



Indigo Ltd
S u r v e y s

Lancashire Dog Training

Preliminary Roost Assessment (PRA)

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241737

30th August 2024

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Revision 1

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In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Summary

Purpose	Planning permission is being sought for the demolition of the existing Lancashire Dog Training building and the construction of an apartment building on the site. A Preliminary Roost Assessment of the building was commissioned to support the application for planning permission.
Results	No granted Natural England licences were identified within the 2km search area on the MAGIC website. The building was assessed to provide a low potential to support roosting bats due to occasional voids in the exterior and the lack of field signs in the accessible areas of the interior. The land surrounding the building was assessed to provide a moderate value foraging and commuting habitat for bats due to the presence of an area of green space to the east and areas of woodland and tree lines in the surrounding area.
Recommendations	It is recommended that no works commence on the building prior to a further bat survey being carried out, in line with the Bat Conservation Trust (BCT) Good Practice Guidelines (2023). It is recommended that a sensitive lighting scheme is implemented during all phases of the development, in line with Bat Conservation Trust and Institute of Lighting Professionals Guidance (2023). As an enhancement it is recommended that roosting opportunities are included in the new building constructed on the site in the form of at least one bat brick built into the fabric of the building in a suitable location.
Conclusions	If the development is preceded by further surveys and covered by a licence from Natural England, if required, and includes a sensitive lighting scheme during all phases of the works the impact on bats is considered likely to be negligible.

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought for the demolition of the existing Lancashire Dog Training building and the construction of an apartment building on the site.

2.1.2. A Preliminary Roost Assessment (PRA) of the building was commissioned to support the application for planning permission.

2.2. Site Description and Location

2.2.1. The site comprises the existing Lancashire Dog Training building in Heywood.

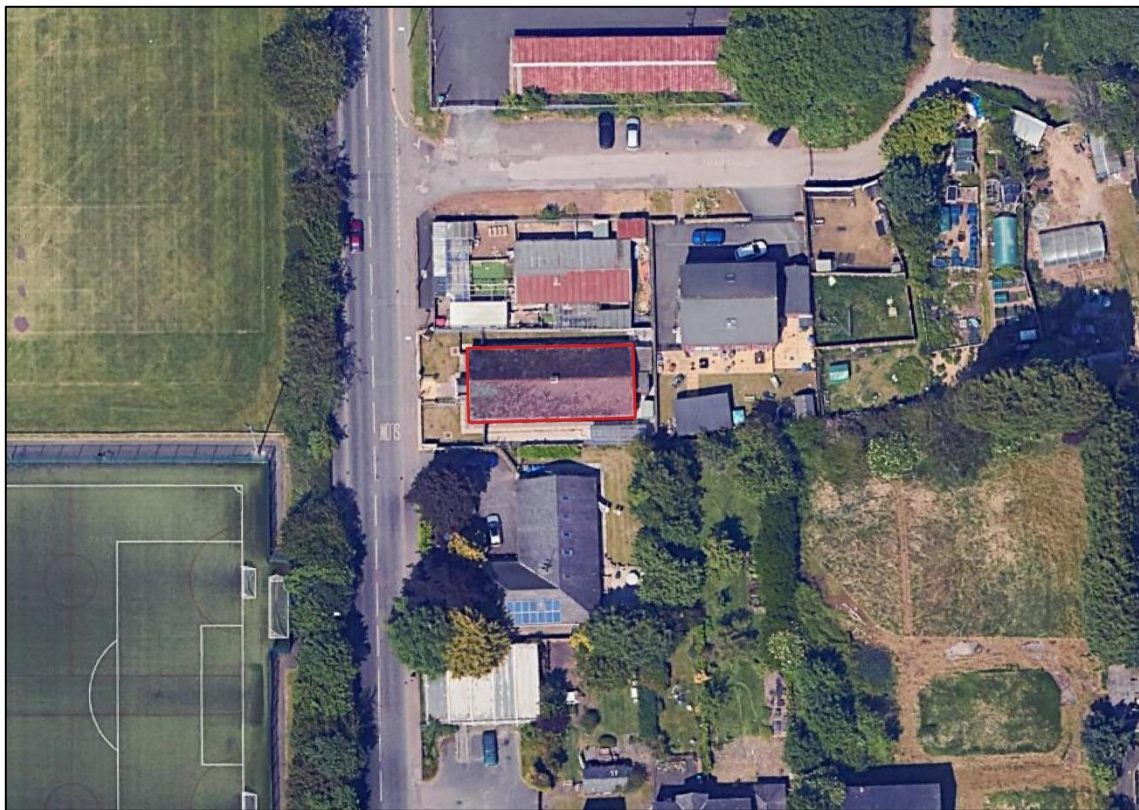


Figure 1: Showing the location of the building covered by this survey.

2.2.2. The building comprises a single storey structure that is currently in use as a dog training and dog grooming business.

2.2.3. The building is timber framed with the walls comprising wood cladding with wooden single glazed windows and a small wooden fascia board along the eaves. A small porch is present on the western elevation of the building and two lean-to brick structures are present to the east.

2.2.4. The roof of the building comprises a tiled pitched roof with a wooden vent in the centre of the ridge.

2.2.5. Internally, the building has a loft space throughout the entire roof void. The space comprises two small, separated loft spaces at either end of the building with a suspended ceiling in the main space of the building, creating a void above.



Figure 2: The west and north elevations of the building.



Figure 3: The roof of the building.



Figure 4: The interior of the building.

2.2.6. The land immediately surrounding the building comprises industrial and residential properties to the north and south, a small area of open green space to the east and Bamford Road to the west.

2.2.7. The wider surrounding area comprises urban land within Heywood to the north, east and south with an area of sports field associated with Heywood Sports Village to the west.



Figure 5: Showing the site in context with the wider surrounding area.

2.3. Proposals

2.3.1. The proposals are to demolish the existing building and to construct an apartment building on the site.

2.3.2. The plans in Appendix I of this report show the existing and proposed site layout.

3. Methodology

3.1. Desk Study

3.1.1. A desk study for records of granted Natural England licences within 2km of the site was carried out through the MAGIC website.

3.2. Field Study

3.2.1. A field survey of the site was undertaken by Steven Whitcher (MCIEEM) on the 27th August 2024. The Preliminary Roost Assessment (PRA) was carried out in accordance with the Bat Conservation Trust Good Practice Guidelines, 4th edition (2023) and was also advised by BTHK Bat Roosts in Trees - A Guide to Identification and Assessment for Tree-Care and Ecology Professionals (2018) and BRHK Bat Roosts in Rock – A Guide to Identification and Assessment for Climbers, Cavers & Ecology Professionals (2021).

3.2.2. The weather at the time of the survey was fine but breezy (BWS-2) with a temperature of 18°C.

3.2.3. During the survey all buildings, structures and trees were searched for bat roosting potential or evidence of existing roosts, including:

- Checking buildings, structure and trees for cracks, voids or other Potential Roost Features (PRF).
- Looking for signs of staining or worn areas indicating a roost entrance.
- Searching for droppings, foraging remains such as wings or other field signs.

3.2.4. The inspection included a visual inspection using a bright torch (1 million candle power), ladders and also an inspection with binoculars, a pole camera and an endoscope, where applicable.

3.2.5. The habitat around the site was also assessed for its suitability to support foraging and commuting bats by looking at the value of the surrounding habitat and the connectivity of the site to the wider area.

3.3. Limitations/Constraints

3.3.1. This PRA was carried out as a daytime survey and therefore does not provide accurate information on bat emergence or entry or on foraging and commuting activity in the surrounding area.

3.3.2. A search for existing bat records within 2km of the site was not commissioned as part of the survey. Therefore, an assessment of the impact of the development on known bat roosts in the area was not carried out as part of the survey.

3.3.3. The central space of the loft within the building comprises a suspended ceiling. Therefore, no access could be gained to thoroughly inspect all areas of the roof void due to a lack of access into the void above the suspended ceiling, which was only visible through a hole in the wall of the western roof void. This was considered a constraint to the findings of the survey.

4. Results and Interpretation

4.1. Desk Study

4.1.1. No granted Natural England licences were identified within the 2km search area on the MAGIC website.

4.2. Field Study

4.2.1. The walls of the building were found to be in a generally good condition with the windows and doors intact and sealed. Occasional small services holes and areas of damage were identified in the wood cladding and a louvred vent was identified in the eastern elevation of the building, providing potential access to the roof void.



Figure 6: Holes in the wood cladding.



Figure 7: The louvred vent in the eastern gable end.

4.2.2. The fascia boards to the north and south of the building were found to be tight to the wood cladding. Shallow voids were present along the top edge of the boards in places, although the voids were inspected and no significant cavities were identified.

4.2.3. The brickwork of the lean-to buildings to the east was found to be in a good condition although a void was present between one of the buildings and the wood cladding of the main building.



Figure 8: The tight-fitting fascia board.



Figure 9: The lean to building to the east.

4.2.4. The roof of the building was inspected and found to be intact but to display abundant missing or slipped tiles and high levels of moss. Due to the presence of internal sarking the voids from the slipped tiles were minimal and not assessed to provide significant cavities.

4.2.5. The vent structure on the roof of the building was inspected and found to display openings providing potential access to the interior of the vent structure and the roof void.



Figure 10: Slipped tiles on the roof of the building.



Figure 11: The vent structure.

4.2.6. The roof of the lean-to buildings and porch were found to be in a good condition, providing no opportunities for roosting bats.

4.2.7. Internally, the roof voids to either end of the building were inspected and found to comprise a single skin wall structure on the gable ends with wooden sarking under the roof tiles. No bat field signs were identified within the roof voids.

4.2.8. The central void over the suspended ceiling was visible from the western end of the building. The void displays exposed timbers with metal tie rods and wires supporting the suspended ceiling. The opening for the roof vent was visible but could not be directly inspected.

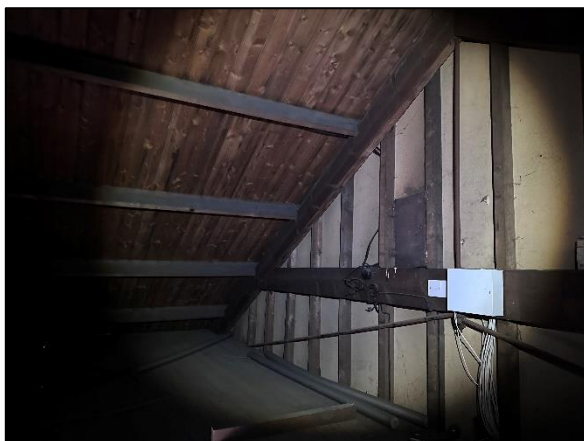


Figure 12: The roof voids to either end of the building.



Figure 13: The void over the suspended ceiling.

4.2.9. The visible areas of the suspended ceiling were found to be clean with no visible bat droppings present.

4.2.10. Overall, the building was assessed to provide a low potential to support roosting bats due to the occasional voids in the exterior but the lack of field signs in the accessible areas of the interior. Therefore, the demolition of the building may have an impact on bats if roosts are present in the building.

4.2.11. Occasional structures were identified immediately surrounding the main building on the site, including several metal framed dog kennels with sloping corrugated plastic roofs. The additional buildings were all assessed to provide no suitable opportunities for roosting bats and therefore the removal of the buildings will not have an impact on roosting bats.

4.2.12. The land surrounding the building was assessed to provide a moderate value foraging and commuting habitat for bats due to the presence of the area of green space to the east and areas of woodland and tree lines in the surrounding area. A thorough assessment of the foraging and commuting activity on and around the site was not carried out as part of this survey.

4.2.13. The proposed works are the demolition of the building with no impact on the wider habitats. Therefore, if a sensitive lighting scheme is implemented during the works the impact on foraging and commuting bats is considered likely to be negligible.

5. Recommendations

5.1. It is recommended that no works commence on the building prior to a further bat survey being carried out, in line with the Bat Conservation Trust (BCT) Good Practice Guidelines (2023). Further recommendations should be made on completion of the survey.

5.2. For a building with a low potential to support roosting bats the guidelines require a single bat activity survey carried out during the peak survey season, which is May to August. The survey should be carried out by sufficient surveyors and Night Vision Aids (NVA) to cover all areas of potential around the building, which is considered to be two surveyors/NVA. The proposed survey locations are shown on the plan in Appendix III of this report.

5.3. It is recommended that a sensitive lighting scheme is implemented during all phases of the development, in line with BCT and Institute of Lighting Professionals (ILP) Guidance (2023).

5.4. As an enhancement it is recommended that roosting opportunities are included in the new building constructed on the site in the form of at least one bat brick built into the fabric of the building in a suitable location.

6. Conclusions

6.1. If the survey is preceded by further surveys and covered by a licence from Natural England, if required, and includes a sensitive lighting scheme during all phases of the works the impact on bats is considered likely to be negligible.

7. References

BTHK (2018). Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals. Exeter: Pelagic Publishing.

BRHK (2021). Bat Roosts in Rock – A Guide to Identification and Assessment for Climbers, Cavers & Ecology Professionals. Pelagic Publishing, Exeter.

Collins, J. (ed.)(2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

Bat Conservation Trust and Institute of Lighting Professionals (2023) Guidance Note 08/23: Bats and artificial lighting at night. ILP, Rugby

CIEEM (2017) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

Legislation and Policy.

Conservation of Habitats and Species Regulations 2017. Available at <http://www.legislation.gov.uk/ukxi/2017/1012/contents/made> (Accessed 5th April 2022).

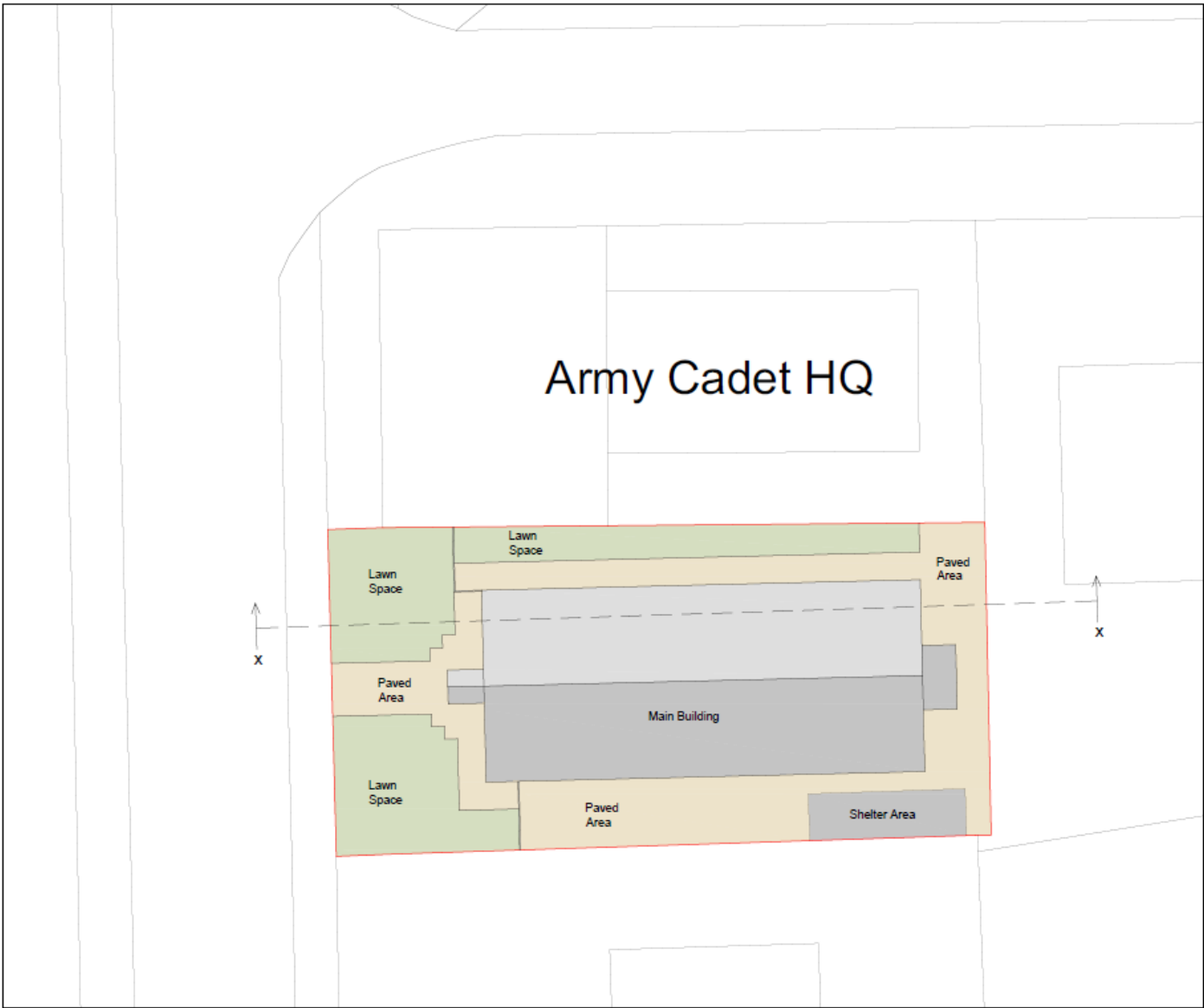
Countryside Rights of Way Act 2000. Available at <http://www.legislation.gov.uk/ukpga/2000/37/contents> (Accessed 5th April 2022).

The Habitats Directive. Available at http://www.ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm (Accessed 5th April 2022).

National Planning Policy Framework (2021). Available at <http://www.gov.uk/guidance/national-planning-policy-framework> (Accessed 5th April 2022).

Natural Environment and Rural Communities (NERC) Act 2006. Available at <http://www.legislation.gov.uk/ukpga/2006/16/contents> (Accessed 5th April 2022).

The Wildlife and Countryside Act 1981. Available at <http://www.legislation.gov.uk/ukpga/1981/69> (Accessed 5th April 2022).



EXISTING SITE PLAN

This drawing is provided as a document to guide other Planning Permission or Building Regulation approval processes only. It is not a guarantee that Planning Permission will be granted.

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The contract for the work is between the client and the contractor. Contractor to check all details against the planning and building regulations and the work to be carried out in accordance with the plans provided. Any errors or omissions must be corrected before any work of construction. All work must be carried out in accordance with the plans provided and any variations must be agreed in writing with the client. The contractor is responsible for obtaining all necessary permissions and for ensuring that the work is carried out in accordance with the plans provided. The contractor is responsible for ensuring that the work is carried out in accordance with the plans provided. The contractor is responsible for ensuring that the work is carried out in accordance with the plans provided.

Any discrepancies observed or known to exist shall be reported to the client at the time of the initial survey. Should the client require any further information or clarification, the contractor shall be available to provide the same.

CONSTRUCTION NOTES:-

DRAWING TITLE

EXISTING SITE PLAN

JCA

JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES

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Rochdale

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arch@jamescampbellassociates.co.uk

Web

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PROJECT

PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION

Lancashire Dog Training

Bamford Rd

Heywood

DRAWN:-

Adam Phillips - Whalley

DATE:-

August 2024

SCALE:-

1:100 @ A1

ISSUE:-

0

DRAWING NUMBER:-

22.2892.1B

CONSTRUCTION NOTES:-



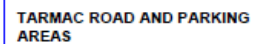
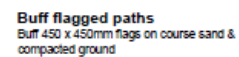
- Existing Building Edge
----- Proposed building Line

BAMFORD ROAD

ELEVATION 1:25

BOUNDARY DETAIL A

BDA



DRAWING TITLE		PROPOSED SITE PLAN	
		JAMES CAMPBELL ASSOCIATES LTD CHARTERED ARCHITECTURAL SERVICES  	
Campbell House 173 Rochdale Road Rignoe Rochdale OL16 1BH		Tel: 01761 314505 Mob: 07817 612612 Email: info@jamescampbellassociates.co.uk Web: www.jamescampbellassociates.co.uk	
PROJECT			
PROPOSED SITE REDEVELOPMENT			
LOCATION			
Lancashire Dog Training Bamford Rd Heywood			
DRAWN:- DATE:- SCALE:- ISSUE:-		DRAWING NUMBER:- 22.2892.2	
Aiden Phillips-Walkey August 2024 1:500 = 1:25 @ A1			

Appendix II: Planning Policy and Species Legislation Summary

1. Planning Policy

1.1. The National Planning Policy Framework (NPPF, 2019) sets out the governments planning policies and how they should be applied. Section 15 of the policies refers to ‘Conserving and enhancement the natural environment’. This outlines how local authorities should deal with biodiversity when considering planning applications.

1.2. NPPF paragraph 180 States:

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 reasons and a suitable compensation strategy exists; and*
- d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*

2. Legislation Summary

Site	Legislation	
Locally Designated Sites	Locally designated sites are not covered by any statutory legislation but are protected by local development plans.	
Statutory Sites	Statutory sites are protected in different ways depending on the reason for the sites designated with sites being covered by legislation including the Wildlife and Countryside Act 1981 and the Habitats Directive.	
Species and Habitats of Principal Importance	Species and habitats of principal importance are covered by the Natural Environment & Rural Communities Act 2006.	
Species	Legislation	Offences include
Badgers	Protection of Badgers Act 1992	○ Wilfully kill, injure, take, possess or cruelly ill-treat a Badger, or attempt to do so; ○ To intentionally or recklessly interfere with a sett (this includes disturbing Badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it).
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately kill, injure or capture a bat; ○ Deliberately disturb bats; ○ Damage or destroy a breeding site or resting place of a bat. ○ Obstruct access to any structure or place which any bat uses for shelter or protection; or

		Disturb any bat while occupying a structure or place which it uses for that purpose.
Birds	Wildlife and Countryside Act 1981	- Intentionally kill, injure, or take any wild bird; - Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or - Intentionally take or destroy an egg of any such bird.
Crayfish	Wildlife and Countryside Act 1981	- Obstruct access to any structure or place which a crayfish uses for shelter or protection; or - Disturb a crayfish while occupying a place which it uses for that purpose.
Great Crested Newts	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	- Intentionally or deliberately capture, injure, kill, or disturb the species; - Intentionally or recklessly damage, destroy or disturb a GCN in a place of shelter or protection, or obstruct access to such a place; or - Damage or destroy a breeding site or resting place.
Hazel Dormice	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	- Deliberately capture, injure or kill a dormouse; - Deliberately disturb dormice; - Damage or destroy a breeding site or resting place of a dormouse - Obstruct access to any structure or place which a dormouse uses for shelter or protection; or - Disturb a dormouse while occupying a structure or place which it uses for shelter or protection
Otters	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	- Deliberately capture, injure or kill any wild otter; - Deliberately disturb wild otters; - Damage or destroy a breeding site or resting place of an otters. - Disturb an otters while it is occupying a structure or place which it uses for shelter or protection; or - Obstruct access to such a place.
Red Squirrels	Wildlife and Countryside Act 1981	- Kill, injure or take a red squirrel; - Damage, destroy or obstruct access to any structure or place which a red squirrel uses for shelter or protection; or - Disturb a red squirrel while it is occupying a structure or place which is used for that purpose.
Reptiles (non EPS)	Wildlife and Countryside Act 1981	Intentionally kill or injure a reptile.
Water Voles	Wildlife and Countryside Act 1981 Natural Environment & Rural Communities (NERC) Act 2006	- Intentionally capture, kill or injure water voles; - Intentionally or recklessly damage, destroy or block access to their places of shelter or protection; or - Disturb water voles while occupying a place of shelter used for that purpose.

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: *‘It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.’*

Appendix III: **Bat Activity Survey Locations**

