



**ECOLOGYSOLUTIONS**

Part of the ES Group

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Your Ref:

11 January 2021

David Brown  
Newsteer  
20 Farringdon Street  
London  
EC4A 4AB

Sent by email: david.brown@newsteer.co.uk

Dear David

### **88-94 CHURCH STREET & 1-3 ABINGDON STREET, BLACKPOOL**

Ecology Solutions was commissioned by Newsteer in January 2021 to assess the buildings at 88 - 94 Church Street and 1 - 3 Abingdon Street, Blackpool for their potential for roosting bats.

The proposals are for the demolition of the existing buildings and erection of a commercial and residential building.

Whilst a site visit has not been completed a detailed review of the buildings, their fabric, condition and location within the built environment has been completed in order to inform a professional opinion on their likely suitability for roosting bats.

I write to confirm that on review the buildings provide negligible opportunities for roosting bats and further detailed surveys are not considered necessary.

The building at 88 – 94 Church Street is a two-storey brick-built retail building with a flat roof (see Photograph 1). The building is currently in use by Pizza Express and Ladbrokes. The flat roof design is typically unfavoured by roosting bats with a lack of potential roosting features.

The building at 1 – 3 Abingdon Street is a retail property in use by Warren James (see Photograph 2). The building is brick built with a lean-to tile roof with a dormer section. The roof appears to be in good condition with no broken or missing tiles.

Whilst the buildings are of a design and construction type to offer negligible opportunities for roosting bats the buildings are also well removed from any suitable habitat for foraging or dispersal. The nearest area of suitable habitat, albeit of limited suitability, are residential gardens approximately 0.8km southeast of the site.

In summary, it is considered that the above buildings given their location and building type offer negligible opportunities for roosting bats and the likelihood of any roosting bats being present is low. As such, it is considered the buildings could be demolished without the need for further bat surveys or licensing requirements.

As a precautionary approach to the works the tiles and dormer window should be subject to soft strip removal and in the highly unlikely event that any bats are found works cease and Ecology Solutions contacted for further advice and guidance.

I trust the above is clear, however, should you have any questions or queries please do not hesitate in contacting me.

Yours sincerely

Josef Saunders  
Director

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Photographs

- Photograph 1: 88 - 94 Church Street
- Photograph 2: 1 - 3 Abingdon Street

PHOTOGRAPH 1: 88 - 94 Church Street



PHOTOGRAPH 2: 1 - 3 Abingdon Street

