dated 19th May 2020, which is attached to the end of this report.
- 1.6. Two dusk emergence surveys were carried out on 21st May 2020 and 4th June 2020 with a dawn re-entry survey on 23rd June 2020, by Martin Prescott Environmental Services. No bat emergence or re-entry was observed. This survey work has now expired and new nocturnal surveys were required.
- 1.7. The development was not proceeded with in 2020, and the site was subsequently sold to Mr Iain Alexander who has submitted a fresh planning application to Bury Council to construct a new dwelling where the workshop currently sits. The council requires an ecological assessment of the site and John Harrison-Bryant was instructed to complete this and submit an EPS licence application to the licencing body Natural England to enable the lawful destruction of the bat roost which had been located in 2020.
- 1.8. The fresh planning application was submitted at the start of 2023. This proposal is to construct a new dwelling house on the land to the south of the site. (See Appendix 7.2)
- 1.9. A preliminary roost assessment (PRA) of the workshop and one tree was undertaken on 8th February 2023. A PRA comprises 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 bats are detected to be utilising the dwelling in the areas to be affected by the planned development, additional nocturnal surveys may be required.
- 1.10. For the purposes of roosting, UK bat species may be split into void dwelling (such as brown long-eared and horseshoe bats) and crevice dwelling (such as pipistrelle and myotis species). All resident UK bats are insectivorous.

- 1.11. Pipistrelle bats are often found roosting in the cavities and gaps which exist in dwellings, but such roosts 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.
- 1.12. Bats are found in the following types of roosts, as defined in the Natural England licence application forms.

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

- 1.13. Under the Guidelines, survey effort must be sufficient to be able to identify the species present, number of any roosting bats, any roost locations and be able to determine the roost type. The surveys conducted in 2020 were constrained by the length of the surveys and the time which had elapsed since they were conducted. Three nocturnal surveys were conducted in the 2023 active season for bats which are compliant with the Guidelines.

2. SURVEY METHODOLOGY

Preliminary Roost Assessments (PRA)

- 2.1. On 8th February 2023, the workshop and a single tree were assessed in respect of their suitability for roosting bats by a licensed bat surveyor, John Harrison-Bryant. (Licence number 2015-10251-CLS-CLS).
- 2.2. Weather conditions during this PRA were 1 degree Celsius, sunny intervals 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). John Harrison-Bryant has worked with bats since 2003, has held a bat licence since 2010 and has secured licences for commercial developments since 2013.
- 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. Inspections of the workshop and the silver birch tree were carried out to locate and identify 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.
 - Explorer Premium Wireless Inspection Camera.
 - Canon IXUS 185 digital camera.
 - Telescopic ladder.
 - Clulite high power focussed LED beacon.
 - Seek Thermal XR thermal imaging camera.
 - Personal Protective Equipment (PPE).

Survey limitations and constraints

- 2.7. All parts of the workshop and the silver birch tree were accessible.
- 2.8. The survey was conducted under favourable conditions.
- 2.9. There were no constraints on this PRA.
- 2.10. Consideration has been given to the issues concerning the length of time which had passed since the PEA and nocturnal surveys were conducted in 2020. The PEA contains important information which is still relevant, and it should be included in the deliberations of the local authority.
- 2.11. The 2020 nocturnal surveys by Martin Prescott Environmental Services were constrained by the early finish time on the dusk surveys and the fact they were conducted three years ago.

Nocturnal Surveys

- 2.12. The Guidelines mandates the minimum number of nocturnal surveys required, according to the level of roosting potential. For confirmed roosting, a minimum of three nocturnal surveys are required.
- 2.13. Surveys conducted in April, September & October may detect transitional roosts and those conducted in the active season from May to August may detect day and maternity roosts. Surveys in June, July and occasionally early August may detect maternity colonies.
- 2.14. Nocturnal surveys should be conducted in suitable weather conditions, at least two weeks apart and from April to October.
- 2.15. 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.
- 2.16. A decision as to whether to conduct dusk emergence or dawn re-entry surveys is made close to the time when they are required. Dawn surveys tend to give more reliable results than those conducted at dusk. Weather conditions are usually more suitable for dusk than dawn surveys, particularly at the start of the season. Where bats are found to be roosting at a site, further surveys may be required to support the licence application.
- 2.17. The nocturnal surveys were conducted at a time of year favourable for finding evidence of roosting bats. In May and June, maternity colonies have formed, 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.
- 2.18. All 2020 and 2023 nocturnal surveys were conducted at a time of year favourable for finding evidence of roosting bats. In May and June, maternity colonies have formed, 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.

Surveys in 2020 Season

- 2.19. Two dusk emergence surveys were conducted by Martin Prescott Environmental Surveys on 21st May 2020 and 4th June 2020, originally to provide evidence to support a licence application to destroy a bat roost. Details of these may be seen in his report dated 27th June 2020 and are summarised in section 3.
- 2.20. The first survey was a dusk emergence survey and was conducted immediately after a PRA on the 21st May 2020. Two surveyors were deployed to cover the single building on the site.
- 2.21. The second survey was a dusk survey on the 4th June 2020 and was again conducted by two surveyors after a PRA.
- 2.22. The third survey was a dawn survey in the early hours of 23rd June 2023 by one surveyor.

Survey limitations and constraints

2.23. The two 2020 surveys were constrained as follows.

- The Guidelines recommend nocturnal surveys be conducted for between 1 hour 30 minutes and 2 hours. The first survey was 1 hour and 17 minutes long, and the second survey was 1 hour and 9 minutes long.
- The surveyors used heterodyne detectors which do not record bat sound. An Anabat Express was also deployed during the nocturnal surveys to record bat sound. Analysis showed that the only species recorded was common pipistrelle but late emerging species such as myotis and brown long-eared bats could have been missed because of the early finish to both surveys.
- The passage of time since these surveys were conducted is considered to be too long for them to give a valid picture of current bat activity.

2.24. These nocturnal surveys were constrained and three nocturnal surveys were required in the 2023 active season for bats.

Surveys in 2023 season

2.25. The first survey of the 2023 season was a post-dusk survey conducted by two surveyors on the evening of 5th May 2023. The survey covered all the elevations of the Workshop and also a silver birch tree.

2.26. The second survey was a pre-dawn survey conducted by two surveyors in the early hours of 20th May 2023 to cover all elevations of the Workshop and the silver birch tree.

2.27. The third survey was a post dusk survey conducted by two surveyors on the evening of 5th June 2023 and again covered all elevations of the Workshop and the silver birch tree.

Survey limitations and constraints

2.28. There were no limitations or constraints on any of these three surveys in 2023.

2.29. The three nocturnal surveys were conducted in the 2023 active season for bats were sufficient to determine the species present, the numbers present and any roosting within the workshop or silver birch tree.

3. SURVEY RESULTS

Preliminary Roost Assessment

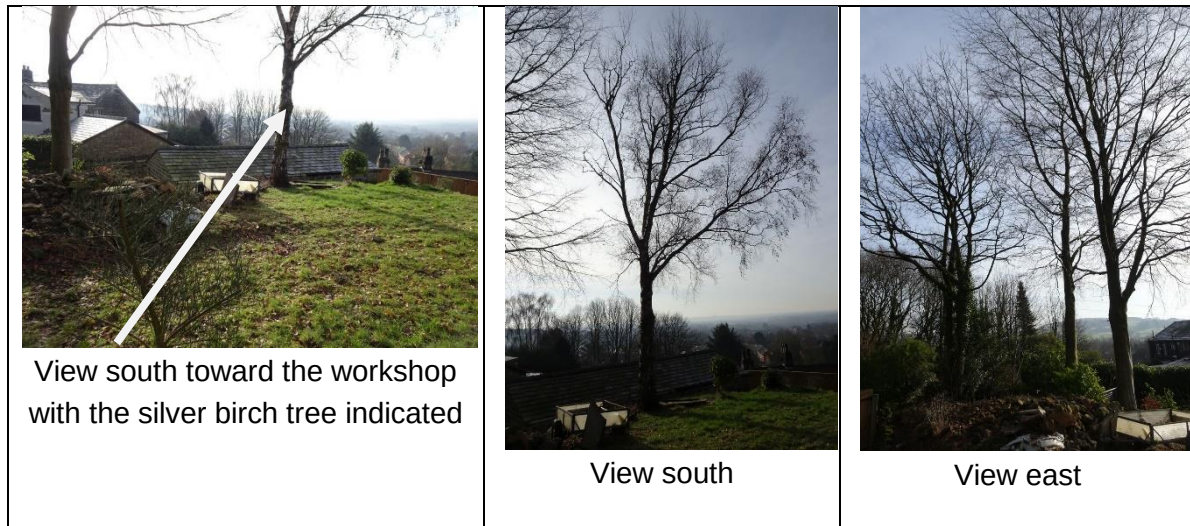
- 3.1. Maps may be viewed at **Appendix 7.1** with a proposed site plan at **Appendix 7.2**.
- 3.2. The workshop is a single storey gabled, stone building with a slate roof on timber. The stonework has a wall cavity along the south-east facing elevation.
- 3.3. The south-west facing elevation has a roller shutter entrance. The south-east facing elevation has an inward opening door and two windows. The north-west facing elevation is also the retaining wall for the garden.
- 3.4. Doors and windows are well sealed against the stonework and there are no mortar gaps between the stones. The slates are close fitting with a few gaps which could be exploited by one or two roosting bats. The ridge tiles are well sealed against the slates with mortar.
- 3.5. Both the north-west and south-east facing elevations have timber bargeboards along the length with occasional gaps between the timber and the stonework. The south-east facing elevation can be easily examined. The north-west facing elevation is close to the ground and would therefore be inaccessible to a roosting bat.
- 3.6. The interior of the workshop runs from the floor into the open eaves. There are no cellars or other voids, and the interior is well sealed.
- 3.7. The workshop has a **confirmed roost** of a single pipistrelle bat in 2020, but there were no bats or signs of bats during the 2023 PRA.

3.8.

	View from south-west Silver Birch Tree Workshop
	View from south. Roost position identified during Appleton's survey. This is also the position of the roosting bat located in the 2023 nocturnal surveys.

Silver Birch Tree

- 3.9. It is believed that this tree may be the subject of a tree preservation order, but it is in poor condition and may have to be removed.
- 3.10. The tree is close the north-west side of the workshop.
- 3.11. There are no features on this tree which a bat could exploit for roosting. The tree was surveyed in clear weather conditions in winter before the tree was in leaf.
- 3.12. The silver birch tree was assigned **negligible** potential for roosting bats.



Foraging and commuting bats

- 3.13. Appletons 2020 PEA report contains an ecological evaluation, including the value of the site for bats. The site has remained unchanged for the local bat populations since this report.
- 3.14. Appletons report includes the locations of two bat roosts on the Workshop under the barge board on the south-east facing elevation. Both these roost locations will be treated as a single day roost of one pipistrelle species bat for the purposes of a licence application.
- 3.15. This site sits within an area which is suitable for use by foraging bats of many species. There are excellent areas of foraging further afield and there is good connectivity to these areas.

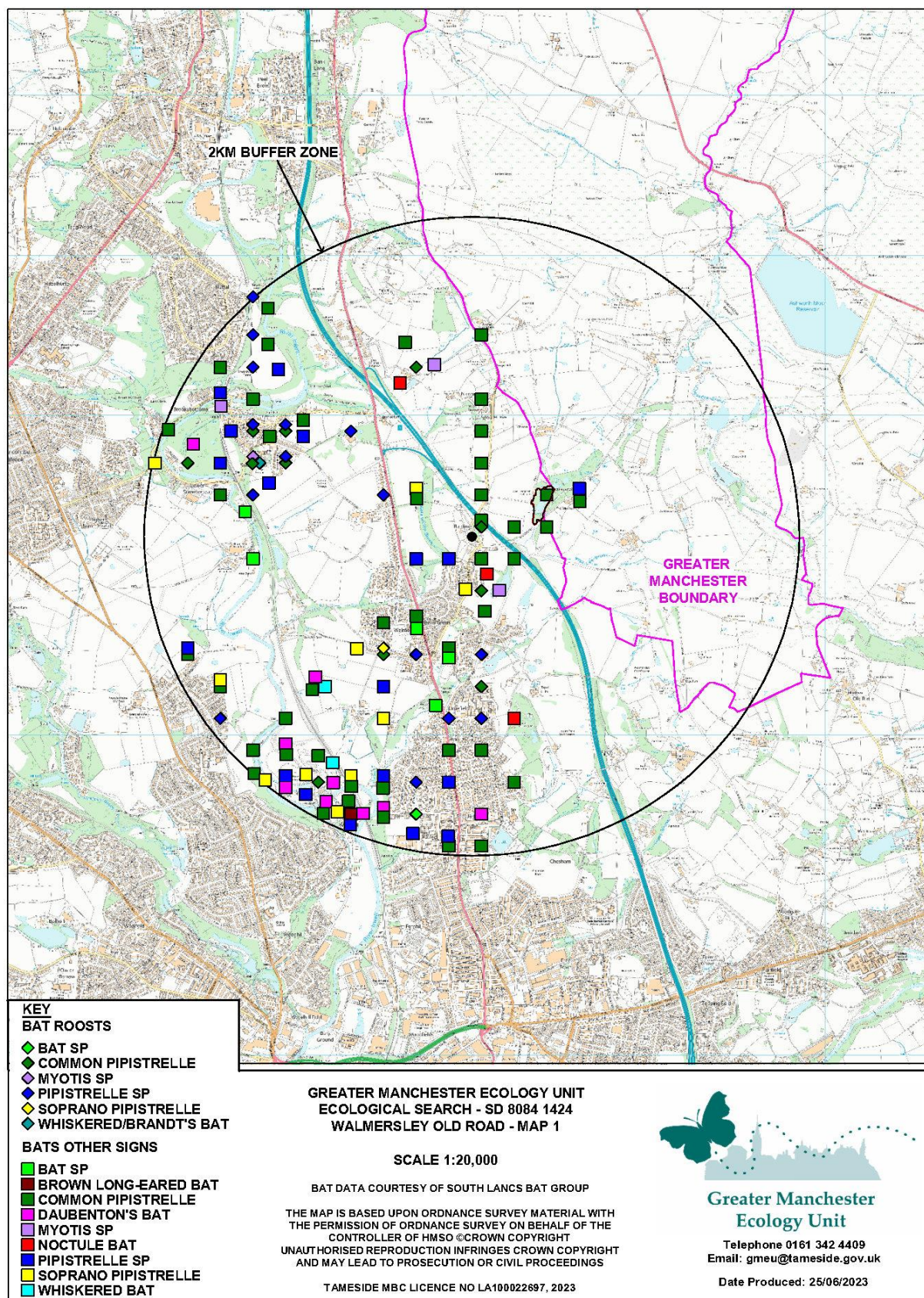
Bat Records

- 3.16. A comprehensive desk top study can be seen in section 3 of the Appletons report, and
- 3.17. In June 2023, a bat record search was conducted with GMLRC, the local record centre for the boroughs of Greater Manchester for a 2Km radius around this site. There are a large number of active and experienced “bat volunteers” in the Bury area and consequently, there are a large number of verified bat records.
- 3.18. A part of Lancashire extends down into this area in the North-west, covering about a quarter of the total area. Because of the large number of records which have been revealed from Greater Manchester, the exclusion of this area of Lancashire would not affect the conclusions of this report.
- 3.19. There are six species of bat recorded within 2 Km of the site as follows.
- Soprano pipistrelle - *Pipistrellus pygmaeus*
 - Common pipistrelle - *Pipistrellus pipistrullus*
 - Brown long-eared bat - *Plecotus auritus*
 - Daubenton’s bat - *Myotis daubentonii*
 - Noctule bat - *Nyctalus noctula*
 - Whiskered bat - *Myotis mystacinus*

There are also records of pipistrelle species bats and myotis species bats as well as unidentified bats.

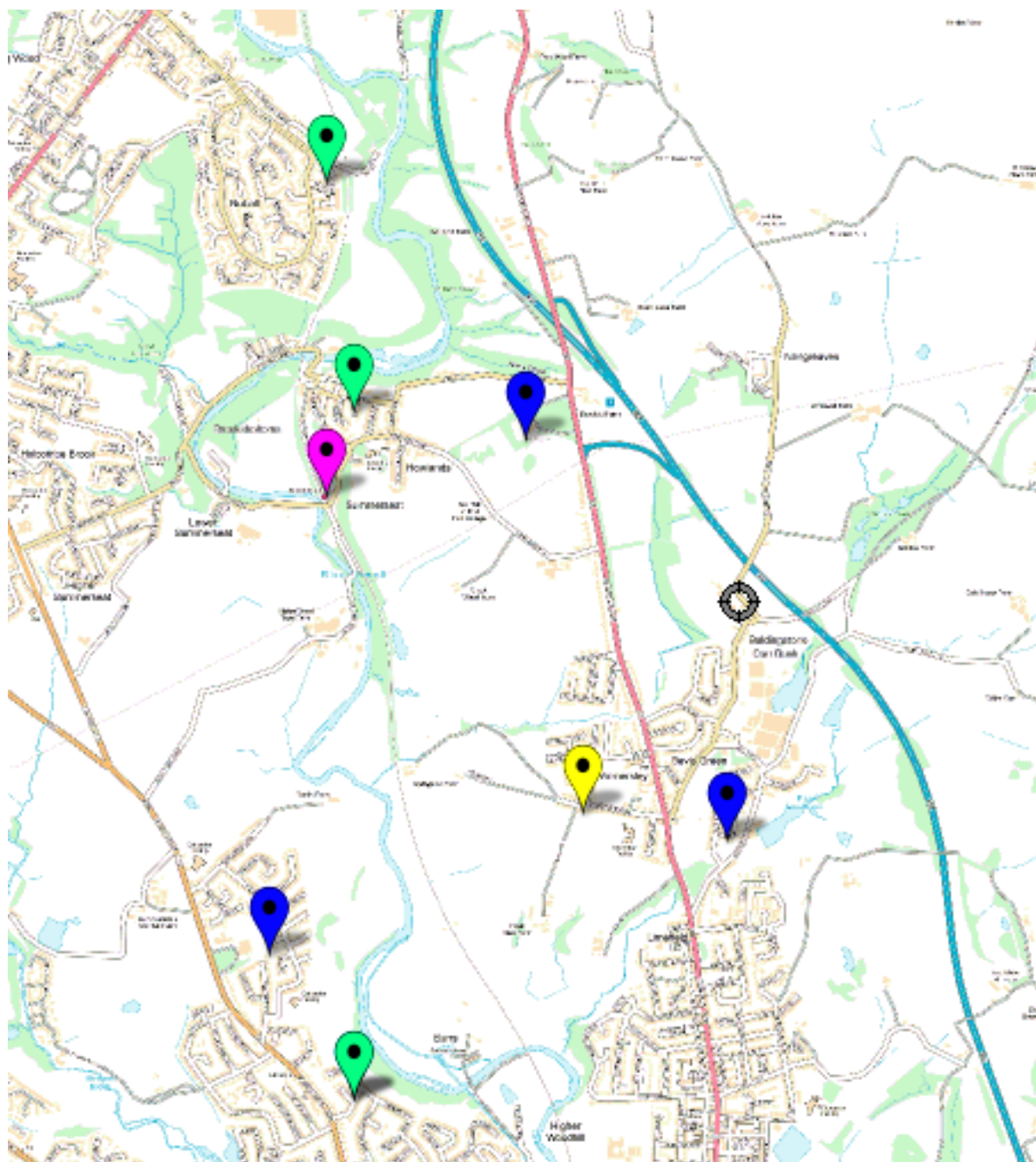
- 3.20. Soprano pipistrelle and common pipistrelle bats were only recorded as different species in the 1990s and are therefore often recorded as pipistrelle species. It can often be difficult to ascertain which pipistrelle species is present and may simply, and correctly, be recorded as pipistrelle species.
- 3.21. The roost under neath the bargeboard located by Appletons in 2020 is recorded. There are a total of 63 roost records within the search area which are mainly common pipistrelle.

3.22. The following map from GMLRC shows the distribution of these records. The black spot at the centre indicates the location of this site.



- 3.23. Further analysis of the background data has been conducted and the following facts are relevant to the desktop study of bats in this area.
- 3.24. There are 21 locations of pipistrelle species bat roosts. Four of these records are maternity colonies. One is a record of a hibernating bat which was disturbed and flew away in winter. Based on the relative abundance of common and soprano pipistrelle bats, these are most likely to be common pipistrelle species.
- 3.25. There are 18 locations of common pipistrelle bat roosts of which three are maternity colonies and One of the maternity colonies was of 169 individuals in June 2013 which makes it an important roost of national significance.
- 3.26. There are 15 records of soprano pipistrelle bats, with only one roost record from 2004.
- 3.27. It can be difficult to separate the myotis species bats from one another, even in the hand. However, the bat workers who have provided these records to GMLRC are known to me and are very experienced in bat identification. There are 37 records of myotis species bats including 7 where the species could not be identified better than *myotis species*, including one record of a bat roost. The other myotis species which were identified were Daubenton's bat, Whiskered bat, and Brandt's bat.
- 3.28. There are 23 records of Daubenton's bat including one caught in a trap under licence.
- 3.29. There are 3 records of Whiskered bat including one caught in a trap under licence.
- 3.30. It is even more difficult to separate Whiskered and Brandt's bats. There are four records of Whiskered/ Brandt's bats including a roost of 3 individuals in 2012.
- 3.31. The identified myotis roost which is identified as a lilac pin in the map in paragraph 3.33. is known to me. The building it was contained in was washed away in floods and the roost position was lost.
- 3.32. There are many roosts in the area around this site, including some large and important maternity colonies. Bats have been recorded foraging in the area close to the site and there is even an identified bat mating area nearby.

3.33. The following map shows the approximate locations of the important pipistrelle species maternity colonies (blue pipistrelle species, yellow soprano species and green common pipistrelle species) and the locations of myotis species roosts. (lilac)



3.34. There are no regionally important geodiversity sites, statutory sites, or other sites of conservation interest within 2 Km of this site.

Nocturnal Surveys

3.35. The following tables describe the results of the nocturnal surveys conducted during the active season for bats in 2023.

Date	Times	Location	Equipment used	Weather
05/05/2023 DUSK	Start 20:26 End 22:01 Sunset 20:46	Workshop	SW EM Touch NE EM Touch	Start 13C, 6/8 cloud, Wind BF 2, no precipitation. End 12C, 6/8 cloud, Wind BF 2, no precipitation
Comments	Two surveyors. SW Helen Taylor-Boyd and NE Daniel Boyd			
Results	20:44 Common pipistrelle bats were active from this time. 21:02 Emergence . A single common pipistrelle bat emerged from under the roofline above the door on the west facing elevation. A fresh dropping was left by this bat on the wall under the emergence point.			



Emergence Point

Fresh dropping on wall

Date	Times	Location	Equipment used	Weather
20/05/2023 DAWN	Start 03:30 End 05:01 Sunset 05:01	Workshop Tree	SW- EM Touch & IR camera NE-EM Touch	Start 7C, 8/8 cloud, Wind BF1 no precipitation. End 11C, 8/8 cloud, Wind BF1 no precipitation
Comments	Two surveyors. SW Helen Taylor-Boyd and NE Daniel Boyd			
Results	Common pipistrelle bats only seen and detected. Some foraging detected. No emergence or return to roost			

Date	Times	Location	Equipment used	Weather
05/06/2023 DUSK	Start 21:15 End 23:02 Sunset 21:32	Workshop Tree	South-Anabat Scout 549037 North-Anabat Scout 549003	Start 18C, 8/8 cloud, Wind BF1-2, no precipitation. End 17C, 8/8 cloud, Wind BF1-2, no precipitation
Comments	Two surveyors. SW Mike Downey and NE John Harrison-Bryant			
Results	A recording endoscope was used to check under the bargeboard on the south-east facing elevation. There were two areas where there were no cobwebs, one being the location of the emergence on 05/05/2023. No bats or signs of bats. The back of the gap is still well sealed preventing bats from going further into the structure of the workshop. Common pipistrelle bats only seen and detected. Some foraging detected. No emergence or return to roost. A maximum of two bats were seen at any one time and the foraging area was along the access road with the bats straying over the lawned area occasionally.			

EVALUATION AND ASSESSMENT

- 4.1. The local record search and the Appletons desk top study confirm there is a good population of bats of six bat species within 2 Km of this site, with recorded roosts of common pipistrelle, soprano pipistrelle, pipistrelle species, Daubenton's bat & Whiskered / Brandt's bat.
- 4.2. There is confirmed bat roosting at the workshop. A single roost of one common pipistrelle was identified on one occasion in 2020 during Appleton's PRA and one occasion in 2023 during the nocturnal surveys.
- 4.3. The Appletons report identified two roost positions. Both these positions were under the same bargeboard and the location of one of these positions was the same as the one where the bat emerged during the 2023 surveys. This bargeboard is going to be dealt with as a single roost position for the purposes of a licence application.
- 4.4. The tree close to the north-east elevation of the workshop has no PRF suitable for use by bats and there was no roosting or other bat activity identified during any of the surveys in 2020 and 2023.
- 4.5. There was no bird nesting seen at the tree or workshop and no other protected species were noted.
- 4.6. All ecological records from these and future surveys will be sent to GMLRC in accordance with the Guidelines and the requirements of John Harrison-Bryant's personal licence.
- 4.7. 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. Subject to other considerations such as TPO, the silver birch tree may be removed without ecological issue.
- 5.2. The workshop contains one day roost of one common pipistrelle bat under the bargeboards on the south-east facing elevation.
- 5.3. **The demolition of the workshop has the potential to disturb bats and will destroy a day roost of one common pipistrelle bat. This would be a criminal act and will therefore require licencing by Natural England. The licence application will include a method statement detailing how and when this bat roost can be lawfully destroyed or damaged. This method statement will also detail how opportunities for roosting bats and the surrounding foraging areas can be enhanced over what is currently available.**
- 5.4. A minimum of two bat boxes must be erected on trees within the grounds as soon as convenient in preparation for the demolition of the Workshop under licence. These will act as “lifeboats” for any bats discovered during the licensed demolition of The Workshop. As they could become bat roosts, they must remain undisturbed and be considered permanent features.
- 5.5. The following was sent to me from a Planning Officer in relation to other bat surveys.
“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.”
- 5.6. What this means in practice that the new property to be built on the site after the workshop has been demolished should contain bat roosting and bird nesting features in addition to the two bat boxes in the trees.
- 5.7. It is recommended that two bat boxes be incorporated into each of the south facing elevations with one in each of the north facing elevations, making six in total. Appendix 7.3 shows the proposed elevations of the new dwelling house and red stars have been added to show the suggested positions of these roosting features. The type of bat box to be used will be discussed with the client prior to submission of the licence application to Natural England but will be an integrated box such as the *Vivara Pro Build-in Woodstone Bat Tube*.
- 5.8. Advice will be given to the client about incorporating bird nesting features within the new build.
- 5.9. All survey data from 2023 will be valid until **31st March 2024**. If the removal of the bargeboards and roofing materials (under an EPS licence) on the workshop 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 PRA will guide the need for further nocturnal surveys in the 2024 active season for bats.
- 5.10. Details and suggestions for incorporating bat roosting and bird nesting 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. This publication is out of print but may be purchased as a digital download. A copy will be made

available by HB Bat Surveys to the consulting architect if desired.

- 5.11. Suggestions for helping the local hedgehog population may be found at the British Hedgehog Preservation Society's website.

<https://www.britishhedgehogs.org.uk/>

- 5.12. If there is to be any additional tree planting at the site, it is recommended that British native species are planted wherever possible. Examples include Hawthorn, Rowan, Wild Cherry, Guelder Rose and Crab Apple. These tree species have been chosen for their attractive blossom and fruits.

6. REFERENCES

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Preliminary Ecological Appraisal Job Number 2309-E1 April 2020 Appletons

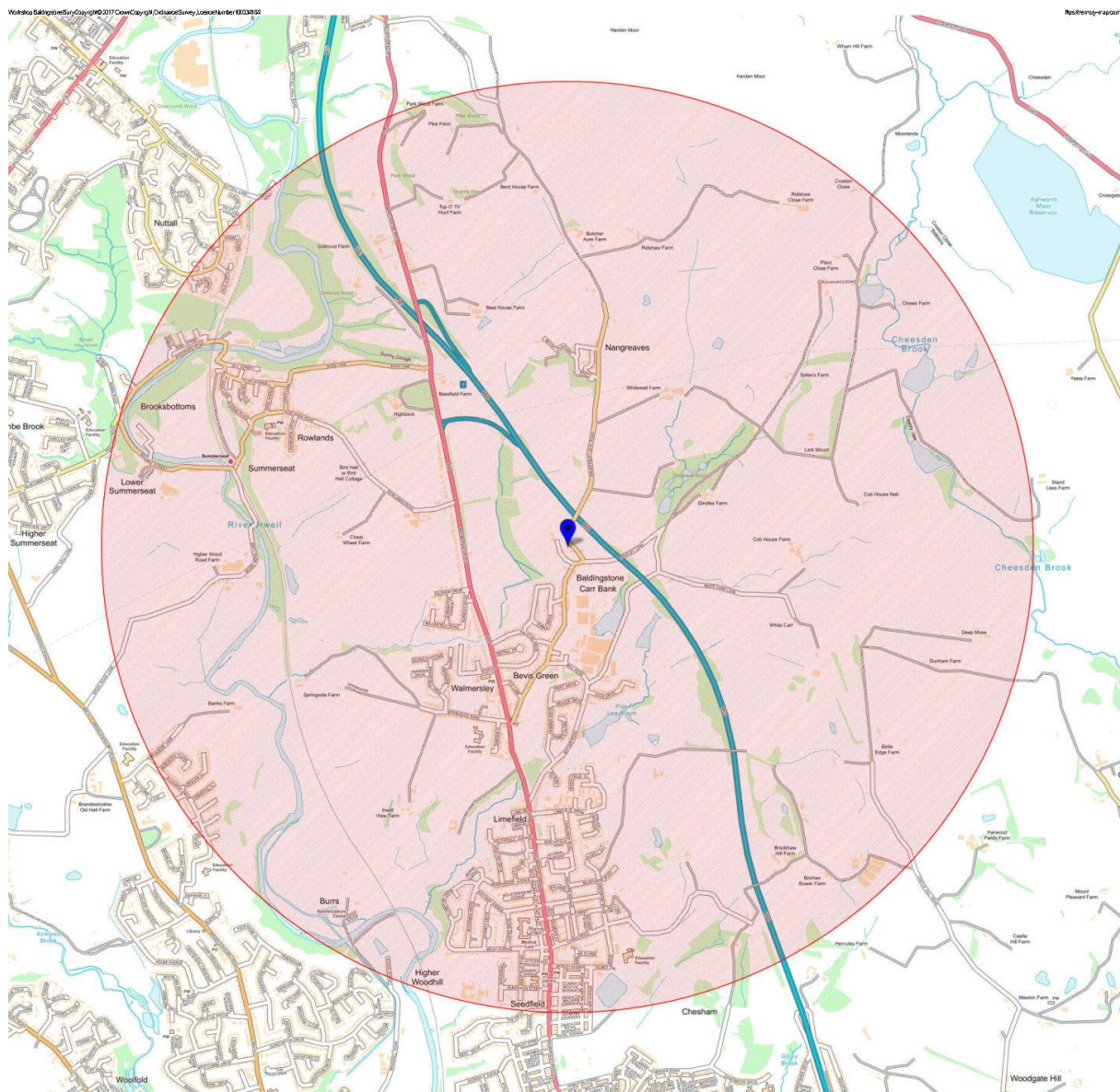
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7 APPENDICES

7.1 Location of site (2 Km boundary shown)

Workshop Baldingstone, County of Bury, 2011, Ordnance Survey, Licence Number 10032856



The site plan illustrates the proposed new dwelling at 177, Walmersley Old Road, Burnley. The plan shows the new dwelling footprint, garden, driveway, and surrounding features like Ivy Cottage and the 5 Bank Top. It includes a scale bar (1:100) and a north arrow.

SITE SECTION A-A



- | QUESTIONS | ANSWERS |
|---|--|
| 1. What is the main message of the article and how is it conveyed? | 1. The main message is that the article is about the importance of maintaining a healthy lifestyle. |
| 2. How is the message conveyed? Use specific examples. | 2. The message is conveyed through the use of statistics and personal anecdotes. |
| 3. Can you find any evidence to support the author's main message? | 3. Yes, the author provides several examples of people who have successfully maintained a healthy lifestyle. |
| 4. Can you find any evidence to contradict the author's main message? | 4. No, the author does not provide any evidence to contradict the main message. |
| 5. How is the message conveyed? Use specific examples. | 5. The message is conveyed through the use of statistics and personal anecdotes. |
| 6. Can you find any evidence to support the author's main message? | 6. Yes, the author provides several examples of people who have successfully maintained a healthy lifestyle. |
| 7. Can you find any evidence to contradict the author's main message? | 7. No, the author does not provide any evidence to contradict the main message. |

Red line denotes Application boundary	
Canopy UIC trees to be removed	
Existing garage (shown dotted) to be demolished	
Existing garden structures demolished	
Outline of Approved Dwelling (Planning App ref: 65532)	
Domestic refuse bin storage handstanding	
Indicative proposed external ground levels	

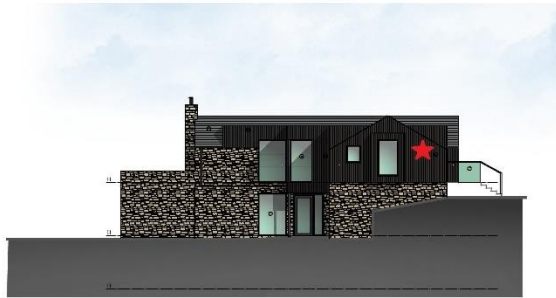
- 1 Stone 'cobble' paving to driveway with kerb edgings to perimeter
- 2 Stone 'flag' paving to building perimeter & paths
- 3 Stone 'flag' paving forming hardstanding for refuse bins
- 4 New stone faced retaining walls to perimeter paving
- 5 Lawned gardens & terraces with additional planting to later date

Project	DRILLING OF BANK PROTECTORS
Location	SITE UPPER BROWN TLEER PL.
Client	MR. ALLEN BAKER
Owner	URS
Scale	1:500 G&E
Geo. No.	20000-15 D
Geo. Date	00
Rev.	15M 0000

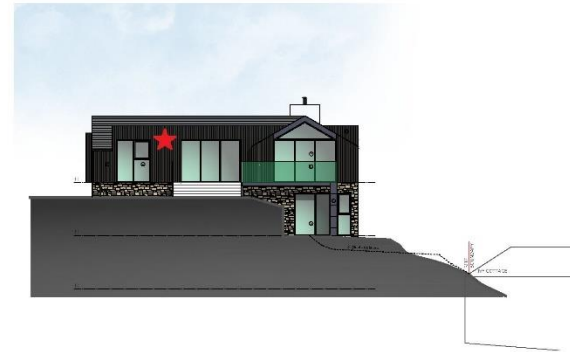
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[illegible]

7.3 Proposed elevations with suggested integrated bat box positions



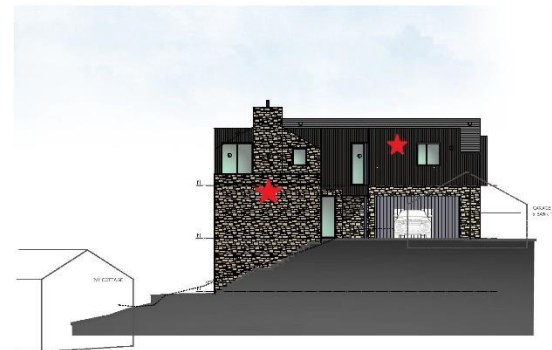
NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION

- [illegible]

- Ⓐ Relative income inequality
- Ⓑ Personal income tax rate rising
- Ⓒ Zero-profit banking
- Ⓓ American demand to switch windows
- Ⓔ American output is fixed at 'technological' level
- Ⓕ National debt is increasing
- Ⓖ Close substituting to dollars or

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City	NEW YORK
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IVY COTTAGE, BALDINGSTONE, BURY

For

MR AND MRS DUXBURY

PRELIMINARY ECOLOGICAL APPRAISAL

INCLUDING BAT ROOST ASSESSMENT OF BUILDINGS AND TREES

APRIL 2020

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DOCUMENT CONTROL

TITLE: PRELIMINARY ECOLOGICAL APPRAISAL

PROJECT: IVY COTTAGE, BALDINGSTONE, BURY

JOB NO: 2309-E1

CLIENT: MR AND MRS DUXBURY

Prepared by: Paula Bateson	Date: 18.05.20
Surveyor: Paula Bateson	Date: 22.04.20
Checked by: Lorna Cruice	Date: 19.05.20
Approved for distribution by: Lorna Cruice	Date: 19.05.20

Document

Status	Description	Rev date	By	Approved by	Issued To	Issue date	Comments
Final	Preliminary Ecological Appraisal	18.05.20	PB	LAC	J.Holt - JHA	19.05.20	

Revisions to Final Document

Rev	Description	Rev date	By	Approved by	Issued To	Issue date	Comments

NON-TECHNICAL SUMMARY

In April 2020, Appletons was commissioned by John Holt Architects, on behalf of Mr and Mrs Duxbury to undertake an ecological appraisal of a plot of land at Ivy Cottage, Baldingstone. This appraisal is required to inform a planning application associated with the development of a single residential dwelling. To assess the potential ecological value of the application site, an ecological desk study data search, Phase 1 Habitat Survey and Bat Roost Assessment were completed on 22nd April 2020.

At the time of the survey work, the application site comprised a small stone workshop building and surrounding habitats of Ivy Cottage garden.

Nature conservation sites

Three nature conservation sites were identified by the ecological desk study within 1km of the site, all of which are located over 400m from the survey area. No recommendations are made in relation to nature conservation sites.

Habitats

Proposals will impact upon habitats of least ecological value within the surveyed site, mainly comprising sparsely vegetated disturbed ground. Mature trees present will be retained and protected. In order to ensure compliance with relevant planning policy, the following recommendations are made in relation to habitats:

- **Trees:** All trees to be retained should be protected throughout works in accordance with British Standard 5837: 2012. Reference should be made to Appletons Tree Survey Plan (drawing reference 2309_01).

Species

The habitat survey identified habitats on site potentially suitable for nesting birds, herpetofauna and hedgehog. The invasive species variegated yellow archangel and rhododendron ponticum are also present within and/or adjacent to the application site. The Bat Roost Assessment identified evidence of roosting bats within the stone workshop, which will be demolished as part of proposals.

In order to ensure compliance with wildlife legislation and relevant planning policy, the following recommendations are made in relation to species:

- **Bats:** Further survey work is required to inform a Bat Mitigation Strategy and Natural England licence application. Further detail is provided in Chapter 7.
- **Birds:** Any scrub, tree, wall or shrub removal should be undertaken outside of the nesting bird season or checked by a suitably experienced ecologist immediately prior to removal.
- **Local wildlife including hedgehog and herpetofauna:** Sensitive habitat clearance and working methodologies are recommended in Chapter 7.
- **Invasive species:** Works must not cause variegated yellow archangel or rhododendron ponticum to spread into the wild. Recommended methods for control are provided within Chapter 7.

CONTENTS:

- 1.0 Introduction**
- 2.0 Methodologies**
- 3.0 Desk Study**
- 4.0 Phase 1 Habitat Survey**
- 5.0 Bat Roost Assessment of Buildings and Trees**
- 6.0 Ecological Evaluation**
- 7.0 Recommendations**
- 8.0 References**

- APPENDIX 1: Drawing 2309-E1-01: Phase 1 Habitat Survey Plan
- APPENDIX 2: Drawing 2309-E1-02: Bat Survey Plan
- APPENDIX 3: Selected Raw Desk Study Data
- APPENDIX 4: Relevant Planning Policy and Wildlife Legislation
- APPENDIX 5: Habitat Enhancement Opportunities

2.0 METHODOLOGIES

Ecological desk study

- 2.1 A desk top study was undertaken to determine the presence of any designated nature conservation sites and records of protected/notable species within a 1km radius of the site. Data was provided by GMLRC (Greater Manchester Local Records Centre), LERN (Lancashire Environmental Records Centre) and the Natural England website 'MAGIC' (Multi Agency Geographical Information for the Countryside) was utilised to search locations of statutory nature conservation sites, ancient woodland and priority habitat types.
- 2.2 The data collected from these consultees is discussed in Section 3. Selected raw data are provided as Appendix 3. In compliance with the terms and conditions relating to its commercial use, the full desk study data is not provided within this report.
- 2.3 The desk study also included a review of relevant local planning policy with respect to biodiversity and nature conservation, provided in Appendix 4.

Phase 1 Habitat survey

- 2.4 The study area was surveyed in accordance with Phase 1 Habitat Survey guidelines (JNCC, 2010). The Phase 1 Habitat Survey is a standard technique for classifying and mapping broad habitat types. The aim is to provide a record of habitats that are present on site. Data recorded during the field survey are discussed in Section 4. A map of broad habitat types is provided as Appendix 1 based on JNCC Symbolology (JNCC, 2010).
- 2.5 Notes were made identifying typical plant species, potential priority habitats and the presence of potential habitats for any protected or notable species.
- 2.6 Whilst every effort is made to identify and map any invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act (1981, as amended), it should be noted that this is not a specific survey for these species.

Preliminary Bat Roost Assessment of Buildings and Trees

- 2.7 In line with Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016) a Preliminary Ground Level Bat Roost Assessment of Buildings and Trees was conducted during daylight hours. A visual assessment of the building and trees on site was undertaken to determine the presence of any Potential Roost Features (PRFs) within the trees, such as cankers, splits, dense ivy, rot holes, bark plates and woodpecker holes. Any accessible PRFs were inspected using binoculars and a high-power torch for any primary or secondary evidence of possible bat presence.
- 2.8 Based on the PRFs present, the buildings and trees within the survey area were assessed using the suitability classes detailed within Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016), as detailed in Table 2.1.
- 2.9 Data recorded during the field survey are discussed in Section 5. A map of surveyed features and results is provided as Appendix 2.

Table 2.1: Classification of Buildings and Trees with Bat Potential (Collins, 2016)

Suitability Category	Description
Negligible	Negligible habitat features likely to be used by roosting bats.
Low	A structure with one or more potential roost features (PRFs) that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and / or suitable surrounding habitat to be used on a regular basis or by larger number of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

Analysis of data

- 2.10 The field survey results and desk top study findings are discussed in Section 7 in the context of site proposals. Conclusions aim to:
- Inform the likely impact of proposals on protected and/or notable species, habitats and nature conservation sites;
 - Inform appropriate avoidance, mitigation and/or compensation measures, if required, to minimise any potential negative ecological impacts; and,
 - Evaluate the need for further survey work and/or consultation.
- 2.11 The conclusions and recommendations made in this report are based on information provided by the client regarding the scope of the project. Documentation made available by the client is listed in Table 2.2.

Table 2.2: Documentation Provided by Client

Document Name / Drawing Number	Author
Proposed Site Plan Rev. B / 15.538.02H	John Holt Architects
Proposed Site Plan – Amenity Space / 15.538.03	John Holt Architects

3.0 ECOLOGICAL DESK STUDY

Introduction

- 3.1 A summary of relevant ecological data from the desk study search is provided within this section. Selected raw data is provided in Appendix 4.

Nature Conservation Sites

- 3.2 The data provided by the local biological records centres and reference to the Natural England MAGIC website indicates that three non-statutory nature conservation sites occur within a 1km radius of the site, summarised in Table 3.1. No statutory nature conservation sites are located within 1km of the site area.

Table 3.1: Summary of Nature Conservation Sites within 1km of Survey Area

Nature Conservation Site	Designation	Proximity to site	Summary of ecological interest
Gollinrod Wood	SBI	995m north-west	No specific ecological information provided. Grade A meaning regional or county importance. Ancient woodland habitat present according to Natural England magic.gov website.
Baldingstone	SBI	420m east	No specific ecological information provided. Grade B meaning of district importance. Deciduous woodland and waterbodies present based on OS data & Natural England magic.gov website. Directly connects to Gindles Farm Clough BHS.
Gindles Farm Clough	BHS	440m east	The site comprises a small, partially wooded clough adjacent to the county boundary at Baldingstone. The woodland is of an ancient semi-natural character. Other habitats present include scrub, acid grassland and two small lodges, used for fishing. Directly connects to Baldingstone SBI.
SBI: Site of Biological Interest BHS: Biological Heritage Site			

- 3.3 Reference to the Natural England MAGIC website indicates that the site is located within one Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ). The IRZ which the site falls within does not require consultation with Natural England with regards to SSSIs for residential development planning applications.
- 3.4 The survey area does not receive any designation within the Bury Unitary Development Plan Online Map as an area of importance for biodiversity or geodiversity. The application site immediately abuts green belt to the north-west, which is of relevance to planning designation as opposed to biodiversity.

Protected and Priority species

- 3.5 Table 3.2 overleaf provides a summary of protected species records identified by the desk study within a 1km radius of the site. Absence of a species record should not be taken as confirmation that a species is absent from the search area.

Table 3.2: Summary of Protected Species Records Within 1km of Survey Area

Species	No. of Records	Most Recent Record	Proximity of Nearest Record to Study Area	Legislation	Section 41 species	Local BAP species
Mammals						
Common pipistrelle <i>Pipistrellus pipistrellus</i>	29**	2018	115m south	ECH 4, WCA 5, WCA 6	-	✓
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	3	2010	905m south-west	ECH 4, WCA 5, WCA 6	✓	✓
Pipistrelle sp. <i>Pipistrellus sp.</i>	9	2019	235m south-west	ECH 4, WCA 5, WCA 6	-	-
Myotis sp. <i>Myotis sp.</i>	2	2017	415m south-east	ECH 2*, ECH 4, WCA 5, WCA 6	-	-
Bat species <i>Chiroptera sp.</i>	2	2008	740m south-west	ECH 2*, ECH 4, WCA 5, WCA 6	-	-
Birds						
Kingfisher <i>Alcedo atthis</i>	1	1997	590m north-east	WCA 1i	-	-
Plants						
Bluebell <i>Hyacinthoides non-scripta</i>	10	2009	625m north-east	WCA 8	-	-
Key: *: Species dependent **: Including one record of 36 bats (980m south of site) ECH 2: Annex II of the European Communities Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. Animal and plant species of community interest whose conservation requires the designation of Special Areas of Conservation. ECH 4: Annex IV of the European Communities Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. Animal and plant species of community interest in need of strict protection. WCA 1i: Schedule 1 Part 1 of Wildlife and Countryside Act 1981 (as amended). Birds protected by special penalties at all times. WCA 5: Schedule 5 of Wildlife and Countryside Act 1981 (as amended). Protected animals (other than birds). WCA 6: Schedule 6 of Wildlife and Countryside Act 1981 (as amended). Animals which may not be killed or taken by certain methods. WCA 8: Schedule 8 of Wildlife and Countryside Act 1981 (as amended). Protected plants and fungi. Note. These tables do not includes reference to the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats), the Bonn Convention on the Conservation of Migratory Species of Wild Animals or the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES).						

3.6 In addition to the protected species listed in Table 3.2, the desk study also identified six 'Section 41' (NERC Act, 2006) and local Biodiversity Action Plan (Lancashire BAP / Greater Manchester BAP) species comprising oystercatcher *Haematopus ostralegus*, dunlin *Calidris alpina*, common frog *Rana temporaria*, common toad *Bufo bufo*, song thrush *Turdus philomelos* and herring gull *Larus argentatus*. The legislation/policy relating to Section 41 Species and Biodiversity Action Plans is provided in Appendix 4. Common frog and common toad also receive legislative protection under Section 5 of the Wildlife and Countryside Act 1981 (as amended), however this is in relation to sale / trading only.

3.7 No European Protected Species Mitigation Licences were identified by the Defra MAGIC website within 1km of the site area.

Invasive species

3.8 Table 3.3 (overleaf) provides a summary of non-native invasive species records identified by the desk study within a 1km radius of the site. Note that absence of a species record should not be taken as confirmation that a species is absent from the search area.

Table 3.3: Summary of Non-native Invasive Species Records Within 1 km of Survey Area

Species	No. of Records	Most Recent Record	Proximity of Nearest Record to Study Area	Legislation
Indian Balsam <i>Impatiens glandulifera</i>	8	2009	625m north-west	WCA 9
Japanese Knotweed <i>Fallopia japonica</i>	4	2002	645m north-west	WCA 9
Nuttall's Waterweed <i>Elodea nuttallii</i>	3	2002	650m north-west	WCA 9
Rhododendron <i>Rhododendron ponticum</i>	2	2002	670m north-west	WCA 9
Cotoneaster <i>Cotoneaster</i> sp.	1	2002	Within 10km grid square in which the site exists #	WCA 9*
Key: WCA 9: Schedule 9 of Wildlife and Countryside Act 1981 (as amended). Invasive plants and animals. #: Grid reference provided less than 6 figures *: Species dependent				

Habitats

Priority Habitats

- 3.9 The Natural England MAGIC website indicates that no priority habitat types occur within the site area. The closest potential priority habitat to the site is priority deciduous woodland 10m north-east of the site, across Walmersley Old Road from the application site, although the confidence in classification is 'low', meaning that no survey has been undertaken to verify priority status within the last ten years. No other potential priority habitats occur within 100m of the site.

Ancient woodland and Veteran Trees

- 3.10 Reference to the Natural England MAGIC website indicates that the closest area of ancient woodland to the site is located ~1km north. Reference to the Woodland Trust Ancient Tree Inventory indicates that no ancient, notable or veteran trees are located within or adjacent to the site area.

Ponds and watercourses

- 3.11 Reference to Ordnance Survey data and aerial imagery indicates the presence of six waterbodies within 500m of the site area, comprising five reservoirs and one pond, all located over 300m of the site. The closest watercourse to the study site comprises Walmersley Brook, 225m to the west.

Previous ecology reports

- 3.12 At the time of writing, no other habitat or protected species surveys are known to have been previously completed at the application site location. A search of Bury Council's planning portal identified two previous planning applications associated with the study site, summarised in Table 3.4.

Table 3.4: Summary of previous planning applications at and adjacent to the site area

Planning reference	Detail	Associated ecological information
38375	Detached garage - Approved with Conditions in 2001	No ecology survey submitted / available on the planning portal.
37948	9 hole golf course, pitch and putt course, car parking and a shelter – Refused in 2002	No ecology survey submitted / available on the planning portal.

4.0 PHASE 1 HABITAT SURVEY

Introduction

- 4.1 This section provides the results of the Phase 1 Habitat Survey. A habitat map is provided as Appendix 1 (Drawing 2309-E1-01), which illustrates the location and extent of all habitat types recorded.
- 4.2 The survey area comprised the application site along with the wider garden area.
- 4.3 The habitat survey was carried out on 22nd April 2020 by Paula Bateson MSc ACIEEM, Senior Ecologist. Weather conditions at the time of the survey are detailed in Table 4.1.

Table 4.1: Weather conditions at time of Phase 1 Habitat survey

Precipitation	Wind (Beaufort)	Cloud cover (%)	Temperature (°C)
Dry	F2	0	14-17

Survey constraints

- 4.4 The survey was subject to no significant constraints

Site habitats

- 4.5 Habitats recorded within the survey area are listed below, with the corresponding JNCC codes.
- A1.2: Scattered trees
 - A2.1/A2.2: Dense/Scattered scrub
 - B6: Poor semi-improved grassland
 - C3.1: Tall ruderal herb
 - J1.1: Allotments
 - J1.2: Ephemeral/short perennial
 - J1.4: Introduced shrub
 - J3.6: Buildings & hardstanding
 - J2.5: Wall
- 4.6 Habitat descriptions for the site are detailed below. All target notes (TN) relate to Drawing 2309-E1-01, Appendix 1.

Scattered trees

- 4.7 A mix of broadleaved, coniferous and ornamental semi-mature to mature trees are present within the survey area (e.g. Photos 1 and 2 overleaf), including species such as sycamore *Acer pseudoplatanus*, beech *Fagus sylvatica*, oak *Quercus petraea*, birch *Betula pendula*, cherry *Prunus avium*, laburnum *Laburnum anagyroides*, Japanese maple *Acer palmatum*, wayfaring tree *Viburnum lantana* and Leyland cypress *Cupressus × leylandii*. One laburnum possesses evidence of damage including rot holes and splits (TN1). The remainder of trees on site are in relatively good condition.

Dense/Scattered scrub

- 4.8 Areas of scrub on site include individual gorse *Ulex europaeus* and broom *Cytisus scoparius* shrubs, dense mature holly *Ilex aquifolium* and hawthorn *Crataegus monogyna* and occasional bramble *Rubus fruticosus* agg..



Photo 1: Scattered beech and sycamore trees within application site



Photo 2: Trees and mature scrub at north-east of survey area

Semi-improved grassland

- 4.9 The northern quarter of the garden at Ivy Cottage is occupied by a tussocky area of grassland (TN2 & Photo 3 below), comprising abundant false oat-grass *Arrhenatherum elatius*, meadow foxtail *Alopecurus pratensis* and sweet vernal grass *Anthoxanthum odoratum*. The sward is patchy in nature with areas of bare ground, however forb species are rare, and limited to sorrel *Rumex acetosa*, bluebell *Hyacinthoides non-scripta* and dandelion *Taraxacum officinale* agg. A bonfire area is located within the centre of this grassland.
- 4.10 A linear, narrow embankment of grassland is present between two tiers of the garden, comprising a fine mosaic of grasses, planted bulbs and scattered scrub (TN3 & Photo 4 overleaf). Species include sweet vernal grass, tufted hair grass *Deschampsia cespitosa*, Yorkshire fog *Holcus lanatus*, foxglove *Digitalis purpurea*, bluebell, variegated yellow archangel *Lamiastrum galeobdolon* subsp. *Argentatum*, creeping buttercup *Ranunculus repens*, wavy bittercress *Cardamine flexuosa*, common ragwort *Jacobaea vulgaris*, daffodil *Narcissus pseudonarcissus* sp., bramble and broom.

Tall Ruderal herb

- 4.11 An eastern-facing slope of open, establishing vegetation is present at the south of the site, amongst stumps of felled trees (Photo 5 overleaf). Willowherb seedlings represent the dominant species across the slope and are likely to establish over the growing season. Other species including native bluebell, bramble and mosses along with holly and spotted laurel *Aucuba japonica* saplings. The flora is recently disturbed and patchy, with frequent bare earth.



Photo 3: Semi-improved grassland at north-east of survey area



Photo 4: Embankment of grassland/scrub/planted bulbs across centre of site



Photo 5: Embankment of establishing vegetation with abundant willowherb

Introduced shrub

- 4.12 Areas of ornamental planting are present throughout the survey area, comprising a mix of tree, shrub, bulbs and perennials. Shrub species include cherry laurel *Prunus laurocerasus*, spotted laurel, ornamental rose *Rosa* sp., smoke bush *Cotinus coggygia* and *Rhododendron ponticum*.

Allotments

- 4.13 The north-western half of the survey area is occupied by planting beds (TN4 & Photo 6 overleaf), many of which have recently been left undisturbed / to outgrow, allowing a relatively diverse habitat to develop. Cabbage, rhubarb and leek are amongst the species present. Two areas of densely planted raspberry *Rubus idaeus* are present.

Ephemeral/short perennial

- 4.14 Areas of disturbed ground are present surrounding the workshop building, that have been colonised by mosses and occasional willowherbs *Epilobium* sp. (Photo 7 overleaf).



Photo 7: Hardstanding colonised by mosses

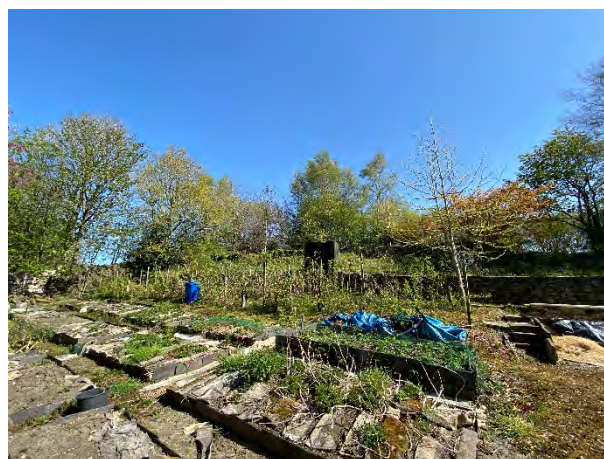


Photo 6: Allotment area

Buildings and hardstanding

- 4.15 The workshop building (TN5) on site is described in detail in Chapter 5. A green house (TN6), shed (TN7) and dog kennel (TN8) are also present as built structures. An historic stone basin is erected mid-way along one of the stone walls through the garden (TN9). Hardstanding on site comprised walkways and a short driveway connecting the workshop to Walmersley Old Road.

Wall

- 4.16 Stone walls present throughout the site support occasional ivy *Hedera helix* and a low number of common mosses.

Other habitat

- 4.17 Stored rubble, pallets and tarps are present throughout the garden.

Invasive plant species

- 4.18 *Rhododendron ponticum* and variegated yellow archangel are present within and/or adjacent to the application site.

5.0 PRELIMINARY BAT ROOST ASSESSMENT OF BUILDINGS AND TREES

Introduction

- 5.1 This section provides the results of the Preliminary Roost Bat Assessment of Buildings and Trees. A plan of the building and tree locations inspected by the survey is provided as Appendix 2.
- 5.2 The survey was conducted on 22nd April 2020 by Paula Bateson (Senior Ecologist, Licenced Bat Worker under bat class licence 2015-16053-CLS-CLS), in conjunction with the Phase 1 Habitat Survey. A summary of survey results is provided as Appendix 2 (Appletons Drawing 2309-E1-02).

Building

- 5.3 One building is present within the site area, comprising a single-storey workshop unit measuring approximately 10m by 4m. The workshop has not been in use for over ten years and is situated within the centre of the supplication site.

External Assessment

- 5.4 The workshop building is of stone construction and possesses a pitched, slate roof with gable ends (Photo 8). The slate tiles are in generally good condition with no slipped or missing tiles recorded, although occasional narrow gaps are present beneath lifted slates up to 1.5cm in height, which may provide potential roosting opportunities for crevice-dwelling bats (Photo 9). No evidence of bat usage was recorded at these tiles however they could not be directly accessed to fully inspect internally. Mortar present beneath the ridge tiles and verge tiles is in good condition, with no gaps recorded.



Photo 8: Workshop building



Photo 9: Slate roof tiles of building

- 5.5 At the eaves of the building, a wooden gutterboard is present along the wall tops. This is in good condition, however owing to the uneven nature of stone walls regular gaps are present behind the gutterboard measuring up to 2cm in width (Photo 10). A single pipistrelle bat was identified behind a gutterboard on the south-eastern elevation of the building, next to a single bat dropping (Photo 11 & Roost location 'A' on Drawing 2309-E1-02). A cluster of four further bat droppings were identified at a separate location along the south-eastern aspect of the building, beneath a similar gap between the gutterboard and wall (Roost location 'B' on Drawing 2309-E1-02). These droppings also resembled those of a pipistrelle bat.



Photo 8: Gaps between gutterboard and stone walls

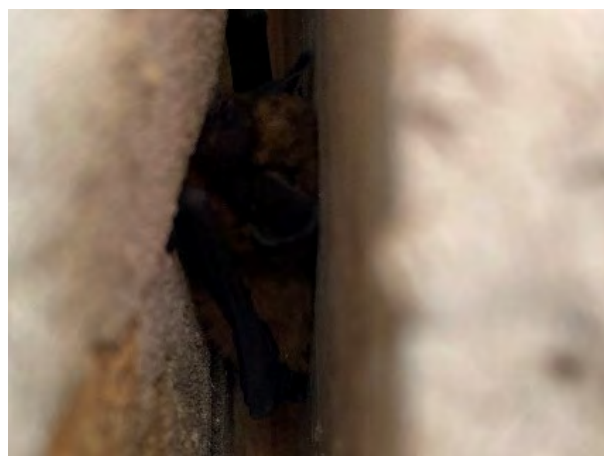


Photo 9: Roosting Pipistrelle bat between gutterboard and stone wall

- 5.6 The north-western half of the building is partly buried owing to the tiered structure of the garden, and as such the roof pitch and gutterboards along the eastern elevation of the building are comparatively suboptimal for roosting bats owing to their low height above ground level (Photo 10). Gaps behind the gutterboard along this elevation of the building are mostly blocked by cobwebs, indicating no recent usage by bats.
- 5.7 The stonework of the building is in excellent condition with no missing mortar or cracks recorded that would be potentially suitable for bats (Photo 11).



Photo 10: Partly-buried elevation of workshop



Photo 11: North-eastern gable end demonstrating stonework and mortar in good condition

- 5.8 The windows and doors of the workshop are in good condition and are kept closed. The workshop possesses a roller garage door on the southern gable end, the gap above which is blocked by a roll of carpet. Gaps are present around the wooden lintel of the garage door, which are potentially suitable for crevice dwelling bat species (Photo 12). No evidence of bat presence (i.e. droppings, staining or bats) or likely absence (i.e. thick dust, dirt or cobwebs) was recorded at these gaps.



Photo 12: Gaps around wooden lintel of garage door

Internal Assessment

- 5.9 The main internal space of the building comprises an old workshop with wood working equipment present. No potential access features into this main area are present and no evidence of bat usage was identified by the survey.
- 5.10 The loft space of the workshop measures approximately 1metre in height and is utilised for storage of wood and metal beams. The space is supported by a wooden frame with central supporting beams. The woodwork of the roof frame is in good condition with no cracks or rot holes present. Sarking material is present to the underside of the slate tiles, and potential roosting features could be present between the tiles and sarking, however the sarking appeared to be a breathable membrane type which is potentially hazardous for bats as it can cause severe entanglement. The floor of the space comprised a mixture of rockwool insulation between joists, and polystyrene panels. Natural light was recorded to enter into the loft space at the eaves, suggesting the potential presence of access points at these locations, however the space was no explored fully owing to access practicality and safety concerns.



Photo 13: Loft space of workshop

Trees

- 5.11 All trees within and overhanging the application area were assessed in relation to potential value for roosting bats (see Drawing 2309-E1-02, Appendix 2). All trees surveyed were in good condition with no features recorded of potential value for roosting bats (i.e. rot holes, splits, but rott, hazard beams or wounds).



Photos 14 and 15: Trees within application site subject to bat roost assessment

Site and surrounding habitats

- 5.12 The site itself possesses good quality habitat for foraging bats owing to its diverse habitat structure, mix of species on site and allotment areas which are generally known to support high numbers of invertebrates.
- 5.13 The site possesses direct connectivity with ~0.7ha of woodland habitat to the north-east, as well as scattered trees across grazing pasture to the south-west that link to the woodland belt along Walmersley Brook.
- 5.14 Other features within 1km of the site of potential value to foraging and commuting bats include:
- Reservoirs and woodland within Baldington SBI / Grindles Farm Clough BHS*
 - Ancient woodland within Gollinrod Wood SBI;
 - Reservoirs to the south-east of Baldingstone;
 - Open grazing pasture including rush pasture.
- 5.15 * The M66 presents a deterrent to bats dispersing from the site to the east, to habitat areas such as Baldington SBI / Grindles Farm Clough BHS, however some resilient bat species are able to fly over motorways, and the road bridge crossing immediately north-east of the site would help buffer air turbulence.

Summary

- 5.16 Owing to the good connectivity of the building with good quality foraging/commuting habitats, the presence of numerous potential roosting locations behind gutter boards, and the confirmed presence of two bat roost locations, this building on site was concluded to possess moderate to high potential value for roosting bats.
- 5.17 All trees within the application site were concluded to possess negligible potential value for roosting bats.

6.0 ECOLOGICAL EVALUATION

Proposed development overview

- 6.1 Proposals include the development of a single residential dwelling and parking area on site. Current design options will displace a maximum of 0.09ha of land, largely occupied by disturbed open habitats. Mature trees within the application site will be retained.

Nature Conservation Areas

- 6.2 All designated nature conservation sites identified by the ecological desk study are located over 400 metres from the site. Considering the small-scale nature of site proposals, it is not considered that site works would result in any adverse impacts to any local conservation sites.
- 6.3 The SSSI Risk Impact Zone within which the site is located does not require Natural England consultation for residential planning applications.

Site Habitats

- 6.4 The ecological importance of habitats present on site is determined by their presence on the list of Habitats of Principal Importance in England (Section 41 of the Natural Environment and Rural Communities (*NERC*) Act 2006) along with the intrinsic value of the habitat. The ecological value of the habitats on site is discussed in the text below in terms of the likely impact of site proposals.

Scattered Trees

- 6.5 The mature trees throughout the garden of Ivy Cottage are likely of arboricultural value in relation to condition and maturity, and some are locally native species such as beech. Collectively, the scattered trees on site contribute to the ecological value and habitat diversity of the site/local area. The majority of native trees within the site area will be retained as part of proposals and a recommendation is made in Chapter 6 for their protection throughout works.

Grassland

- 6.6 Certain acidic, calcareous, or species-rich grasslands can qualify as local and national priority habitats. No indicator species of acidic, calcareous, species-rich or unimproved grassland conditions were recorded within the species-poor grassland habitats on site and grasses formed the dominant sward component over forbs. Bluebell is present, which is an indicator of mature shaded habitats, however is likely the result of mature trees and nearby woodland, as opposed to notable grassland conditions. The grassland on site therefore does not qualify as a priority habitat type.

Allotments

- 6.7 Allotment habitats can potentially qualify as local priority habitats when in an urban setting as part of the 'Urban Managed Greenspace' BAP for Greater Manchester. The biodiversity value of allotments may be less significant in this semi-rural context, or it may well be of a similar value if surrounding pasture is species poor. The allotment areas within the garden of Ivy Cottage will be retained as part of 'Ivy Cottage Amenity

Space' and a 'Kitchen Garden', and thus the potential ecological value of these areas for wildlife will be retained.

Other habitats

- 6.8 No other potential priority habitats are present, and all remaining habitats on site are well represented within the locality.

Protected / notable species

- 6.9 Protected and notable species that have been identified by the desk study, and those which potentially suitable habitat occurs within or adjacent to the site, are discussed in the text below in terms of the likely impact of site proposals.

Mammals

Bats (roosting)

- 6.10 Two roosting locations and one pipistrelle bat were identified by the bat roost assessment of the stone workshop building on site, and further potential features exist beneath roof tiles. The building was concluded to possess moderate potential value for roosting bats and is to be demolished as part of proposals. Further survey work is required to fully establish the usage of the site by roosting bats including the identification of any further roosts, associated flight lines and any key commuting features/foraging areas on site. This survey work will be required to inform a bat mitigation strategy, which will be required as part of the planning process, and a Natural England bat licence application post-planning permission. A recommendation in relation to this is made in Chapter 7.

Bats (foraging/commuting)

- 6.11 45 bat records were identified by the ecological desk study within the local area, including records of a maternity roost ~1km south of the site. The study site provides suitable habitats for foraging bats in the form of mature trees which provide sheltered conditions and allotment habitats which are of high value to invertebrates. These habitats are likely to be utilised as key post-emergence foraging habitat by bats roosting within the workshop, as well as other nearby potential roosts. These habitats will be largely retained and as such proposals are unlikely to adversely impact upon the feeding behaviour of local bat populations.
- 6.12 Artificial lighting can also affect the feeding behaviour of bats, which can be attributed to two main reasons: a) The attraction that light from certain types of lamps have to nocturnal insects, reducing numbers of insects in adjacent habitats.; and b) the increased exposure of bats to predators. Most of Britain's rarest bats totally avoid artificial light. As part of the Bat Mitigation Strategy referenced above, it will be essential for any proposed artificial lighting (if required) to be sensitively designed in terms of layout, luminescence type, light spill and operational hours.

Badger

- 6.13 Habitats immediately abutting the site area includes neighbouring residences and gardens, a road and heavily poached, cattle-grazed pasture, suboptimal for sett building. The broadleaved woodland to the

north-east of the site is separated from proposed works by Walmersley Old Road, which would buffer any potential ground vibrations.

- 6.14 No evidence of badger (e.g. latrines, paw prints, defined mammal paths or badger hairs) was recorded on site, however there is a low chance that the species may pass through the site owing to connectivity with suitable habitats within the wider area such as woodland along Walmersley Brook. A recommendation is made in Chapter 7 in relation to best practice working methodologies such as covering any deep excavations and open pipework which may cause accidental entrapment.

Hedgehog

- 6.15 The site provides suitable foraging and refuge habitat for hedgehog in the form of allotment areas and brash piles. Hedgehog is a Section 41 priority species, and as such planning policy obligates the protection of this species. A precautionary recommendation is made in Section 7 in relation to sensitive clearance of the works area and the covering of any deep excavations or open pipework overnight.

Riparian wildlife

- 6.16 No water courses or water bodies are located within fifty metres of study site and as such no recommendations in relation to species such as otter, water vole or kingfisher are made.

Birds

Priority species

- 6.17 Four priority bird species were identified within 1km of the site by the ecological desk study, associated with woodland, garden, moorland and wetland habitats. The garden habitats of Ivy Cottage may provide suitable nesting and foraging habitat for song thrush however the habitats of greatest suitability will largely be retained.

Breeding birds

- 6.18 The trees, scrub, stone wall and introduced shrub habitats within the survey area were considered suitable nesting habitat for common woodland and garden bird species. As all nesting and nest building birds are protected, a recommendation is made in Chapter 7 in relation to timing of any vegetation removal, and for the protection of all retained habitats throughout construction works.

Invertebrates

- 6.19 Allotments are often of significant value to both soil-dwelling and above-ground invertebrates. Proposals intend to retain the allotment areas as a 'Garden Kitchen', and as such the value of the site for invertebrates is likely to be upheld.

Herpetofauna

Amphibians

- 6.20 Great crested newts generally disperse up to 250m from breeding ponds where suitable terrestrial habitat exists. No ponds are present within 250m of the application site. The closest water bodies to the site, that are not located beyond the M66 motorway, are large reservoirs, likely to be unsuitable for breeding

amphibians. Records of common toad and common frog were identified by the desk study, which could potentially disperse to the site from Walmersley Brook. A precautionary recommendation is made in Section 6 in relation to sensitive clearance of the works area and the covering of any deep excavations or open pipework overnight.

Reptiles

- 6.21 The mosaic of habitats on site, combined with the presence of artificial refugia and south-eastern sloping topography of the site was considered suitable for reptile species such as slow worm, which is a species often associated with allotments, albeit with a more southerly UK distribution generally. The site is relatively isolated from any other potentially suitable habitats within the wider area, deeming colonisation highly unlikely, although motorway verges can sometimes act as a conduit for mobile species groups such as reptiles. In addition, the garden is historic in nature and is understood to have been managed in a similar fashion for numerous decades and thus there is a low chance of a remnant reptile population existing on site. It is acknowledged that no slow worms/reptiles have been seen by the clients, who spend much time tending to the allotments.
- 6.22 Key potentially suitable habitats for foraging and basking reptiles include the allotment areas, patchy/tussocky grassland, areas of rubble and materials and open habitats across sloped ground. The grassland and allotment areas are to be retained and thus the main habitats to be impacted upon are sparsely vegetated habitats of lower potential value.
- 6.23 Considering the isolation of the site and retention of the majority of suitable reptile habitat, a full reptile survey is not recommended to establish presence/absence and assess impacts. Instead, a precautionary approach is adopted, and a recommendation is made in Chapter 7 in relation to sensitive site clearance methods to encourage dispersal of any reptiles (and other mobile fauna) to the wider garden habitats.

Flora

- 6.24 Records of bluebell were identified by the ecological desk study within the local area, and a low number of bluebells would be displaced by proposals. The protection covering bluebell is in relation to sale only. It is likely that nearby woodland habitats support greater population sizes of bluebell, as well as the wider garden habitats.
- 6.25 No red list or protected plant species were recorded by the survey work and the survey was undertaken at a suboptimal time of year for botanical surveying.

Invasive Species

- 6.26 Variegated yellow archangel and rhododendron ponticum are present within Ivy Cottage garden, which are Species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). These species must not be caused to spread into the wild and a recommendation for control and/or removal is made in Chapter 7.

7.0 RECOMMENDATIONS

Nature Conservation areas

- 7.1 No recommendations are made in relation to nature conservation sites.

Mitigation: Habitats

Trees

- 7.2 All trees to be retained should be protected in accordance with British Standard 5837: 2012 "Trees in relation to design, demolition and construction - recommendations". Protection should be installed on site prior to the commencement of any works on site. Reference should be made to Appletons Tree Survey (Appletons Plan ref 2309_01).

Further survey work: Protected Species

- 7.3 To ensure compliance with wildlife legislation and relevant planning policy, the following recommendations are made:

Bats

- 7.4 As evidence of roosting bats has been identified, no unlicensed work can be undertaken which will contravene the legislation outlined in Appendix 4. Examples of works which will breach this legislation include:

- Roof modifications/repairs/removal;
- Gutter board modifications/repairs/removal;
- Timber treatment;
- Noise, vibrations and storage of odorous and dangerous chemicals;
- Alterations to bat roost entrance/exit points;
- Investigations works in the roof as this can cause bats to abort their young/awake from hibernation and can alter the roof temperature/humidity; and,
- Works in the main body of the building.

This is not an exhaustive list and a bat worker should be consulted to determine if the works are likely to breach any legislation.

- 7.5 Prior to any works being undertaken which are likely to result in a breach of the legislation, a development licence must be obtained from Natural England. Prior to a licence being issued, planning permission must be granted and relevant conditions relating to protected species and habitat issues must be discharged.
- 7.6 To inform both the planning application and post-planning licence application at least three nocturnal emergence / dawn re-entry surveys must be undertaken during the bat activity season in line with Bat Surveys: Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2016). The bat activity season extends from May to September (inclusive). At least one of the surveys should be a dawn re-entry survey, and at least two of the surveys should be undertaken between mid-May and August, and all surveys must be separated by a minimum of two weeks from each other.

- 7.7 This further survey work will inform a bat mitigation strategy / method statement, detailing the current status of bats on site, and how the favourable conservation status of bats on site will be maintained. Mitigation is likely to include replacement roosts, a sensitive lighting design, sensitive timing of works and relocation of any bats found during roost dismantlement.

Mitigation: Protected/Priority Species

Birds

- 7.8 To ensure compliance with the Wildlife and Countryside Act 1981 (as amended), any tree, scrub, stone wall or shrub removal should be undertaken outside of the nesting bird season. The nesting bird season is weather dependent but generally extends between March and August inclusive. If this is not possible then any vegetation that is to be removed or disturbed should be checked by an experienced ecologist for nesting birds immediately prior to works commencing. If birds are found to be nesting, any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally.

Local wildlife including badger, hedgehog and herpetofauna

- 7.9 Any vegetation to be cleared/strimmed, and any rubble/brush piles to be cleared, should be first checked for hedgehog and herptiles. Any animals found should be moved by the ecologist to a suitable similar habitat adjacent to the site, or allowed to move away on their own accord, before any further clearance occurs.
- 7.10 Site habitats should then be cut or strimmed to no lower than 150mm during the herpetofauna active season (March to mid-October), in a directional manor the towards the north-west. Strimmed habitats should be left for at least two full nights to allow for any wildlife to disperse off site.
- 7.11 Any refuge features should then be checked by a suitably qualified ecologist, and any rubble/brush piles to be cleared will be dismantled by hand. Once checked, the rubble/brush and vegetation can be cleared/strimmed as short as possible. Vegetation should be maintained at this height until site soil-strip works commence. Arisings from cut vegetation should not be left in piles within the site works area, however could be utilised to create new suitable habitat within undisturbed habitats outside of the application site.
- 7.12 To avoid the creation of new refuge features/hibernaculum suitable for herptiles, site materials must be stored away from the suitable habitats of the allotment area as much as possible, and where this is not practical, materials must be stored off the ground on pallets or within skips.
- 7.13 If any reptiles, or other protected species (e.g. great crested newt) are found prior to or mid-construction works, works must halt and an experienced ecologist and/or Natural England must be contacted to agree on a way forward.
- 7.14 As hedgehogs, badger and amphibians are more active during the night, any construction works that creates potential hazards such as voids and steep sided holes that could act as pit fall traps will be securely enclosed or covered over at the end of the day's work and will not be left open overnight. If this cannot be avoided holes and trenches will have a means of escape, such as a stout branch provided for any animals that may fall in. Any open-ended pipes and other material stored on site will be covered and checked for animals before being moved.

Species management: Invasive Plant Species

Rhododendron

- 7.15 Mature rhododendron bushes within and adjacent to the site area should be cut low. Cutting must be undertaken when seed pods are not present on the shrubs. Eco-plugs should be applied to stumps directly after cutting to prevent regrowth.
- 7.16 Rhododendron saplings may be pulled by hand and either left to dry on a root membrane or hung upside down from a tree to prevent re-rooting.
- 7.17 Any ground containing rhododendron or located within two metres of rhododendron shrubs should be treated as contaminated with seeds/rhizomes. All contaminated material of this nature can be buried under proposed areas of hard landscaping.
- 7.18 If burial beneath proposed hard landscaping this is not practicable, bunding the soil elsewhere on site is an alternative option. Movement of spoil to the wider garden area will not technically breach legislation, as this would not cause spread of the species 'into the wild'. However, as a single mature rhododendron bush can create up to one million wind dispersed seeds (Jackson, 2008), in the interest of best ecological practice, it is advised that such contaminated spoil is subject to long term herbicide treatment or removed off-site to a licenced landfill as controlled waste. Any vehicles carrying contaminated material as a load will be covered so that contaminated material cannot fall off during transit and thereby cause the spread of an invasive species.

Variegated yellow archangel

- 7.19 Whilst this plant is shallow-rooted, due to the ecology of this species, hand pulling and cutting are advised against as these methods may increase spread. The plant may be dug up (excavations to be 50cm deep and extending 1m from the outer-most plant in the stand) with arisings being buried under hard landscaping.
- 7.20 If burial beneath proposed hard landscaping this is not practicable, burial or bunding the soil elsewhere on site is an alternative option. Movement of spoil to the wider garden area will not technically breach legislation, as this would not cause spread of the species 'into the wild'. However, as this species can readily invade nearby woodlands to the detriment of native ground flora, in the interest of best ecological practice, it is advised that such contaminated spoil is either: buried at a depth of over 1m, subject to herbicide treatment or sheet mulching (see below), or is removed off-site to a licenced landfill as controlled waste. Any vehicles carrying contaminated material as a load will be covered so that contaminated material cannot fall off during transit and thereby cause the spread of an invasive species.
- 7.21 Sheet mulching may can be used to shade out this species using cardboard or black Terram weighted in place. This will need to remain in place for at least two years.

Enhancement

- 7.22 In accordance with the provision of Chapter 11 of the National Planning Policy Framework (Conserving and Enhancing the Natural Environment), biodiversity enhancement measures should be incorporated into the proposed scheme to maximise the ecological value of the site. For Ivy Cottage, bird boxes in addition to

areas of native invertebrate attracting planting would be appropriate. Examples of commercially available appropriate nest boxes and a list of example invertebrate attracting species is provided as Appendix 5. Bat boxes are likely to be required as part of the bat mitigation strategy.

8.0 REFERENCES

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APPENDIX 1



Legend

- Application site boundary
- Scrub - scattered
- Broadleaved scattered tree
- Coniferous scattered tree
- Target note
- Wall
- Scrub - dense
- Poor semi-improved grassland
- Tall ruderal herb
- Other habitat: stored materials
- Other habitat: rubble piles
- Cultivated land - allotment habitats
- Disturbed land - ephemeral/short perennial
- Introduced shrub
- Structure
- Bare ground
- Hardstanding

Species codes:
Ap - *Acer pseudoplatanus*
Bpe - *Betula pedula*
Fs - *Fagus sylvatica*
Ia - *Ilex aquifolium*
Ri - *Rubus idaeus*
Rp - *Rhododendron ponticum*
Qu - *Quercus* sp.

Project	Ivy Cottage, Baldingstone		
Title	Phase 1 Habitat Plan		
Client	Mr & Mrs Duxbury		
Date	18.05.20	Scale	See scale bar
Drawn	PB	Drawing No.	2309-E1-01
Checked	LAC	Revision	-

Landscape Institute
Registered practice

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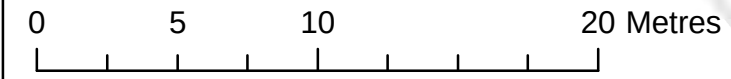


APPENDIX 2



Legend

- Application site boundary
- Tree assessed by survey - negligible potential roosting value
- ▲ Bat roost location
- Building inspected by survey - moderate/high potential roosting value



Project	Ivy Cottage, Baldingstone		
Title	Bat Roost Assessment Plan		
Client	Mr & Mrs Duxbury		
Date	18.05.20	Scale	See scale bar
Drawn	PB	Drawing No.	2309-E1-02
Checked	LAC	Revision	-

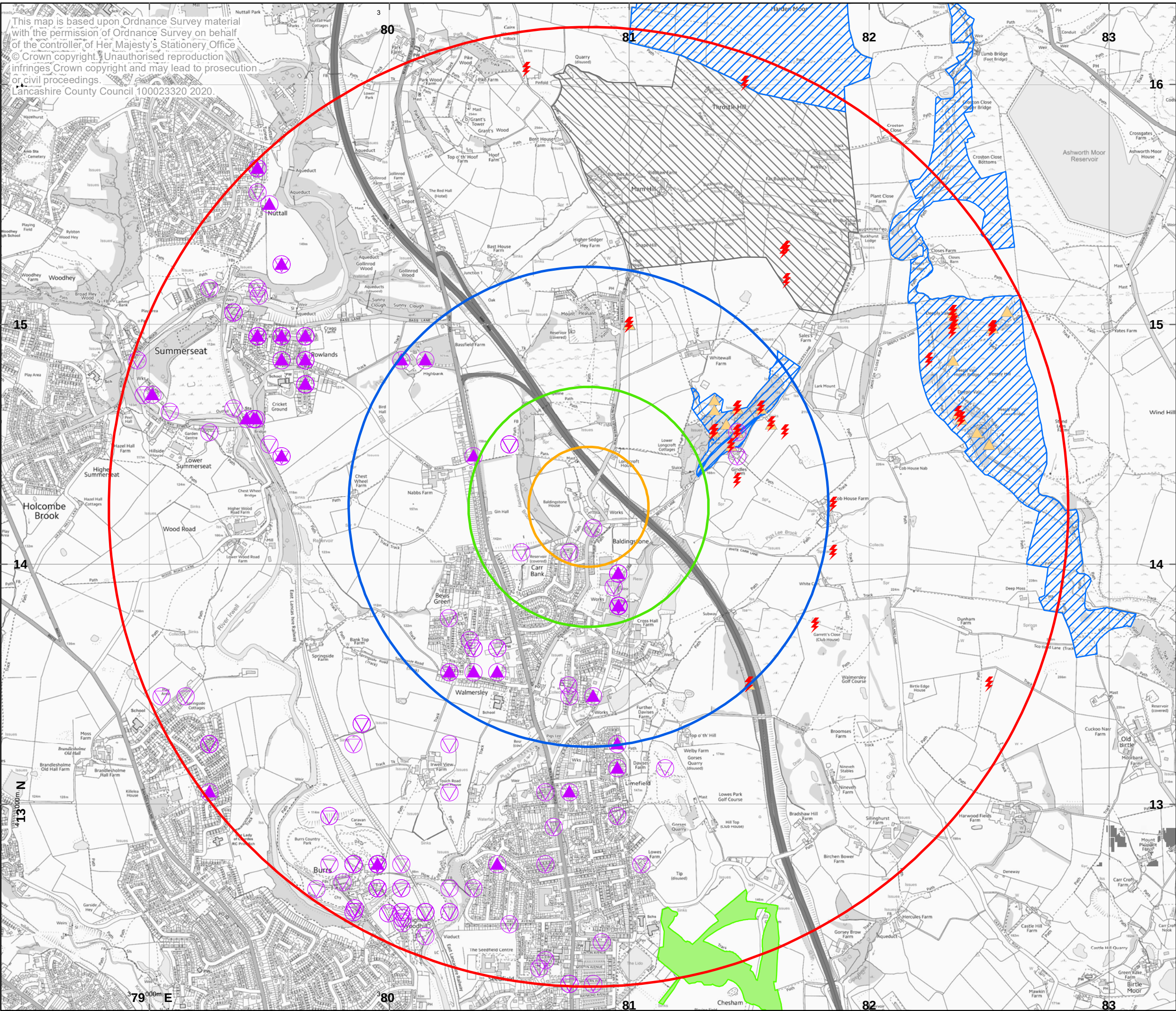
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APPENDIX 3

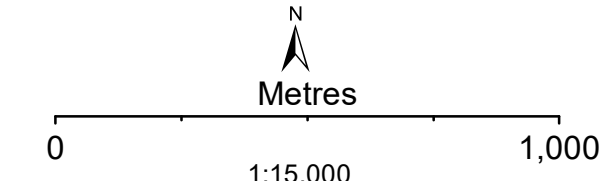


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Lancashire County Council 100023320 2020.

Project:
Ivy Cottage Baldingstone
Client:
Appletons
Grid Ref: 380830 414240

- Legend**
- 250 m Buffer
 - 500 m Buffer
 - 1 km Buffer
 - 2 km Buffer
 - Lancashire Key Species
 - SLBG Bat Roost or Possible Roost
 - SLBG Other Bat Record
 - Lancashire INNS
 - Biological Heritage Sites
 - Local Geodiversity Sites
 - Local Nature Reserve

**N.B. THIS IS AN INTERACTIVE PDF
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TO AID CLARITY.**



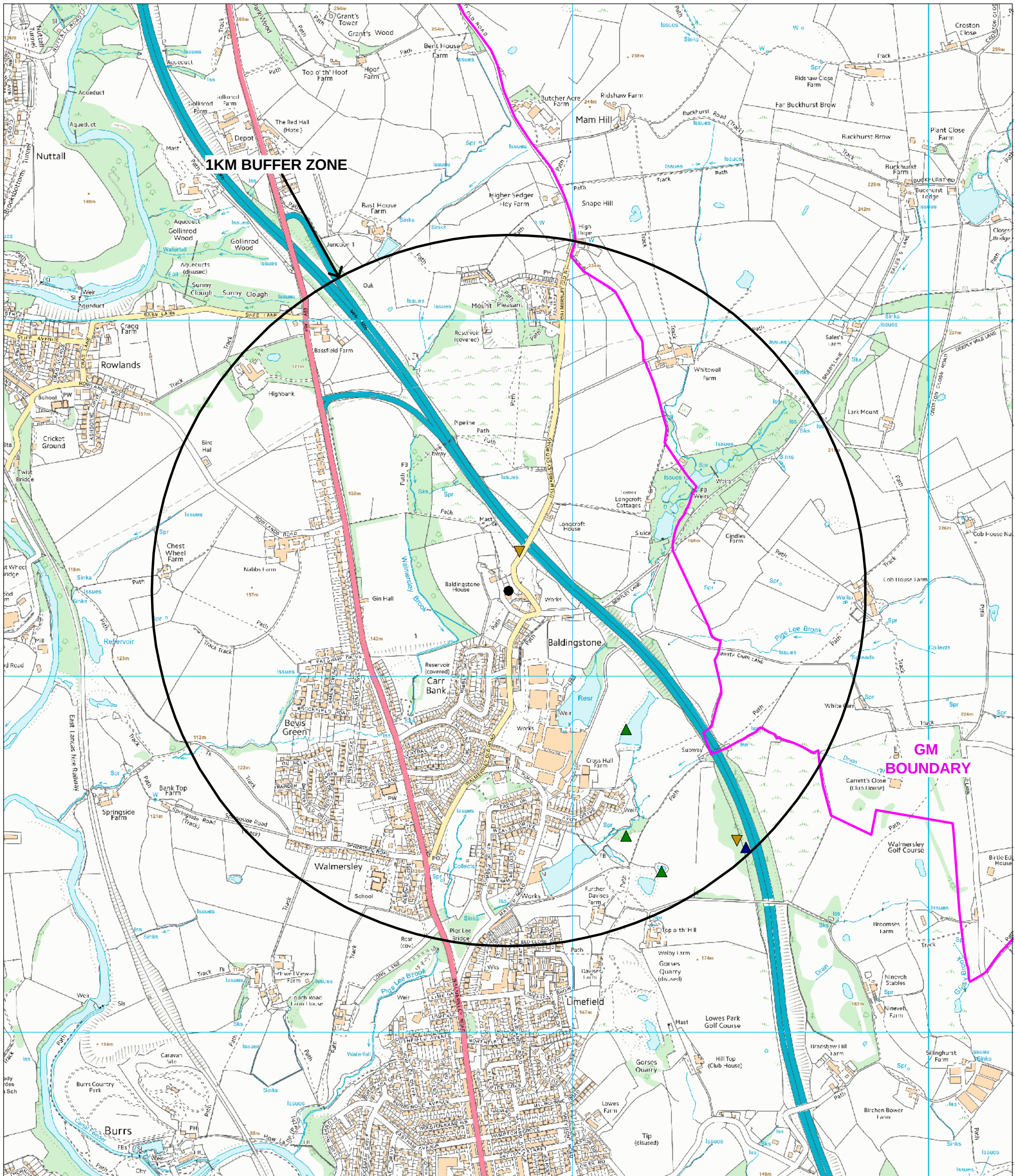
Boundaries of statutory designations (Natura 2000, SSSI etc) are included for information only. Definitive, information for these designations should be obtained from Natural England.

Lancashire Key Species records are plotted at the centre of the area to which they relate (the precision of each record is given in the accompanying attribute data and spreadsheet).

NBN Atlas occurrence download at <https://nbnatlas.org> accessed on Fri Oct 20 12:44:41 UTC 2017. See supporting documentation for citations and further information.

Lancashire Environment Record Network
C/O Planning Group
Environment Directorate,
Lancashire County Council,
PO Box 100,
County Hall,
Preston. PR1 0LD





KEY
SECTION 41 SPECIES

- ▲ COMMON TOAD
- ▲ HERRING GULL
- ▲ SONG THRUSH

SCALE 1:10,000

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD 8082 1424
IVY COTTAGE - MAP 4

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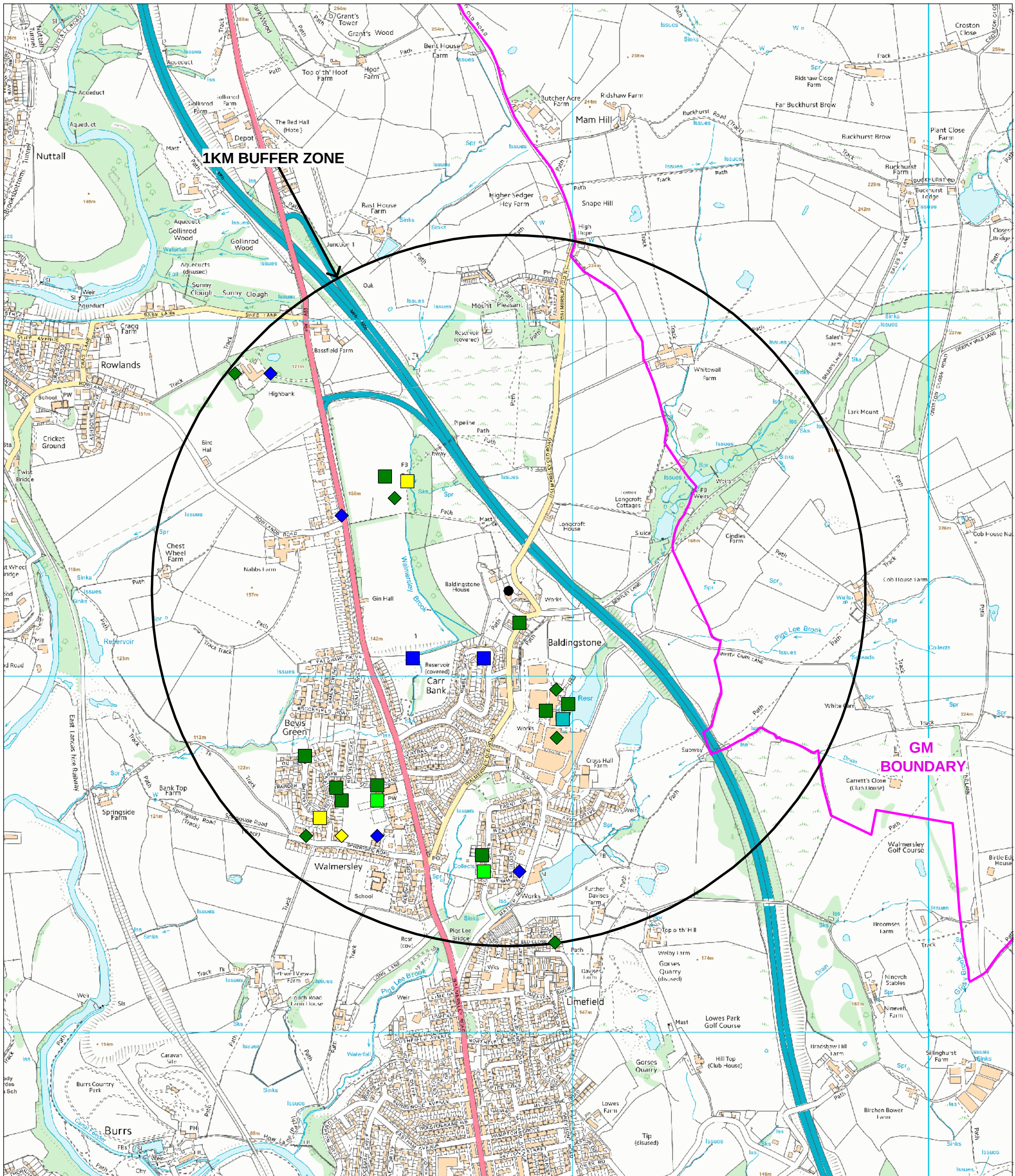
TAMESIDE MBC LICENCE NO LA100022697, 2020



Greater Manchester
Ecology Unit

Telephone 0161 342 4409
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Date Produced: 28/04/2020



KEY

BAT ROOSTS

- ◆ COMMON PIPISTRELLE
- ◆ PIPISTRELLE SP
- ◆ SOPRANO PIPISTRELLE

BATS OTHER SIGNS

- BAT SP
- COMMON PIPISTRELLE
- MYOTIS SP
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE

GREATER MANCHESTER ECOLOGY UNIT

ECOLOGICAL SEARCH - SD 8082 1424

IVY COTTAGE - MAP 3

SCALE 1:10,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

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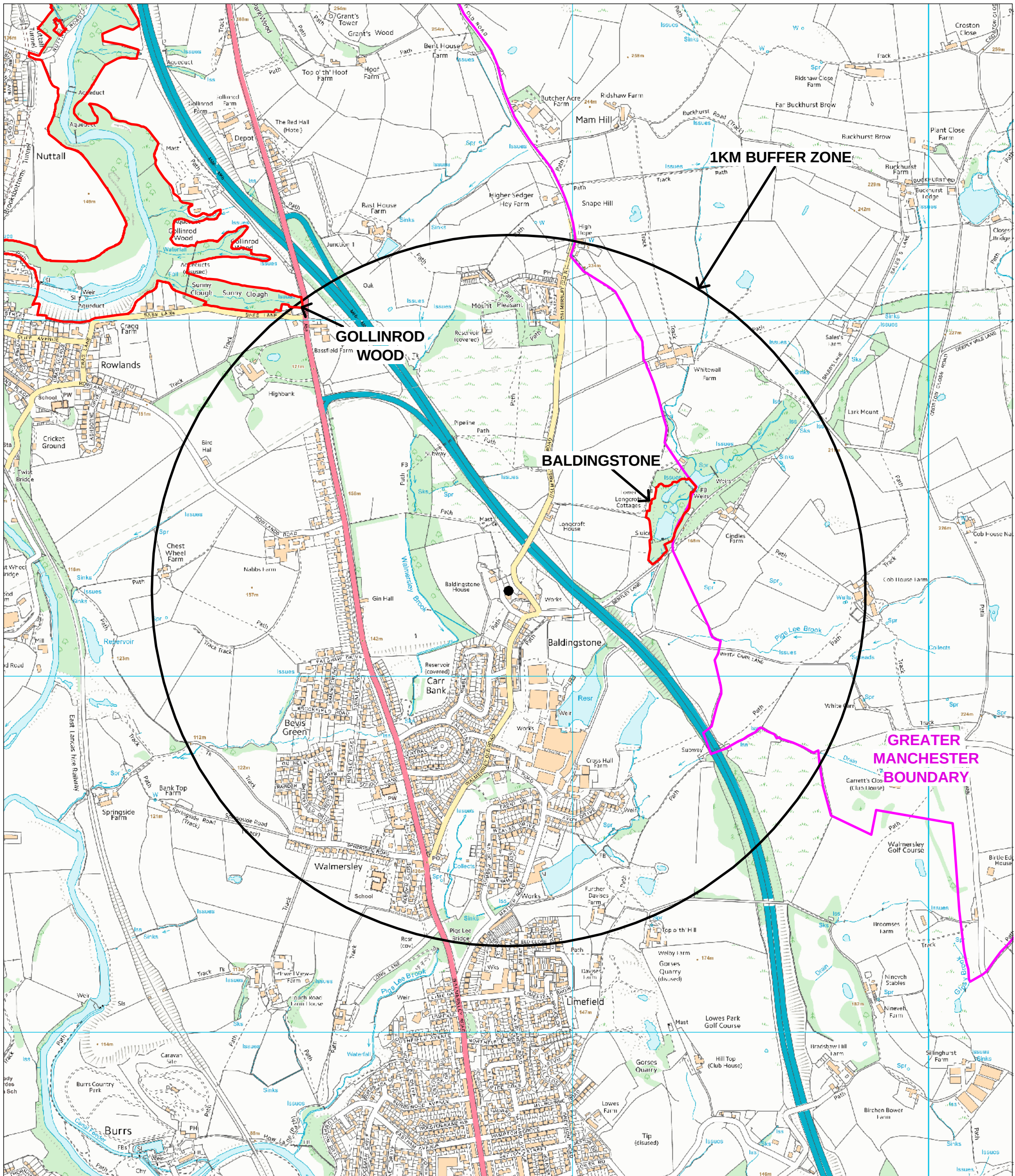
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Date Produced: 28/04/2020



KEY

SITE OF BIOLOGICAL IMPORTANCE



SBI BOUNDARY

GREATER MANCHESTER ECOLOGY UNIT ECOLOGICAL SEARCH - SD 8082 1424 IVY COTTAGE - MAP 1

SCALE 1:10,000

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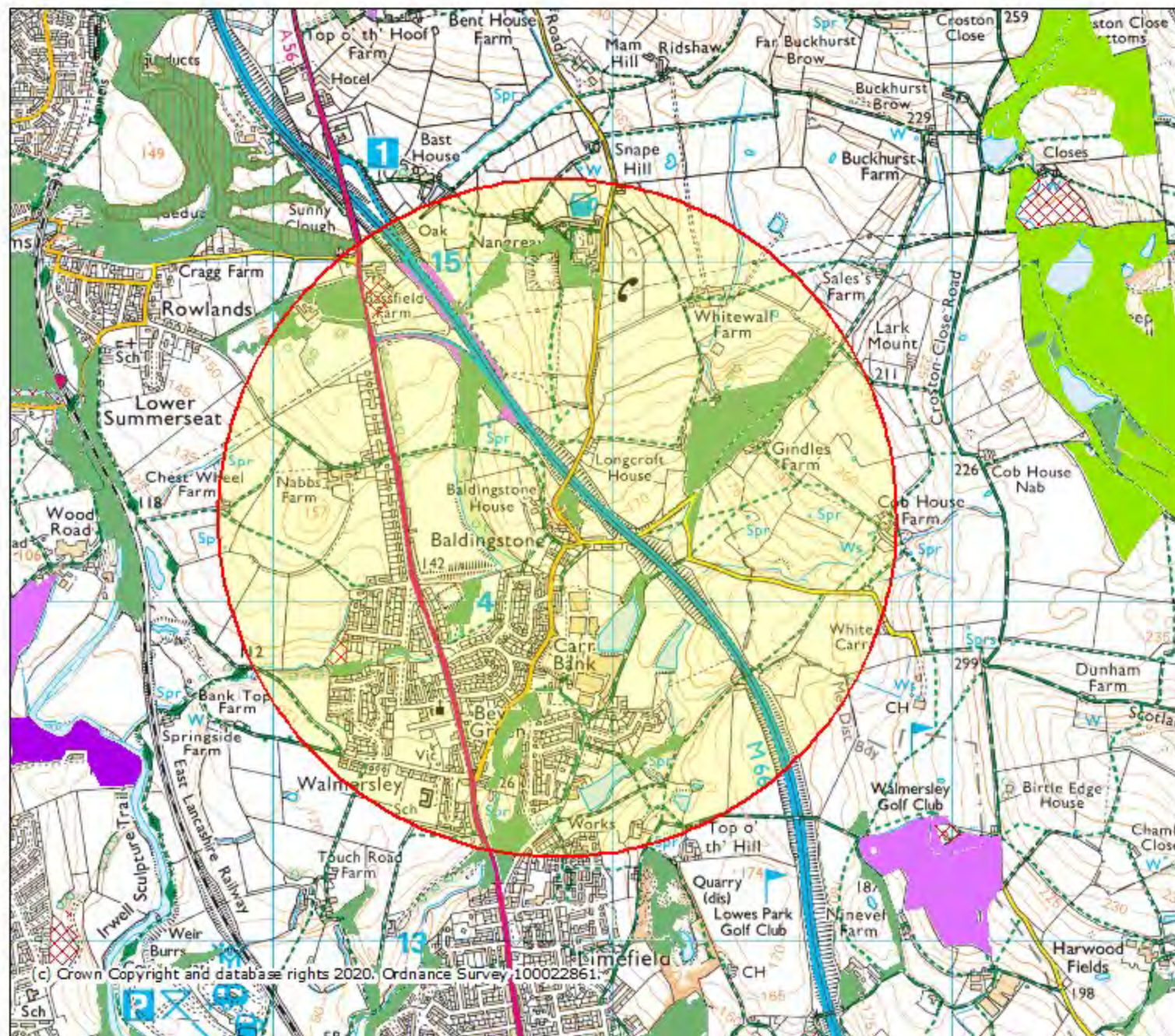
TAMESIDE MBC LICENCE NO LA100022697, 2020



**Greater Manchester
Ecology Unit**

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Date Produced: 28/04/2020



Legend

- | | | | |
|--|--|--|--|
| | Local Nature Reserves (England) | | Priority Habitat Inventory - Lowland Meadows (England) |
| | National Nature Reserves (England) | | Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England) |
| | Ramsar Sites (England) | | Priority Habitat Inventory - Limestone Pavements (England) |
| | Proposed Ramsar Sites (England) | | Ancient Woodland (England) |
| | Sites of Special Scientific Interest (England) | | Ancient and Semi-Natural Woodland |
| | Special Areas of Conservation (England) | | Ancient Replanted Woodland |
| | Special Protection Areas (England) | | Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England) |
| | Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England) | | Priority Habitat Inventory - Deciduous Woodland (England) |
| | Priority Habitat Inventory - Lowland Calcareous Grassland (England) | | Priority Habitat Inventory - No main habitat but additional habitat exists (England) |

Projection = OSGB36

xmin = 376600

ymin = 412000

xmax = 385300

ymax = 416500

Map produced by MAGIC on 18 May, 2020.

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Site Check Report Report generated on Mon May 18 2020

You selected the location: Centroid Grid Ref: SD80831424

The following features have been found in your search area:

SSSI Impact Risk Zones - to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)

1. DOES PLANNING PROPOSAL FALL INTO ONE OR MORE OF THE CATEGORIES BELOW?

2. IF YES, CHECK THE CORRESPONDING DESCRIPTION(S) BELOW. LPA SHOULD CONSULT NATURAL ENGLAND ON LIKELY RISKS FROM THE FOLLOWING:

All Planning Applications

Infrastructure

Airports, helipads and other aviation proposals.

Wind & Solar Energy

Minerals, Oil & Gas

Rural Non Residential

Residential

Rural Residential

Air Pollution

Livestock & poultry units with floorspace > 500m², slurry lagoons > 750m² & manure stores > 3500t.

Combustion

General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.

Waste

Composting

Discharges

Water Supply

Notes 1

Notes 2

GUIDANCE - How to use the Impact Risk Zones

[/Metadata_for_magic/SSSI IRZ User Guidance MAGIC.pdf](#)



APPENDIX 4

This section provides an overview of the framework of legislation and policy which underpins nature conservation and is a material consideration in the planning process in England.

GENERAL BIODIVERSITY LEGISLATION AND POLICY

Conservation of Habitats and Species Regulations 2017, as amended (Habitats Regulations 2017, as amended)

The Habitats Regulations 2017 consolidate and update the Conservation (Natural Habitats, &c.) Regulations 1994 and all its various amendments. The Habitats Regulations 2017 are the principal means by which the EEC Council Directive 92/43 (The Habitats Directive) as amended is transposed into English and Welsh law.

The Habitats Regulations 2017 place duty upon the relevant authority of government to identify sites which are of importance to the habitats and species listed in Annexes I and II of the Habitats Directive. Those sites which meet the criteria are, in conjunction with the European Commission, designated as Sites of Community Importance, which are subsequently identified as Special Areas of Conservation (SAC) by the European Union member states. The regulations also place a duty upon the government to maintain a register of European protected sites designated as a result of EC Directive 79/409/EEC on the Conservation of Wild Birds (The Birds Directive). These sites are termed Special Protection Areas (SPA) and, in conjunction with SACs, form a network of sites known as Natura 2000. The Habitats Directive introduces for the first time for protected areas, the precautionary principle; that is that projects can only be permitted having ascertained no adverse effect on the integrity of the site. Projects may still be permitted if there are no alternatives, and there are imperative reasons of overriding public interest.

The Habitats Regulations 2017 also provide for the protection of individual species of fauna and flora of European conservation concern listed in Schedules 2 and 5 respectively. Schedule 2 includes species such as otter and great crested newt for which the UK population represents a significant proportion of the total European population. It is an offence to deliberately kill, injure, disturb or trade these species. Schedule 5 plant species are protected from unlawful destruction, uprooting or trade under the regulations.

The Wildlife and Countryside Act (WCA) 1981 (as amended)

The WCA, as amended, consolidates and amends pre-existing national wildlife legislation in order to implement the Bern Convention and the Birds Directive. It complements the Habitat Regulations 2017 (as amended), offering protection to a wider range of species. The Act also provides for the designation and protection of national conservation sites of value for their floral, faunal or geological features, termed Sites of Special Scientific Interest (SSSIs).

Schedules of the act provide lists of protected species, both flora and fauna, and detail the possible offences that apply to these species. All relevant species specific legislation is detailed later in this Appendix.

The Countryside and Rights of Way (CROW) Act 2000

The CROW Act, introduced in England and Wales in 2000, amends and strengthens existing wildlife legislation detailed in the WCA. It places a duty on government departments and the National Assembly for Wales to have regard for biodiversity, and provides increased powers for the protection and maintenance of SSSIs. The Act also contains lists of habitats and species (Section 74) for which conservation measures should be promoted, in accordance with the recommendations of the Convention on Biological Diversity (Rio Earth Summit) 1992.

The Natural Environment and Rural Communities (NERC) Act 2006

Section 40 of the NERC Act places a duty upon all local authorities and public bodies in England and Wales to promote and enhance biodiversity in all of their functions. Sections 41 (England) and 42 (Wales) list habitats and species of principal importance to the conservation of biodiversity. These lists superseded Section 74 of the CROW Act 2000.

The Hedgerow Regulations 1997

The Hedgerow Regulations make provision for the identification of important hedgerows which may not be removed without permission from the Local Planning Authority.

UK Biodiversity Action Plan

The United Kingdom Biodiversity Action Plan (UK BAP), first published in 1994 and updated in 2007, was a government initiative designed to implement the requirements of the Convention of Biological Diversity to conserve and enhance species and habitats. The UK BAP contained a list of priority habitats and species of conservation concern in the UK, and outlined biodiversity initiatives designed to enhance their conservation status. Lists of Broad and Local habitats were also included. The priority habitats and species correlated with those listed on Section 41 and 42 of the NERC Act.

The UK BAP required that conservation of biodiversity was addressed at a County level through the production of Local BAPs. These were complementary to the UK BAP, however were targeted towards species of conservation concern characteristic of each area. In addition, a number of local authorities and large organizations have produced their own BAPs.

Species and Habitats of Material Consideration for Planning in England

In 2011, the government published the 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services' to replace the previous England Biodiversity Strategy. In 2012 the UK BAP was replaced by the UK Post-2010 Biodiversity Framework.

Previous planning policy (and some supporting guidance which is still current, e.g. ODPM Circular 06/2005, now under revision), refers to UK BAP habitats and species as being a material consideration in the planning process. Equally many local plans refer to BAP priority habitats and species. Both remain as material considerations in the planning process but such habitats and species are now described as Species and Habitats of Principal Importance for Conservation in England, or simply priority habitats and priority species under the UK Post-2010 Biodiversity Framework. The list of habitats and species remains unchanged and is still derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006. As was previously the case when it was a BAP priority species hen harrier continues to be regarded as a priority species although it does not appear on the Section 41 list.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Chapter 15, on conserving and enhancing the natural environment, sets out how the planning system should protect and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity 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;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

LOCAL PLANNING POLICY

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications.

The current Bury UDP was adopted by the Council on 29 August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue to be used to make planning decisions.

Policy EN6 addresses Biodiversity in relation to planning, detailed below.

EN6 - CONSERVATION OF THE NATURAL ENVIRONMENT The Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.
EN6/1 - Sites of Nature Conservation Interest (Sites of Special Scientific Interest, National Nature Reserves and Grade A Sites of Biological Importance) Planning permission will not be granted for development in or in the vicinity of a designated or proposed site of national or county/regional importance (Site of Special Scientific Interest or National Nature Reserve or Site of Biological Importance which has been identified as of national or county/regional importance i.e. Grade A) which would destroy or adversely affect, either directly or indirectly, the nature conservation interest of the site, unless it can be demonstrated that other material considerations outweigh the special interest of the site.
EN6/2 - Sites of Nature Conservation Interest (Local Nature Reserves and Grade B and C Sites of Biological Importance) Planning permission will not be granted for development which would damage either directly or indirectly, the nature conservation interests of sites of particular ecological significance (Local Nature Reserves or Grade B and C Sites of Biological Importance) unless conditions can be imposed that would acceptably mitigate those impacts.
EN6/3 - Features of Ecological Value The effect of land use changes on existing features of ecological or wildlife value will be taken into account when assessing development proposals. Any proposal should seek to retain such features and incorporate them into the development.
Policy EN6/4 - Wildlife Links and Corridors The Council will seek to consolidate and, where appropriate, strengthen wildlife links and corridors, and will not permit development which would adversely affect identified areas. In particular, the Council will seek to ensure that new development within or adjacent to identified links or corridors contributes to their effectiveness through the design, landscaping and siting of development proposals and mitigation works, where appropriate.
EN6/5 - Sites of Geological Interest Development will not be allowed where it would have a significant detrimental effect upon sites of geological importance.

SPECIES SPECIFIC LEGISLATION

This section contains a summary of legislation with relation to the species present or potentially present in the survey area. The reader should refer to the original legislation for definitive interpretation.

Birds

The Wildlife and Countryside Act (WCA) 1981 (as amended) gives general protection to all wild birds in Britain (subject to the provisions of the act). It is an offence to intentionally or recklessly*:

- Kill, injure or take any wild bird,
- Take, damage or destroy the nest of any wild bird whilst the nest is in use or being built, or
- Take or destroy an egg of any wild bird.

It is also an offence for any person to have in his possession or control any live or dead wild bird, egg of a wild bird, or any part, or derivative, of such a bird or egg (subject to the provisions of the act).

Birds listed on Schedule 1 of the WCA 1981 (as amended) are protected by special penalties, and it is an offence to intentionally or recklessly*:-

- Disturb any wild bird included in Schedule 1 whilst it is building a nest or is in, on or near a nest containing eggs or young, or
- Disturb dependent young of such a bird.

*Reckless offences were added by the Countryside Rights of Way (CROW) Act 2000.

*Reckless offences were added by the Countryside Rights of Way (CROW) Act 2000.

Birds receive further protection through the Bern Convention, the Bonn Convention and the European Communities Council Directive on the Conservation of Wild Birds, or EC Birds Directive:

1. The Bern Convention aims to ensure the conservation and protection of wild bird species and their natural habitats (listed in Appendix II of the Convention), and to regulate the exploitation of those species (including migratory species) listed in Appendix III.
2. The Bonn Convention aims to conserve migratory species and their habitats by providing strict protection for endangered migratory species (listed in Appendix I of the Convention), whilst species on Appendix II are generally of conservation concern and / or deemed to be able to benefit from international cooperation.
3. The EC Birds Directive is the tool through which the European Community meets its obligations for bird species under the Bern Convention and Bonn Convention. The Directive provides a framework for the conservation and management of, and human interactions with, wild birds in Europe. Article 5 requires members to establish a general scheme of protection for all wild birds. Annex I contains a list of specially protected bird species. The EC Birds Directive is implemented in the UK by several statutes, including the WCA 1981 (as amended).

Several bird species are Species of Principal Importance for Nature Conservation in England, making them capable of being material considerations in the planning process.

The reader should refer to the original legislation for the definitive interpretation.

Mammals

It is an offence to kill any mammal (including rabbits and foxes) by cruel methods, as outlined within the Wild Mammals (Protection) Act 1996. In brief, the legislation states that:

- If, save as permitted by this Act, any person mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags or asphyxiates any wild mammal with intent to inflict unnecessary suffering he shall be guilty of an offence.

The death of any mammal by crushing, asphyxia or dragging, such as may be caused by plant during construction may be classed as an offence if construction activities are undertaken without due regard for burrowing mammal species.

Reptiles

All of the UK's native reptiles are protected by law. The two rarest species – sand lizard (*Lacerta agilis*) and smooth snake (*Coronella austriaca*) – benefit from the greatest protection, however both these species have a limited geographical distribution and none of the habitats within the study area fulfill their specific habitat requirements. It is therefore considered that these species are unlikely to be present within the study area. Common lizard

(*Lacerta vivipara*), slow-worm (*Anguis fragilis*), adder (*Vipera berus*) and grass snake (*Natrix natrix*) are protected under the Wildlife and Countryside Act 1981 as amended from intentional killing or injuring.

In England and Wales, this Act has been amended by the Countryside and Rights of Way Act 2000 (CRoW), which adds an extra offence, makes species offences arrestable, increases the time limits for some prosecutions and increases penalties. The Natural Environment and Rural Communities (NERC) Act 2006 places a duty on Government Departments to have regard for the conservation of biodiversity and maintains lists of species and habitats which are of principal importance for the purposes of conserving biodiversity in England and Wales. All native reptile species are included on these lists.

This is a simplified description of the legislation. In particular, the offences mentioned here may be absolute, intentional, deliberate or reckless. Note that where it is predictable that reptiles are likely to be killed or injured by activities such as site clearance, this could legally constitute intentional killing or injuring.

English Nature (2004) has stated that:

Reptiles are likely to be threatened, and the law potentially breached, by activities such as the following:

- Archaeological and geotechnical investigations
- Clearing land, installing site offices or digging foundations
- Cutting vegetation to a low height
- Laying pipelines or installing other services
- Driving machinery over sensitive areas
- Storing construction materials in sensitive areas
- Removing rubble, wood piles and other debris.

In general Natural England would expect reasonable avoidance to include measures such as altering development layouts to avoid key areas, as well as capture and exclusion of reptiles.

Bats

Bats and the places they use for shelter or protection (i.e. roosts) receive European protection under The Conservation of Habitats and Species Regulations 2017, as amended (Habitats Regulations 2017, as amended). They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. This protection means that bats, and the places they use for shelter or protection, are capable of being a material consideration in the planning process.

Regulation 41 of the Habitats Regulations 2017 (as amended), states that a person commits an offence if they:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats; or
- damage or destroy a bat roost (breeding site or resting place).

Disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

It is an offence under the Habitats Regulations 2017 (as amended) for any person to have in his possession or control, to transport, to sell or exchange or to offer for sale, any live or dead bats, part of a bat or anything derived from bats, which has been unlawfully taken from the wild.

Whilst broadly similar to the above legislation, the WCA 1981 (as amended) differs in the following ways:

- Section 9(1) of the WCA makes it an offence to *intentionally* (rather than deliberately) kill, injure or take any protected species.
- Section 9(4)(a) of the WCA makes it an offence to *intentionally or recklessly** damage or destroy, or *obstruct access to*, any structure or place which a protected species uses for shelter or protection.
- Section 9(4)(b) of the WCA makes it an offence to *intentionally or recklessly** disturb any protected species *while it is occupying a structure or place which it uses for shelter or protection*.

*Reckless offences were added by the Countryside and Rights of Way (CRoW) Act 2000.

As bats re-use the same roosts (breeding site or resting place) after periods of vacancy, legal opinion is that roosts are protected whether or not bats are present.

The following bat species are Species of Principal Importance for Nature Conservation in England: Barbastelle Bat *Barbastella barbastellus*, Bechstein's Bat *Myotis bechsteinii*, Noctule Bat *Nyctalus noctula*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Brown Long-eared Bat *Plecotus auritus*, Greater Horseshoe Bat *Rhinolophus ferrumequinum* and Lesser Horseshoe Bat *Rhinolophus hipposideros*.

The reader should refer to the original legislation for the definitive interpretation.



APPENDIX 5

POTENTIAL HABITAT ENHANCEMENT OPPORTUNITIES FOR IVY COTTAGE PROPOSALS

Wildlife / Invertebrate attracting planting scheme

The incorporation of native trees into the landscape planting, which provide blossom and fruit, will attract invertebrates. The understorey and ground cover planting design can also be prepared to optimise the attraction of invertebrates such as feeding bumblebees and butterflies. Linear areas of landscape planting contribute to habitat connectivity for wildlife.

Where possible the use of native species should be maximised, however some domestic and non-native species can also provide food and shelter for invertebrates. A mix of plant species that flower at different times of year are best for attracting and supporting invertebrates. Examples of native invertebrate attracting species are provided below. Note that this list is not prescriptive nor exhaustive.

Latin name	Common name
Trees	
<i>Ilex aquifolium</i>	Common holly
<i>Prunus avium</i>	Wild cherry
<i>Prunus padus</i>	Bird cherry
<i>Sorbus aria</i>	Common whitebeam
<i>Sorbus aucuparia</i>	Rowan
<i>Tilia platyphyllos</i>	Broad-leaved lime
Shrubs	
<i>Buxus sempervirens</i>	Common box
<i>Calluna vulgaris</i>	Heather
<i>Crataegus monogyna</i>	Common hawthorn
<i>Erica cinerea</i>	Bell heather
<i>Prunus spinosa</i>	Blackthorn
<i>Rosa canina</i>	Dog rose
<i>Rosa rubiginosa</i>	Sweet briar
<i>Salix lanata</i>	Woolly willow (male)
<i>Viburnum lantana</i>	Common wayfaring tree
<i>Viburnum opulus</i>	Guelder rose
<i>Ligustrum vulgare</i>	Wild privet
Herbaceous perennials	
<i>Ajuga reptans</i>	Bugle
<i>Armeria maritima</i>	Thrift
<i>Campanula glomerata</i>	Clustered bellflower
<i>Centaurea nigra</i>	Common knapweed
<i>Eupatorium cannabinum</i>	Hemp agrimony
<i>Geranium pratense</i>	Meadow cranesbill
<i>Knautia arvensis</i>	Field scabious

Latin name	Common name
Herbaceous perennials	
<i>Leucanthemum vulgare</i>	Ox-eye daisy
<i>Lychnis flos-cuculi</i>	Ragged robin
<i>Lysimachia vulgaris</i>	Yellow loosestrife
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Malva moschata</i>	Musk mallow
<i>Origanum vulgare</i>	Wild marjoram
<i>Persicaria bistorta</i>	Common bistort
<i>Polemonium caeruleum</i>	Jacob's ladder
<i>Primula vulgaris</i>	Primrose
<i>Scabiosa columbaria</i>	Small scabious
<i>Sedum telephium</i>	Orpine
<i>Tanacetum vulgare</i>	Tansy
Biennials	
<i>Angelica sylvestris</i>	Wild angelica
<i>Dipsacus fullonum</i>	Common teasel
<i>Heracleum sphondylium</i>	Common hogweed
Annuals	
<i>Centaurea cyanus</i>	Cornflower
<i>Echium vulgare</i>	Viper's bugloss
<i>Glebionis segetum</i>	Corn marigold
<i>Papaver rhoeas</i>	Common poppy
Climbers	
<i>Clematis vitalba</i>	Travellers joy
<i>Hedera helix</i>	Common ivy
<i>Lonicera periclymenum</i>	Common honeysuckle
<i>Rosa canina</i>	Dog rose

Habitat creation for birds and bats

The incorporation of native trees, shrubs and hedgerows into the landscape planting. Trees are particularly important features for nesting and feeding birds within street landscapes. Shrub species that produce berries such as Berberis and Pyracantha (Firethorn) attract feeding birds.

Examples of commercially available bird boxes that can be attached to the proposed building or retained trees are provided below:

Example of commercially available models		Positioning
	No. 17A Schwegler Swift Nest Box (Triple Cavity) https://www.nhbs.com/no-17a-schwegler-swift-nest-box-triple-cavity The Swift Box No. 17A can accommodate three pairs of swifts in parallel.	Swift boxes / bricks should be installed above 5m above the ground, or as high as possible, ensuring that there is unobstructed access for birds entering and leaving. If possible, avoid locations which receive long periods of direct sunlight throughout the day.
	2GR Schwegler Nest Box http://www.nhbs.com/title/158595/2gr-schwegler-nest-box This nest box provides nesting birds with extra protection from predatory species and mammals. The single oval entrance hole suits coal-, marsh-, blue-, great- and crested tits, redstart, nuthatch, collared and pied flycatcher, wryneck, tree and house sparrow and bats. The three-hole 27mm entrance is suitable for blue-, marsh-, great tits.	Boxes for tits, sparrows or starlings should be fixed two to four metres up a tree or a wall, ensuring that there is unobstructed access for birds entering and leaving. Unless there are trees or buildings which shade the box, face between north and east, to avoid strong sunlight and the wettest winds.
	1SP Schwegler Sparrow Terrace https://www.nhbs.com/1sp-schwegler-sparrow-terrace This terrace provides nesting opportunities for three sparrow families. It may also occasionally attract tits, redstarts and spotted flycatchers.	Ideally place the terrace two metres or more above the ground. Either install on the surface of the wall or install directly into the wall and near to vegetation.
	2F Schwegler Bat Box (General Purpose) http://www.nhbs.com/title/158629/2f-schwegler-bat-box-general-purpose This box has been designed as a summer roosting space for bats	Bat boxes can be placed on building walls as well as trees. Place at least 4m above the ground at locations that are sheltered from strong winds and exposed to the sun for part of the day (usually south or south-west facing is most appropriate), ideally facing or close to areas of landscape planting or existing linear habitat features
	1FF Schwegler Bat Box With Built-in Wooden Rear Panel http://www.nhbs.com/title/158636?title=1ff-schwegler-bat-box-with-built-in-wooden-rear-panel The Schwegler 1FF bat box is spacious enough for bats to use as a summer roost or nursery site and is open at the bottom, allowing droppings to fall out so it does not need cleaning.	



Martin Prescott Environmental Services

*Woodland Management, Ecological
Surveying, Wildlife Events...*

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27.6.2020

Bat Survey of Building at Ivy Cottage, Baldington, Bury

Surveyor- Martin Prescott, Lic. no. 2015/15466CLS

Contents

1. Introduction

2. Method

3. Results

4. Conclusions

5. Recommendations

6. Plan

1. Introduction

1.1 Reason for Survey

It is proposed to demolish this detached garage. There is the potential to affect bat roosts and a bat survey was required.

A previous survey (see report - Appletons, 20.05.2020), found a roosting bat and droppings under the gutter board on 22.04.2020 at the front aspect (south-east).

1.2 The Site

The site was at Ivy Cottage, Baldingstone.

The building consisted of a brick detached garage/storeroom.

2. Methods

2.1 Risk Assessment, Possible Hazards

As a safeguard against the present virus outbreak, a distance of at least two metres was maintained between surveyors and the residents of Ivy Cottage.

The site posed no hazards other than those normally encountered when surveying sound buildings or at night.

2.2 Daylight Survey, 21st May 2020

The outside of the building was searched for crevices suitable for bat access and the ground under eaves, walls, windows etc were searched for droppings.

The area was assessed for roosting and foraging potential.

2.3 Evening Survey, 21st May 2020

Two surveyors, experienced in the use of heterodyne bat detectors, were sited at either side of the house such that any emerging bats would be in view.

An Anabat detector was deployed at position S1, see plan.

The survey started shortly before sunset and ended about an hour and a quarter after sunset, by which time it was becoming too dark to see clearly.

With the help of the bat detectors, all observed bat activity was recorded.

The weather conditions were recorded.

2.4 Daylight Survey, 4.6.2020

The outside of the building was searched for crevices suitable for bat access and the ground under eaves, walls, windows etc were searched for droppings.

The area was assessed for roosting and foraging potential.

2.5 Evening Survey, 4.6.2020

Two surveyors, experienced in the use of heterodyne bat detectors, were sited at either side of the house such that any emerging bats would be in view.

An Anabat detector was deployed at position S1, see plan.

The survey started shortly before sunset and ended about an hour and a quarter after sunset, by which time it was becoming too dark to see clearly.

With the help of the bat detectors, all observed bat activity was recorded.

The weather conditions were recorded.

2.6 Dawn Survey, 23.6.2020

A surveyor patrolled around the building, concentrating on the gaps under the soffit at the SE aspect where a bat was previously seen at roost on 22.04.2020 (Appletons 20.05.2020). The survey started at 72 minutes before sunrise and ended at 15 minutes after sunrise by which time it was fully light.

With the help of the bat detectors, all observed bat activity was recorded.
The weather conditions were recorded.

2.7 Equipment

The equipment used consisted of hand held torches, head torches, a camera, short-focus binoculars, Anabat SD1 detector and heterodyne bat detectors; Batbox III, Duet and Magenta.

3. Results

3.1 Daylight Survey, 21.5.2020, 4.6.2020 and 23.6.2020

The building was of brick with pitched slate roof. See plan.
There were gaps under the gutter board to the front aspect (SE).
No signs of bat occupation were found.

The condition of the building had not altered since the date of the Appleton survey on 22.4.2020.

3.2 Evening Survey, 21st May 2020

The weather conditions were 17.7c, 8/8 cloud, wind; Beaufort 1-2 at sunset.
It was 16.7c, 8/8 cloud and wind; Beaufort 1-2 at the end of the survey.

Sunset was at about 21.13hrs BST.

The survey started at 20.56 and ended at 22.30 by which time it was becoming too dark to see clearly.

The first bat recorded was a Common Pipistrelle arriving from the NW at 21.12. This early appearance indicates a nearby roost.

A moderate level of Common Pipistrelle foraging and commuting activity was recorded until 21.09, then activity reduced to very low.

The Anabat recorded only recorded Common Pipistrelles.

Bat emergence was neither observed nor suspected.

The surveyors were Gabriele Simms and Martin Prescott, both experienced in the use and limitations of heterodyne bat detectors.

3.3 Evening Survey, 4.6.2020

The weather conditions were 12.0c, 4/8 cloud, wind; Beaufort 2-3 at sunset.
It was 11.3c, 7/8 cloud and wind; Beaufort 1-2 at the end of the survey.

Sunset was at about 21.32hrs BST.

The survey started at 21.19 and ended at 22.41 by which time it was becoming too dark to see clearly.

The first bat recorded was a Common Pipistrelle heard only at 21.49.

A moderate level of Common Pipistrelle foraging and commuting activity was recorded throughout the survey.

The Anabat recorded only recorded Common Pipistrelles.

Bat emergence was neither observed nor suspected.

The surveyors were Gabriele Simms and Martin Prescott, both experienced in the use and limitations of heterodyne bat detectors.

3.4 Dawn Survey, 23.6.2020

The weather conditions at the start of the survey were 16.4c, 8/8 cloud, wind – Beaufort 2-3, and at the end of the survey were 16.1c, 8/8 cloud, wind Beaufort 3-4.

A low level of Common Pipistrelle activity was recorded. The last bat was heard but not seen at 04.24hrs BST.

Sunrise was at approximately 04.40 and the survey ended at 04.58.

Bat re-entry to the roost was neither observed nor suspected.

The surveyor was Martin Prescott.

3.5 Nearby Habitats

There were many houses nearby likely to have high bat roosting potential.

The immediate included mature trees in gardens, hedges and tree lines considered to have moderate bat foraging potential. There were areas of woodland and a reservoir within about 2-300 metres with high bat foraging potential.

4. Conclusions

4.1 There were no bats roosting in the building at the times of these surveys. There were gaps suitable for bat access and bat occupation at other times is possible if unlikely considering the negative results of the May/June surveys.

4.2 There were many houses nearby likely to have high bat roosting potential. The immediate area was considered to have moderate bat foraging potential, primarily for Common Pipistrelles and nearby habitat had high potential for foraging Pipistrelles sp. and was likely to be used by other species.

4.3 The roosting bat found by Appletons was a single pipistrelle sp., probably Common Pipistrelle, in transition. The presence of other bats is considered unlikely.

5. Recommendations

5.1 In order to legalise the destruction of the roost, a European Protected Species Mitigation licence will be required. A roost is defined as a place of shelter or protection. These places are still considered roosts whether bat(s) are present or not.

It is an offence under section 39(1) of The Conservation (Natural Habitats &c.)

Regulations 1994 to:

a. deliberately to capture or kill any bat

- b. deliberately to disturb any bat
 - c. to damage or destroy a breeding site or resting place of any bat.
- A licence is a document legalising these actions under strict conditions.

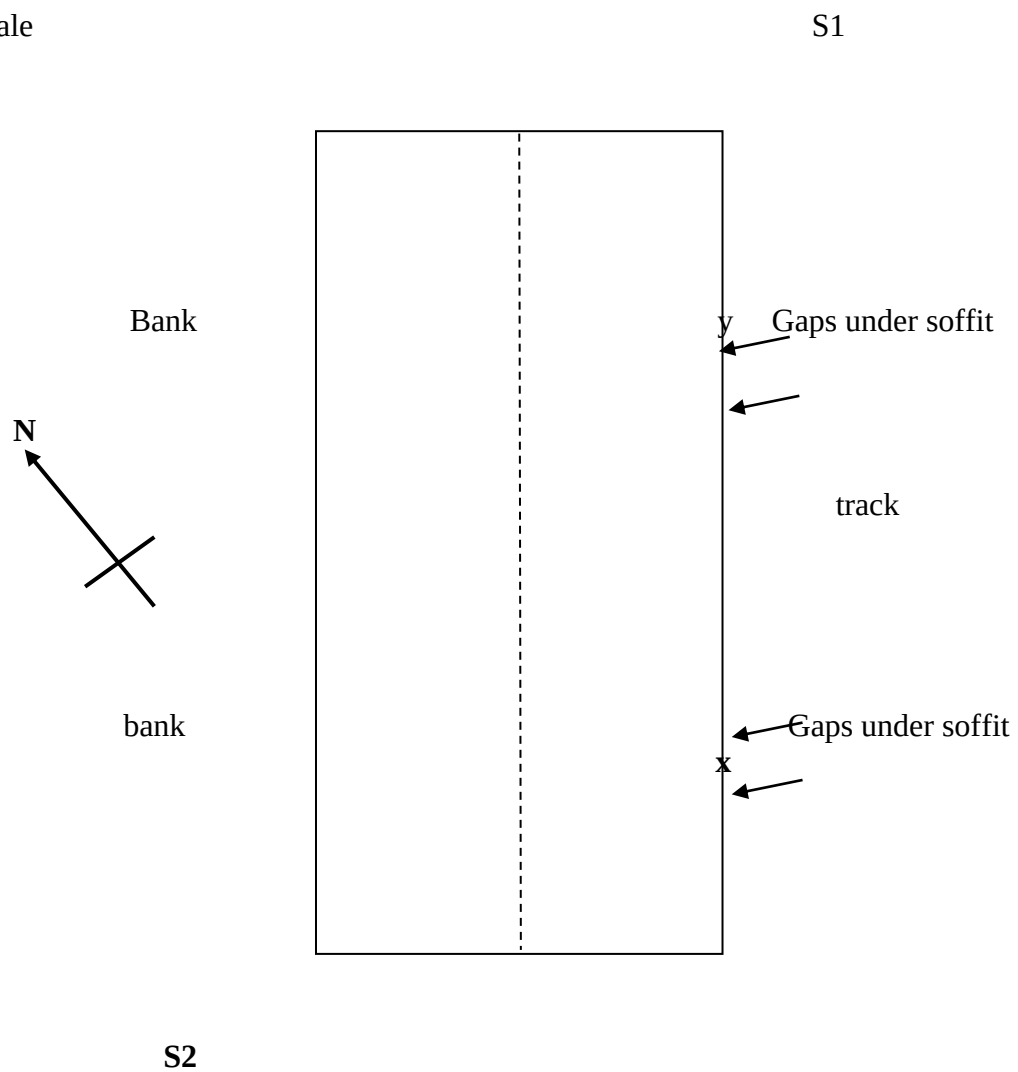
5.2 A method statement will be required for planning, and this will form the basis of the licence application.

The following mitigation measures should be included:

- a) The roofing slates and gutter boards must be removed carefully, by hand, under the supervision of a suitably qualified bat worker and a bat box (Schwegler 2f) attached to a nearby tree to house any bats found. This box can be left as a long-term roosting site.
- b) A permanent roosting site must be provided by fixing a bat box (Schwegler FF) on the wall of the new building, as high as practicable on the SE aspect, but not directly over windows or doors.
- c) There must be no direct lighting of the SE aspect of the new building.
- d) The Schwegler FF box must be maintained in good condition and the entrance to it must not be allowed to become obstructed e.g. by vegetation, to allow a free flight path to the box entrance, i.e. no obstructions within two metres.

6. Plan

Not to Scale



S = Surveyors

x = Site of roosting Pipistrelle, 22.4.2020 (Appletons report, 20.5.2020)

y = Bat droppings found, 22.4.2020 (Appletons report, 20.5.2020)

Martin Prescott