KNIGHT SKY ECOLOGY

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ECOLOGY TECHNICAL NOTE

PROJECT	**42 Knowsley Rd West, Clayton-le-dale, BB1 9PW**
ECOLOGY SURVEY TYPE	**PRELIMINARY BAT ROOST ASSESSMENT**
DATE	15 September 2023
AUTHOR	[redacted] (Principal Ecologist)
ISSUED TO	Khalid Khan Associates. 109 Whalley Range, Blackburn, BB1 6EE [redacted]

INTRODUCTION

Knight Sky Ecology was commissioned to undertake a preliminary bat roost assessment at 42 Knowsley Rd West, Clayton-le-dale in relation to the proposed alterations and extension to the existing dwelling at the site. The assessment was undertaken by [redacted] MCIEEM whom holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) for bats. The aim of this document is to inform the proposals of all considerations relating to bats at the site. This includes presenting information to confirm the presence / likely absence of a bat roost; providing recommendations for mitigation or enhancements where appropriate; and, providing further guidance should any additional assessment be required.

METHODS

The preliminary bat roost assessment was undertaken in accordance with good practice guidelines (*Bat Surveys for Professional Ecologists: Good Practice Guidelines, Collins 2016)* and the scope of bat survey works was also designed in relation to the predicted degree of risk to bats and the nature and scale of the proposed development. With this proportionate approach in mind, a desk top study was not considered to be required for the assessment.

A daytime visit to the property was undertaken on 11th September 2023 during the main active period for bats (May to October). The assessment involved a visual search for evidence of bats and an assessment of the bat roost suitability of the property based on the extent and suitability of any potential roost features present. The assessment included the use of a torch, a digital endoscope and ladders. The property was fully accessed including the loft and the roof verges.

RESULTS

Photos of the existing building are provided at the foot of this document. The building comprises a two storey, brick-built dwelling with a single-storey, flat-roofed extension which comprises the garage and further living space. The property is rendered at the frontage. The dwelling has an open gable roof with interlocking concrete roof tiles. The timber fascias and soffits on the property were tight-fitting to the wall and had been sealed. The soffit box at the corner frontage appeared to have been repaired using bespoke material and there was a gap under the end capping. However, upon further inspection this

gap was filled with detritus and not considered suitable for bats. The roof tiles all appeared in good repair with no slipped or missing tiles. In addition, the brickwork appeared to be in very good repair. The roof of the brick-built extension was clad with roofing felt and the brickwork and fascias all appeared in good condition with no potential bat roost features recorded.

Internally, the loft of the property was used for storage purposes only and contains a light. The loft was partially clad with crawl boards. The loft floor, storage boxes and insulation were all clean with no evidence of bats observed. The roof underlining felt comprised a traditional (Type 1f) material and the roof appeared in good repair with no daylight or draught noted.

Surrounding Habitats

The property is within a residential area and features gardens to the front and rear which contain lawns and typical garden planting. There is also a mature willow tree adjacent to the driveway. The property is bound by similarly sized properties on all aspects. Approximately 30m to the south and 350m to the north are sizeable areas of pasture land with occasional treelines and woodlands. The watercourse of Showley Brook is 280m south. Such habitats provide foraging value to bats. Overall, given the residential setting of the property, low to moderate levels of bat activity and species diversity are expected in the locality.

Bat Roost Suitability

No evidence of bats was recorded and due to an absence of potential roost features, the property is of negligible bat roost suitability.

Nesting Birds

No evidence of nesting birds was observed (the survey was completed slightly outside the nesting season).

CONCLUSIONS AND RECOMMENDATIONS

No evidence of bats was identified and the property is considered to offer negligible suitability to support bats. Therefore, it is recommended that bats do not present a constraint to the development proposals as the works will remain legally compliant.

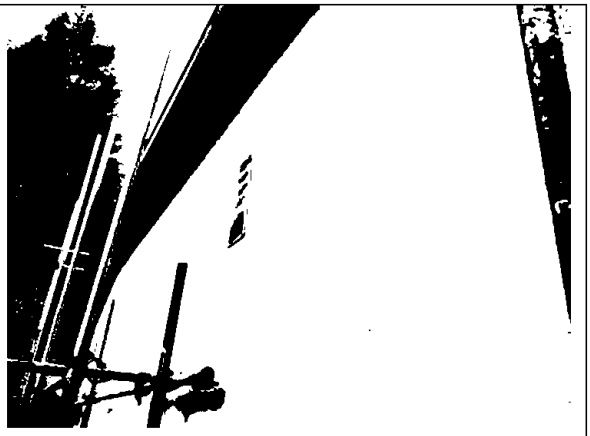
In the highly unexpected event that a bat is discovered during the development, the contractor should stop immediately and contact a suitably qualified ecologist for advice.

In line with national and local biodiversity policies, recommendations for ecological enhancements (i.e., bat boxes) are provided below:

Bat Boxes

The development presents a good opportunity to increase roosting provision for bats via the fixing of a bat box within the site. The box can be integrated into the fabric of the new extension as it is being built. There are many bat box styles to match the stonework or render. The box can be placed on any aspect of the building provided that the boxes are positioned at least 3m from the ground and located away from any windows or lights. Figure 1 provides examples of such boxes.

Figure 1. Bat box examples (images from Knight Sky Ecology)

	
PRO UK Build-in WoodStone Bat Box (nhbs.com)	1FR Schwegler Bat Tube / Vivara Pro Build-in Woodstone Bat Tube (nhbs.com)

PHOTOS

Photo 1. View of property frontage (south)	

Photo 2. View of side / rear (north & west aspects).	
Photo 3. Soffit box on west elevation (fully sealed)	
Photo 4. Property roof.	

Photo 5. Property loft.	
Photo 6. Small gap in soffit box (filled with detritus).