

File Note

Site Address: Cranes Hall Farmhouse, Cranes Lane, Lathom, Ormskirk, Lancashire, L40 5UJ

Client Name: Peter Duffy

Reference: Supervision of roof removal

Date: 03/07/2023

Background

Arbtech Consulting Limited was instructed by Peter Duffy to undertake supervision of the removal of the roof structure of Cranes Hall Farmhouse, Cranes Lane, Lathom, Ormskirk, Lancashire, L40 5UJ (hereafter referred to as “the site”).

A plan showing the proposed development is provided in Appendix 1.

A Preliminary Roost Assessment was carried out by Arbtech in 2022 (Arbtech 2022), with a subsequent bat emergence survey also carried out by Arbtech in 2022 (Arbtech 2022) which concluded a likely absence of bats within the building. However, a precautionary working method of the removal of the roof structure was recommended, following an initial pre-works inspection by the ecologist.

Site Context

The farmhouse is located at National Grid Reference SD 45130 09128, to the south of Cranes Lane in Lathom, Lancashire. It is in a rural area surrounding by arable and pasture fields with Ormskirk Golf Club 430m to the west. A site location plan is provided in Appendix 2. The previous survey results (PRA and BERS) are provided in Appendix 3.

Survey Methodology

The supervision was undertaken by Mel Reid (Natural England Bat Licence Number: 2019-43774-CLS-CLS) on 28th June 2023.

The ecological supervision included a pre-work inspection of the building using a torch and endoscope. Following this a soft strip of the roof structure under supervision by the ecologist was carried out until the entire roof structure was removed, with only the rafters remaining and no suitable roosting areas left.

Survey Results

No bats were found during the pre-works inspection or during the roof strip. See Appendix 4 for photos taken during the roof strip. Two Midi Beaumaris Bat Boxes were erected on the retained outbuildings as per the file note report (Arbtech 2022).

Conclusions and Recommendations

The remaining proposed works can now continue without supervision by an ecologist. If any bats are found works should stop immediately and advise sought from a suitability qualified ecologist.

Author

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Appendix 1: Proposed Site Plan



NO	DATE	DESCRIPTION	BY	CHKD
1	25/04/22	ISSUED FOR PERMIT
2	25/04/22
3	25/04/22

2022 PLANNING APPLICATION

NJSR

Project No: 1511-001

Site: 1511-001

Client: Mr P Duffy

Location: 1511-001

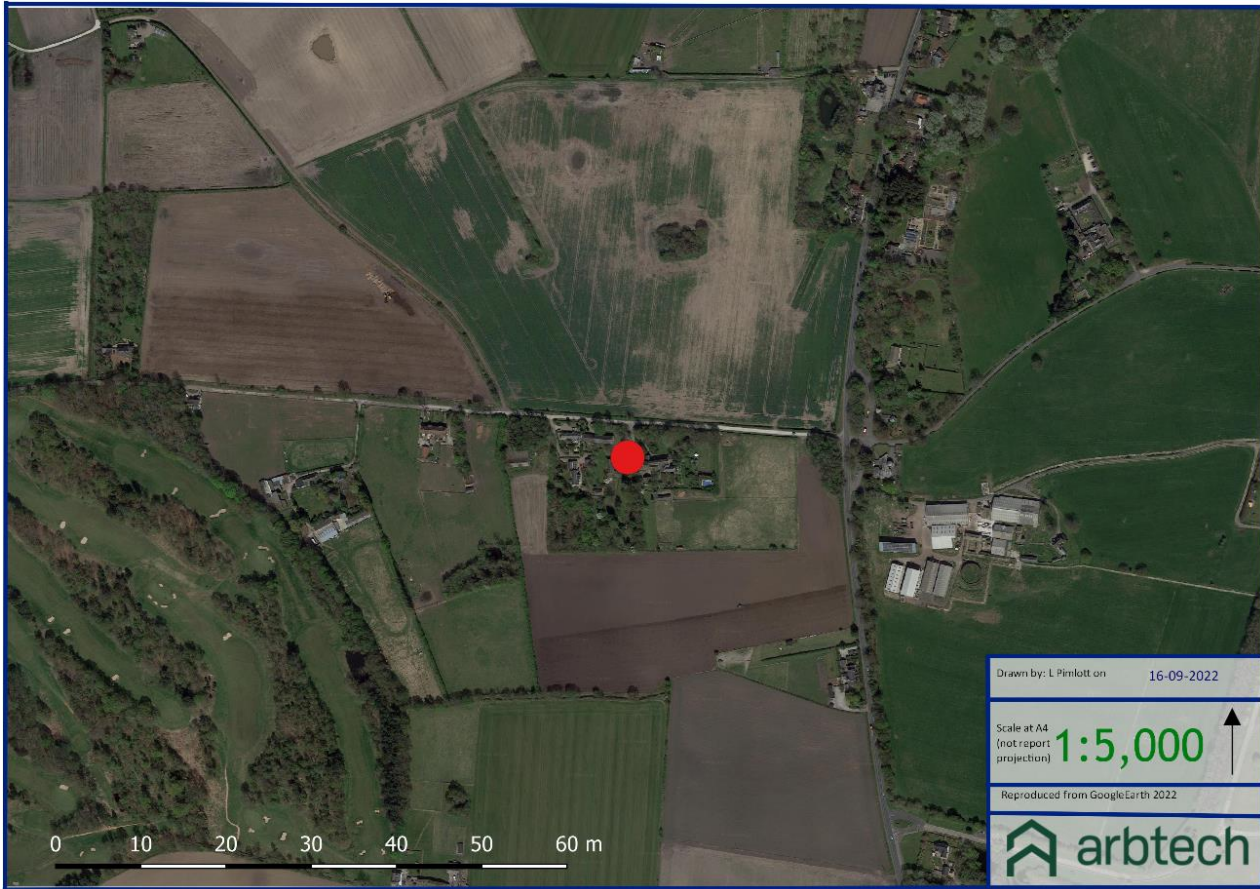
Scale: 1:100

Date: 25/04/22

Drawing No: 1511-001-011

Sheet: 4

Appendix 2: Site Location Plan



Appendix 3: Survey Plans



Appendix 4: Site Photos

