

Bat Survey: Preliminary Roost Assessment

30 Rochdale Road

Milnrow, Rochdale

April 2024

Prepared for: Mr Walton

Report prepared by: Verity Webster BSc (Hons) MSc CEcol CMIEEM



EXECUTIVE SUMMARY

- On 16th April 2024 a Preliminary Roost Assessment was undertaken at 30 Rochdale Road, Milnrow, Rochdale.
- The building was assessed to determine its potential for roosting bats. The building is considered to have very low suitability for bats.
- Reasonable Avoidance Measures are proposed to reduce the risk of harm to itinerant bats to negligible.
- The proposals provide the opportunity to enhance the site for bats and recommendations for this have been made.



1. Introduction

1.1 Application Site

- 1.1.1. This report details bat survey work at 30 Rochdale Road, Milnrow, Rochdale, OL16 3LN. National grid reference SD92431283.
- 1.1.2. Mr Walton commissioned Verity Webster Ltd to undertake the bat survey work to inform the planning application.

1.2 Objectives

- 1.2.1 The objectives of the Preliminary Roost Assessment are to determine:
- The suitability of the buildings on site to support a bat roost.
 - Whether bats are currently using the buildings, or have done in the past.
 - The potential status of any roost present.
 - How bats might be using the site and the potential species present.
 - The potential impacts of the proposals on any potential roost present or on bats using the site.
 - The requirement for further survey work and/or mitigation.
 - How any impacts might be avoided, mitigated and/or ameliorated, including advice on European Protected Species Mitigation (EPSM) application if required.
 - The potential for biodiversity net gain on site.
- 1.2.2 The format and content of this report follow that required by the European Protected Species Mitigation (EPSM) licence application where appropriate.

1.3 Proposals

- 1.3.1 The proposals comprise the conversion of the existing building into residential accommodation.

1.4 Ecologist

- 1.4.1 The Preliminary Roost Assessment was undertaken by Verity Webster. Verity is a licensed bat surveyor (Bat Survey Class Licence WML CL18 (Class 2) Registration number: 2015-13858-CLS-CLS).
- 1.4.2 Verity has worked as an ecological consultant since 2007. She has undertaken preliminary bat assessments and further bat emergence/activity surveys for a large variety of projects and schemes, producing the required impact assessment and subsequent mitigation schemes/method statements when necessary.



2. Site Location

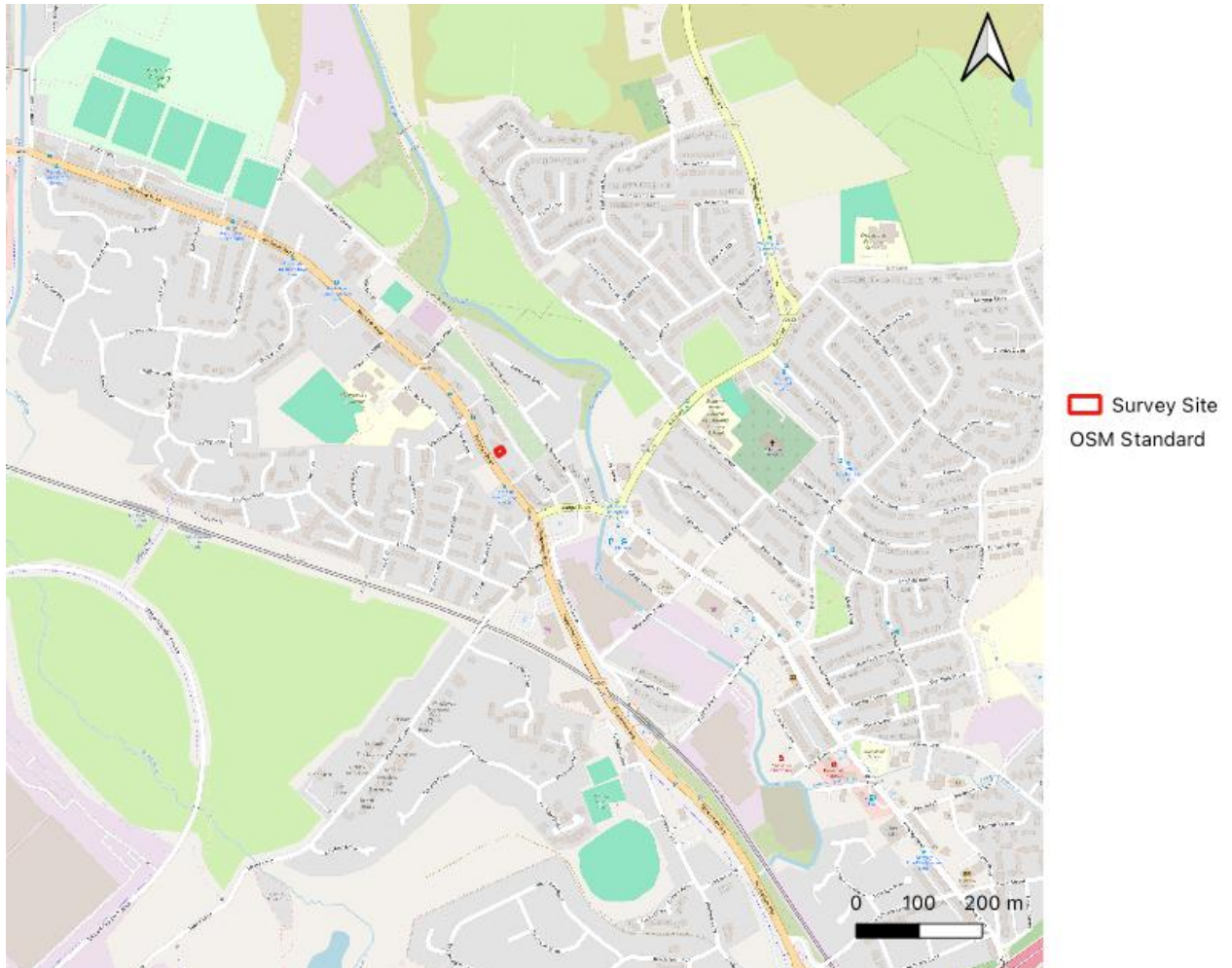
- 2.0.1 The survey site is located in a built-up residential area of Milnrow, Rochdale, approximately 1km northwest of the M62. Houses surround the site, but there are many pockets of green space within close proximity and open countryside lies approximately 500m to the north at the closest point. Closer fields provide stepping stones for the movement of wildlife. In addition, the River Beal, which weaves northwest to southeast approximately 150m to the northeast, provides not only very good feeding habitat for bats, but a habitat corridor through the built-up landscape. The Rochdale Canal, running north to south approximately 800m to the west would serve a similar ecological function. Stanney Brook and associated wetlands which lie approximately 500m to the south, although isolated from wider countryside, would also provide a good location for foraging bats.
- 2.0.2 Overall, the survey site is considered to be in a location with high suitability for bats.

Figure 1: Ordnance survey map showing the location of the proposed development site.





Figure 2: Aerial image showing the proposed development site and immediate surroundings





3. The Survey Site

- 3.0.1 30 Rochdale Road comprises an outbuilding within the curtilage of a wider property. Access is from Rochdale Road which runs along the southwest side of the wider site.
- 3.0.2 The building is roughly square, set within hard standing, with adjoining boundary walls running from the northwest and southeast corners.
- 3.0.3 The building is constructed of block stone, with two floors and a pitched, slate roof which is supported by wooden beams and rafters and unlined. The windows and doors are boarded.



The northwest elevation of the building



The southwest elevation of the building



4. Legislation

Full details of relevant legislation and planning policy can be found in Appendix A.

4.1 UK and EU Legislation

4.1.1 Key legislation regarding the protection of bats:

- Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act (CROW), 2000
- The Natural Environment and Rural Communities Act (NERC, 2006)
- Conservation of Habitats and Species Regulations 2017 (as amended)

4.1.2 Under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2018, it is a criminal offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost.

4.2 Planning Policy and Legislation

4.2.1 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

4.2.2 The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

Chapter 15, Para 180 of NPPF states: *"The planning system should contribute to and enhance the natural and local environment by:*

- a) ***protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils...***
- 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"***.

Para 181 states: *"Plans should: distinguish between the hierarchy of international, national and locally designated sites;*

allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a

strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of

natural capital at a catchment or landscape scale across local authority boundaries."

Para 185 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:



- 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 peruse opportunities for securing measurable net gains for biodiversity.”***

Para 186 states that “when determining planning applications, local authorities should apply the following principles:

- a) ***if significant harm to biodiversity from a development cannot be avoided...,adequately mitigated, or, as a last resort compensated for, then planning permission should be refused”***

- 4.2.3 The local planning authority has a responsibility, therefore, to obtain all information regarding the potential for protected species on a site prior to making a decision about a proposal.



5. Survey Methodology

- 5.0.1 The Preliminary Roost Assessment was undertaken in accordance with currently accepted guidance: Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edn). The Bat Conservation Trust, London.

5.1 Desk Study

- 5.1.1 Data sources used to establish background information about bats and their likely presence in the locality:
- Magic Map, Natural England (2016)
 - Bing Maps (2017)
 - Records data from Greater Manchester Local Records Centre (GMLRC)
- 5.1.2 Satellite mapping, Ordnance survey, road map, habitat, and designated site data from Magic Map (Natural England, 2014) was used to assess the value of the surrounding habitat for bats in the area at a landscape scale (5km), including any potentially important habitat corridors (linear habitat features), feeding grounds or potential roost opportunities, such as large expanses of woodland. The features and habitats immediately surrounding the site (local area) were also assessed at a finer scale as these influence the likely presence of bats within the survey site.
- 5.1.3 Records data from GMLRC comprises records of bats and bat roosts previously recorded within 1km of the survey site.

5.2 Preliminary Roost Assessment

- 5.2.1 An internal and external inspection of the building was undertaken during daylight to determine the suitability for bats and establish, if possible, whether bats are using the building or have been in the past.
- 5.2.2 All accessible parts of the structures were inspected to look for bats and signs of the presence of bats, including:
- Droppings.
 - Feeding remains including moth and butterfly wings.
 - Staining from urine or oils near crevices or holes or on timber (such as roof beams), walls, chimney breasts etc.
 - Scratch marks on walls and timber.
 - Squeaking or chattering calls.
- 5.2.3 The systematic search inside the building included inspection of beams, floors, surfaces of stored materials, loose roof insulation or felt covering, junctions between roof timbers and timbers and the walls, and crevices within brickwork. Potential access into the building was also inspected by searching for holes in insulation and any light penetration into the interior from the outside.
- 5.2.4 The assessment outside the building included inspection of all walls, windows, window sills, fascias, soffits, eaves and tiles, including a search for any crevices under tiles, under lifted lead flashing or lifted roofing felt, missing mortar, gaps in the ridge or gable end of the roofs, crevices in brickwork or



under flaking paintwork or render, gaps in cladding or hanging tiles and any other potential bat roost opportunities.

- 5.2.5 Equipment: During the survey, a strong torch with directional beam was used to inspect the buildings.
- 5.2.6 As a result of the external preliminary roost assessment, the structures on site was characterised as having 'none', 'negligible', 'low', 'medium' or 'high' suitability for bats. It may also be possible to confirm the presence of a roost.
- 5.2.7 Buildings or structures typically characterised as having suitability at the following levels:
- **None:** No habitat features on site likely to be used by any roosting bats at any time of year.
 - **Negligible suitability:** No obvious habitat features likely to be used by roosting bats. Modern or newly-built well-sealed structures may fall into this category. Structures that are metal clad with metal internal beams might have negligible potential if there are no favourable roosting spaces. Structures may also be unfavourable due to the level of disrepair, being subject to poor weather conditions.
 - **Low suitability:** Structures will have sub-optimal roost features with limited potential for roosting bats. Features may be used by single bats opportunistically, but do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis by large numbers of bats.
 - **Medium suitability:** Structures may have a few features with potential for bats, that provide enough space, shelter, protection and other suitable conditions, or several features with limited potential for bats. It may also be that a potentially suitable structure is situated in an area with habitat that has an only low potential for foraging and commuting bats.
 - **High suitability:** Structures support at least one or more features that provide opportunities for roosting bats such that they might be used regularly, for longer periods by larger numbers of bats. These may be external features, such as lifted weatherboard or crevices in brick or stonework, or internal, such as large loft spaces with potential access. Barns, with open doorways and windows with wooden rafters and beams, may fall into this category. If a structure is close to good habitats, such as a waterway, marshland or woodland, this also increases the potential for roosting bats.
 - **Confirmed roost presence:** It is evident as a result of signs from inspection, such as droppings, or sight of bats, that a roost exists within the building. It is not always possible to ascertain the presence or absence of a roost even if some signs, such as droppings or feeding remains are found.

6. Survey Limitations

- 6.0.1 The survey was undertaken in daylight in mid-April. At this time of year bats are likely to have emerged from hibernation in a transitional period prior to occupying summer roost sites. The building is considered unfavourable for winter hibernation, for which bats require a constant



temperature in a humid environment, but would be more suited to a summer roost site. Evidence of bats on the exterior of a building is unlikely to be present if using a property in the summer months as it is likely to have been washed away by the weather. Evidence of the use of the interior of a building by bats over the previous season is likely to be present where signs (such as droppings and feeding remains) are protected from the elements.

7. Findings: Preliminary Roost Assessment

7.1 Suitability of the Locality for Bats

- 7.1.1 At a landscape level, the area surrounding the survey site considered to be of high suitability for bats. Refer to Figure 2.
- 7.1.2 The surrounding residential landscape provides good potential roost opportunities whilst the nearby open green space, provides high quality potential foraging habitat.
- 7.1.3 Given the immediate urban nature of the location, the widespread and common pipistrelle species are most likely to be found present; common and soprano pipistrelle bat (*Pipistrellus pipistrellus* and *Pipistrellus pygmaeus* respectively). Species that favour open space, such as Leisler's (*Nyctalus leisleri*) and noctule bat (*Nyctalus noctula*) are also likely to be present, however, as open countryside is in close proximity. Species associated with woodland, such as Natterer's bat (*Myotis nattereri*), whiskered bat (*Myotis mystacinus*) and Brandt's bat (*Myotis brandtii*) are not expected as this habitat is limited in the locality (2km).

The Conservation Status of Bats in the Area

- 7.1.4 The conservation status of bats in the area is shown in Table 1.

Table 1: *The Conservation Status of Bats in the area at a Local, County and Regional Level*

Species	Local	County	Regional
Common pipistrelle	Likely to be common in the area. There are records of this species in the area (10km).	Common and widespread Frequently recorded.	Common and widespread Frequently recorded across the Northwest
Soprano pipistrelle	Likely to be present due to the presence of riparian habitat.	Widespread. Frequently recorded.	Common and widespread Frequently recorded across the Northwest
Nathusius's pipistrelle	Likely to be rare in the area.	Infrequently recorded, but this may be due to low survey effort. Not yet recorded breeding in the county.	Rare across the northwest. A migratory species.



<i>Brown long-eared bat</i>	<i>Likely to be in the area. There is a recent record of this species within 10km of the site.</i>	<i>Common and widespread Frequently recorded.</i>	<i>Common and widespread Frequently recorded across the Northwest.</i>
<i>Natterer's bat</i>	<i>Likely to be in the area, although this species favours woodland habitat, which is infrequent in the landscape.</i>	<i>Scattered distribution in Greater Manchester.</i>	<i>Widespread and scattered across the Northwest.</i>
<i>Noctule</i>	<i>Present</i>	<i>Widespread and frequently recorded.</i>	<i>Common and widespread. Frequently recorded in the Northwest.</i>
<i>Whiskered bat</i>	<i>Present but likely rare</i>	<i>Present</i>	<i>Widespread.</i>
<i>Brandt's bat</i>	<i>Rare / absent</i>	<i>Present</i>	<i>Widespread.</i>
<i>Alcathoe's bat</i>	<i>Unknown</i>	<i>Unknown</i>	<i>Widespread. Likely under-recorded.</i>
<i>Daubenton's</i>	<i>Presence is likely due to the riparian habitat present.</i>	<i>Widespread, frequently recorded near water.</i>	<i>Widespread</i>
<i>Serotine</i>	<i>Rare / absent</i>	<i>Unknown</i>	<i>Restricted to south and southwest Britain, rarely recorded in the northwest.</i>
<i>Leislars</i>	<i>Rare</i>	<i>Unknown</i>	<i>Rare, but widespread in Britain. Present in the northwest.</i>
<i>Barbastelle</i>	<i>Unlikely to be present in the area. This species is a woodland-specialist and there is a lack of this habitat present.</i>	<i>Unknown</i>	<i>Present south of a line from North Wales to the Wash.</i>

7.2 Records Data

- 7.2.1 Records data from GMLRC show that five bat species have been recorded within 1km of the survey site; common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), nathusius' pipistrelle (*Pipistrellus nathusii*), noctule (*Nyctalus noctule*) and *Myotis* bat species.
- 7.2.2 There are two known roosts within 500m of the site; a common pipistrelle roost approximately 400m to the south and a pipistrelle species maternity roost located approximately 200m to the north of the survey site, which was recorded over 10 years ago. There are no recent records of the maternity roost.
- 7.2.3 There are four other pipistrelle species roosts within 1km, all located over 700m to the north and northwest.
- 7.2.4 The presence of roosts in close proximity show that the habitat within the area is suitable for pipistrelle bat species and increases the likelihood of a roost within the survey structure.



7.3 Preliminary Roost Assessment

7.3.1 The building inspection and bat roost assessment was undertaken in daylight on 16th April 2024.

The Building

7.3.2 **The building considered to have very low suitability for bats.**

7.3.3 Externally the walls of the building are in good condition, with no cervices or gaps that may provide potential roost opportunities for bats. However, there are numerous gaps present under slates and ridge tiles. The roof is unlined, however and if bats were utilising the roof structure of internal void with any regularity, droppings or feeding remains would be expected; the site has clearly not been cleaned for some time and no droppings were found.

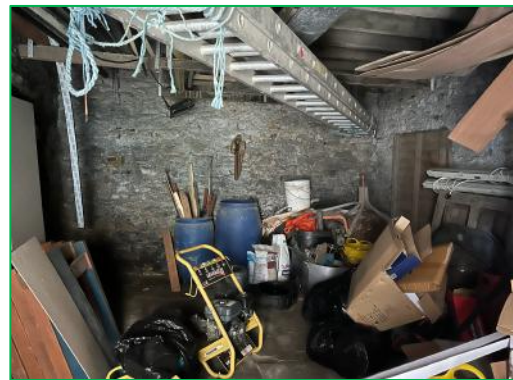
7.3.4 Internally, the upper floor has potential to provide roost space for bats such as brown long-eared bats, which are often found in roof voids where there is space to fly prior to leaving a roost. However, no bats or evidence of use by bats was found internally on the walls, in crevices where the slates and beams met the walls or in cobwebs around the eaves. The presence of cobwebs on beams and around the internal eaves also suggests bats have not been present recently.

7.3.5 The structure is considered to have suitability for bats due to the number of crevices in the roof structure, but given the urban nature of the immediate surroundings, and the absence of evidence, the presence of a bat roost is considered unlikely.

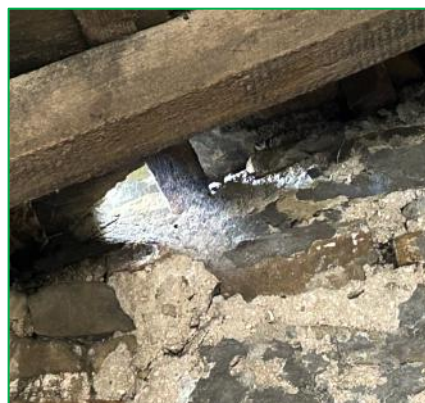
7.3.6 It may be that water ingress has made the interior less favourable for bats.



The upper floor of the building



The ground floor of the building



Showing cobwebs at the eaves



8. Appraisal

- 8.0.1 The Preliminary Roost Assessment of the building at 30 Rochdale Road, Milnrow was undertaken to determine the suitability of the building for roosting bats and to determine the likely impact of the proposed works on bats.
- 8.0.2 Due to the presence of crevices under slates and ridge tiles in the roof structure, the building is considered to have suitability for bats, but given the lack of evidence of use by bats, and the immediate urban nature of the surroundings, the risk of a roost is considered to be very low. Nevertheless, the risk of itinerant bats cannot be entirely ruled out. Reasonable Avoidance Measures are proposed to reduce the risk of harm to itinerant bats to negligible.

9. Recommendations

Reasonable Avoidance Measures

- 9.0.1 The presence of a bat roost within the building is considered to be unlikely. However, in order to reduce the risk of harm to itinerant bats to negligible, the following is recommended:
- Site workers are briefed prior to the start of works with the use of a Toolbox Talk to ensure they understand the risks associated with working with on a structure that has some suitability for bats. See Appendix C for Toolbox Talk.
 - Works must be undertaken with care; all roof materials must be removed by hand, and lifted, turned and checked for bats and evidence of bats (droppings) prior to being discarded.
 - If there is any concern that bats may be present, work to the structure must stop and the ecologist contacted for advice.

Enhancement

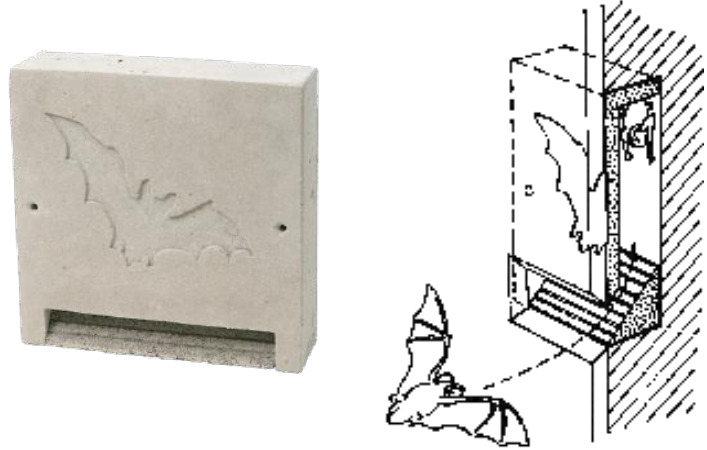
- 9.0.2 The proposals provide the opportunity to enhance the site for bats.
- 9.0.3 Irrespective of whether a bat roost is present or not, to maintain the potential ecological functionality of the site, it is recommended that:
- At least three crevice-roost sites for roosting bats are integrated into the newly converted structure.
 - These could be in the form of bat roost slates, to allow bats to enter a space in the roof, between the slates and the lining. See Appendix C. However, it is imperative that bitumen roofing felt (not breathable roofing membrane) is used beneath these spaces as bats get caught in the fibre of breathable roofing membrane.
 - Alternatively, bat boxes could be attached externally to the building, or integrated into the stonework – see the examples below. There are many alternatives at NHBS.com.



Bat Boxes

1FE Schwegler bat access panel

This box is durable and does not require cleaning.



Ibstock Enclosed Bat Box 'C'

This box is durable and does not require cleaning.

Beaumaris Woodstone Bat Box

This box is durable and does not require cleaning.

All bat boxes are available from NHBS Ltd





10. References

- BING maps (Accessed 2024) <http://www.bing.com/mapspreview>
- Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London. ISBN-13 978-1-872745-96-1
- Google maps (Accessed 2024) <https://www.google.co.uk/maps>
- MAGIC Map (Accessed 2024) <http://www.magic.gov.uk/MagicMap.aspx>. DEFRA.



• APPENDIX A: Wildlife Legislation and Planning Policy

UK AND EU LEGISLATION

10.1. KEY LEGISLATION

10.1.1. Key legislation regarding the protection of bats:

- Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act (CROW), 2000
- The Natural Environment and Rural Communities Act (NERC, 2006)
- Conservation of Habitats and Species Regulations 2017 (as amended)

10.2. WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

10.2.1. The Wildlife and Countryside Act 1981 is UK legislation.

10.2.2. Bats are listed on Schedule 5 of the Wildlife and Countryside Act (WCA) 1981. Under Section 9 of this legislation it is an offence to:

- Kill, injure or take a bat.
- Possess, a live or dead bat.
- Intentionally or recklessly damage or destroy any structure or place which any bat uses as shelter or protection.
- Intentionally or recklessly disturb a bat whilst it is occupying a structure or place which it uses for shelter or protection.
- Intentionally or recklessly obstruct access to any structure or place which a bat uses as shelter or protection.
- Sell, offer or expose for sale any live or dead bat.

10.3. COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

10.3.1. Schedule 12 of the Countryside and Rights of Way (CROW) Act 2000, amended by the Wildlife and Countryside Act 1981 by removing the need to prove intent to damage a roost / harm (etc) a bat or other species listed on Schedule 1 by adding the words 'or recklessly' after 'intentionally' into the wording in Section 9 of the WCA 1981. The CROW act also strengthened the penalties for offences to bats and other species listed on Schedule 5.

10.4. CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)

10.4.1. The Conservation of Habitats and Species Regulations 2017 (as amended) consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales.

10.4.2. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The regulations came into force on 30 October 1994.

10.4.3. The Regulations provide for the designation and protection of European Sites and European Protected Species, including bats.



10.4.4. Under the Regulations, competent authorities (ie any government department or public body) have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.

10.4.5. With regard to European Protected Species (including bats), the Regulations make it an offence to:

- Deliberately capture;
- Kill;
- Disturb or;
- Trade in animals listed in Schedule 2, which include all UK bat species.

10.5. European Protected Species (EPS) Licenses and the Three Tests

10.5.1. These actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserve public health and safety). For such a licence to be granted the appropriate authority would have to be satisfied that an application has met the three tests, which are:

- 1)- The licence may be granted "to preserve public health or public safety or for reasons of overriding public interest, including those of a social or economic nature and beneficial consequences or primary importance for the environment"
- 2)- There must be "no satisfactory alternative"
- 3)- The proposal "will not be detrimental to the maintenance of the species at a favourable conservation status in its natural range"

10.6. NATURAL ENVIRONMENT AND RURAL COMMUNITIES (NERC) ACT 2006 (PLANNING SYSTEM)

Planning Authorities: A Duty to Conserve Biodiversity

10.6.1. Under this legislation, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site *before* they make a decision on the planning permission.

10.6.2. Part 2, Section 40 confers on the planning authorities a duty to conserve biodiversity and states:

"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of biodiversity"

Species of Principal Importance

10.6.3. Part 3, Section 41 requires the Secretary of State to "*publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of **principle importance** for the purpose of conserving biodiversity*".

10.6.4. This requirement leads to production of a list of species and habitats of Principal Importance. This list includes all UK bats.



PLANNING POLICY

10.7. NATIONAL PLANNING POLICY FRAMEWORK

10.7.1 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

10.7.2 The National Planning Policy Framework (NPPF, 2021) encourages Local Planning Authorities to conserve and enhance biodiversity.

Chapter 15, Para 180 of NPPF states: *"The planning system should contribute to and enhance the natural and local environment by:*

- b) **protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils....***
- e) **minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures".***

Para 181 states: *"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."*

Para 185 identifies that plans should do the following to protect and enhance biodiversity and geodiversity:

- c) **"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***
- d) **Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and peruse opportunities for securing measurable net gains for biodiversity."***

Para 186 states that *"when determining planning applications, local authorities should apply the following principles:*



- b) *if significant harm to biodiversity from a development cannot be avoided...,adequately mitigated, or, as a last resort compensated for, then planning permission should be refused'***

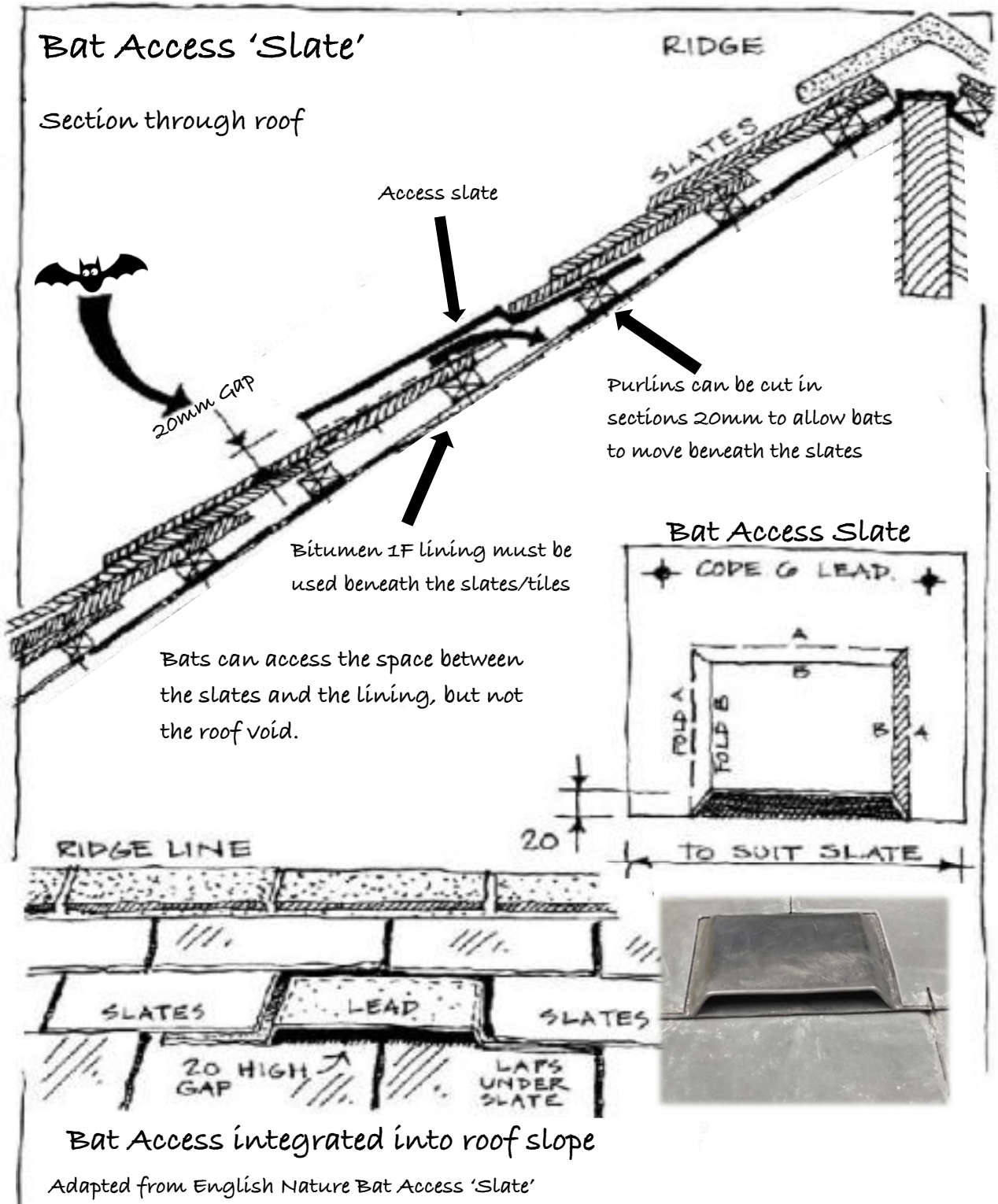
10.7.3 The local planning authority has a responsibility, therefore, to obtain all information regarding the potential for protected species on a site prior to making a decision about a proposal.

10.8. ODPM CIRCULAR 06/2005: BIODIVERSITY AND GEOLOGICAL CONSERVATION

10.8.1 This document, to be read in conjunction with NPPF provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It makes it clear that it is the intention of the government that local authorities and developers consider protected species at the earliest possible stage in the planning process. Any planning application that is likely to affect protected species should come with details of the surveys which have been undertaken and should include, if necessary, recommendations for mitigation. Applications which do not include sufficient data should be rejected.



• Appendix B – Bat Access Slate





- **Appendix B – Toolbox Talk**

Toolbox Talk: BATS

About Bats – their ecology

There are 18 species of bats found in the UK. All these species are insectivorous, meaning they eat insects. A single common pipistrelle bat can eat over 3000 midges a night. All our UK bats forage at night and use echolocation to find their food and move through the landscape.

Examples are:

Common Pipistrelle



Brown long-eared bat





Bats live in roosts. They can roost in trees, buildings and caves. They like different types of roost in the summer and winter. Bats are generally active between April to September. In the winter all bats go into a form of hibernation to torpor, but will hunt on warmer nights. They hibernate, generally from late-November to February / March.

Why do we need to do this?

All UK bat species are protected under the Wildlife and Countryside Act 1981, which is UK law, and are also protected under the Conservation of Habitats and Species Regulations (2017) (as amended), which is European law.

They are protected because they have undergone considerable decline in the last century across Europe.

The reason they are declining is because of:

- Destruction of roost sites (trees and buildings)
- Loss of habitat (woodland, and good quality grassland)
- Chemical pollution of land, which results in loss of insects.
- Habitat fragmentation (or creation of barriers, like roads)

To counter these factors, there is a need to conserve and enhance bat populations.

Under the legislation it is an offence to disturb or harm a bat, or to damage or destroy a roost.



What signs can we look for?

Bat droppings



Bat droppings look like a lot like mouse droppings, but crumble to touch. They are made up of the exoskeletons of insects. Mouse droppings are very hard and will not crumble.

Look for bats



Look for bats – They are very small and can easily be over-looked. They may be roosting beneath tiles, behind loose plaster or wall-paper and between boarding or sarking and beams. They roost in crevices, so even small cracks and holes may provide a suitable roost.



Pipistrelle bats are as small as your thumb:



A Nathusius' pipistrelle

How to undertake the work to minimise the risk of harm?

The aim is to minimise the risk of harm to individual bats.

Time of year

We are undertaking this work at a time of year when bats will be active, so if they are found, they are able to fly off if given the opportunity.

Location

Although a roost here is unlikely, if bats are present, they are most likely to be in the roof structure, under slates and ridge tiles.

The risk of impact on the bats is very low because of the state of the building and the urban location.

Process of works

The easiest way to minimise harm is to have all operatives aware of the species and to ensure the majority of works to remove the external and internal fabric of the roof is undertaken by hand with care.



Each tile or slate, any sarking and roofing felt, when removed should be checked on the underside for bats prior to being discarded.

What do I do if I find a bat or another animal?

Leave it alone. Do not touch the bat unless you need to in order to protect it. If you do need to touch it, use gloved hands and move it into a safe place.

Immediately call the ecologist:

Verity Webster: 07917 852401.