



ECOLOGY TECHNICAL NOTE

PROJECT ADDRESS	Sunnyside, Stoneygate Lane, Ribchester, PR3 3YN
ECOLOGY SURVEY TYPE	DESK BASED PRELIMINARY BAT ROOST ASSESSMENT
DATE	24 September 2024
AUTHOR	Ryan Knight BSc (Hons) MCIEEM - Principal Ecologist
AGENT	SJR Architectre Ltd

STATEMENT

Knight Sky Ecology was commissioned to provide a preliminary bat roost assessment at the above listed property in relation to the proposed development plans for the site which are to include the removal of a conservatory and replacement with a single storey extension.

The assessment was undertaken by Ryan Knight MCIEEM who holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) for bats and has held this licence type for over 11 years.

The assessment is based on a desk study only using photos, plans and online resources including Google Earth. Upon an initial review of the property condition and the small scale of the proposal, this desk-based approach was considered proportionate to the level of potential impacts posed to bats and has been undertaken in respect of the relevant planning and conservation policy obligations and legislative framework.

Photos of the existing property are provided below. The property comprises a detached, dormer bungalow. It has undergone major renovation within the last 5 years and has had a dormer extension and new roof.

The pitched roof has modern concrete roof tiles and the roof eaves are fitted with uPVC fascias and soffits. There are also plastic dry verge caps along all the roof eaves. The dormer extension is on the west aspect and there are roof windows on the east aspect. Due to the dormer renovation, the property does not have a loft. The walls of the property are entirely rendered and this appears to be in very good condition.

Based on the photos, the property appears to be in very good repair and no observable potential bat roost features were identified.

The property is one of several similar properties on Stoney Gate Lane. The habitats within the locality include gardens, scattered trees, hedgerows and pasture land to the immediate east. The River Ribble is 550m south and there are several woodlands in the wider area. Such habitats are of high value to bats. There are no clearly distinct commuting habitats for bats in the immediate area of the property and overall, bat activity levels in the immediate locality are expected to be low to moderate.

Overall, the development proposal is considered to be of no risk of impacts to bats and it is recommended that bats do not present a constraint to the development proposals. The works are highly likely to remain legally compliant with reference to the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).



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

PHOTOS

Photo 1.
South-west
elevations.



Photo 2.
North-west
elevations





Photo 3.
View of rear
(conservatory to be
replaced with a
single storey
extension).



Photo 4.
Front (east)
elevation,



