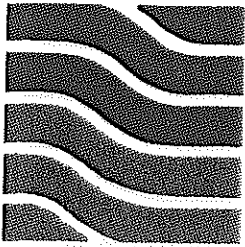


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JWM Design & Planning
 34, Sheep Hill Lane,
 New Longton,
 Preston,
 Lancashire
 PR4 4YN

Date: 21st February 2013Fao: James Mainwaring**Re: Bat Survey of No. 3, Chapel Hill Farm Cottages, Lower Lane, Longridge, Preston, PR3 3SL**

Dear James,

Further to the above please find the results of my bat survey outlined below.

The property was visited on the 19th February 2013 in good weather conditions. The survey was undertaken from ground level using close focusing binoculars and there were no constraints to survey.

The property is approximately four years old and in very good condition.

The survey returned **no evidence of bat activity on the external aspects of the building and no means of potential bat ingress to any internal part of the building.** The details of the survey are outlined below.

Roof:

The roof is slated and composed of tight fitting slates and ridge tiles with no means of ingress for bats.

Fascias & Soffits:

The fascias and soffits are good condition and made from PVC. All are tight fitting to the wall which is mainly covered in a very evenly surfaced render. There are no gaps behind these features that would allow ingress by bats.

Flashing:

Flashings are lead and in good condition with no gaps.

Walls:

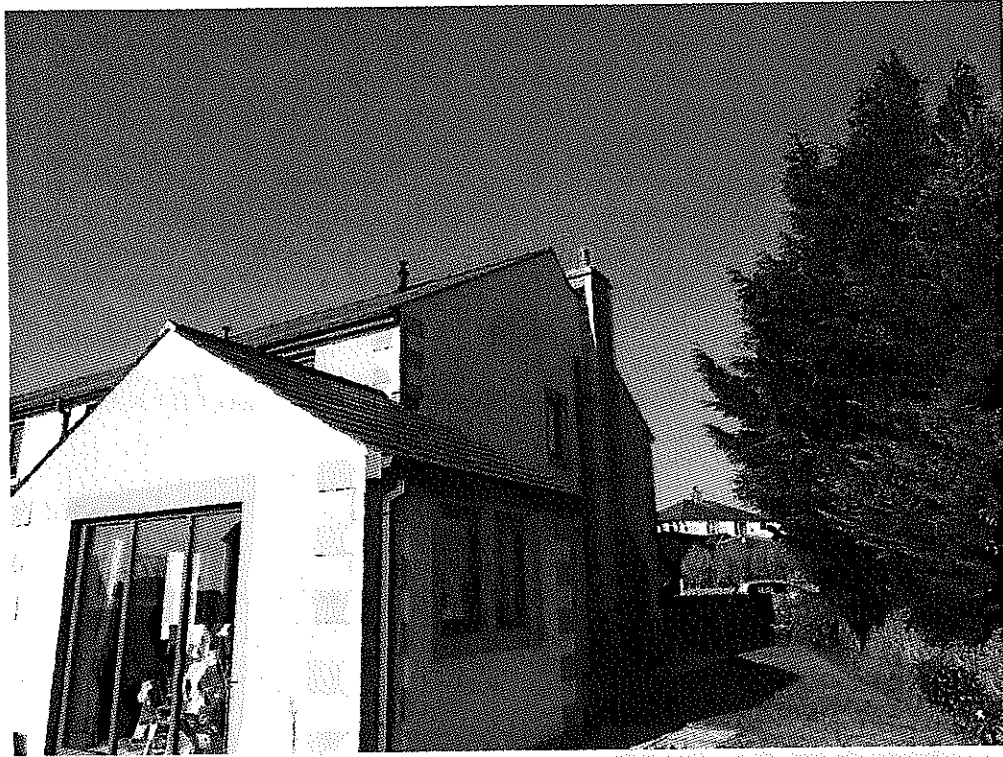
The walls have an even coating of flat render with decorative exposed stone blocks on the corners of the building. There are no gaps that might be used by crevice dwelling bats.

The chimney stack is built on to the outside of the building and is in stone. The stone is neatly pointed and there are no means of ingress for bats.

Other Features:

No other features which could possibly indicate bat habitation/use (bat droppings etc.) were found during the survey.

The photograph below is a general view of the elevation directly affected by the proposal. The features inspected during the survey can be clearly seen

**Summary:**

The house is of recent construction using a mixture of modern and traditional materials. The house is in good condition and well sealed in all areas where bats would be expected to gain access. Consequently there is no potential for roosting bats as the general construction prevent access to the interior of the structure, to the back of fascias/soffits and below the slates and ridge tiles etc.

There were no constraints to survey whatsoever.

Given the absence of bat potential at the property there are no constraints to the development of the site as a result of bat habitation.

If you have any query whatsoever regarding any aspect of my inspection and evaluation please do not hesitate to contact me direct on 01772 600441.

Yours faithfully

Ian Ryding
Ecological Consultant – Pennine Ecological