



TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT

SITE NAME & ADDRESS	19 Scott Avenue, Simonstone, BB12 7HY
DATE	11 th November 2024
AUTHOR	Ryan Knight BSc (Hons) MCIEEM - Principal Ecologist
AGENT	Sunderland Peacock and Associates Ltd

INTRODUCTION

Knight Sky Ecology was commissioned to undertake a preliminary bat roost assessment at 19 Scott Avenue in relation to the proposed renovation plans for the property. 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 12 years. Ryan has also acted as the named ecologist on numerous European Protected Species (EPS) mitigation licences issued by Natural England which covered several bat species and roost types.

This document presents the results of the bat survey and provides all the necessary data, assessment and guidance to satisfy the relevant planning and conservation policy obligations and legislative framework.

METHODS

The preliminary bat roost assessment was undertaken in accordance with good practice guidelines (*Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th edition. Bat Conservation Trust, London. (Collins, J., (ed.) (2023))*) and the scope of the assessment was also designed in relation to the small-scale nature of the proposed works and the predicted degree of risk of impacts to bats. 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 20th September 2024. 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 property was fully accessed including the loft and the roof. Furthermore, the visit was conducted during the main bat activity period (April-October) at a time when evidence of a bat roost would be most prevalent.

RESULTS

Photos of the property are provided at the foot of this document. The property comprised a brick-built bungalow with a flat roofed side extension which is also connected to a flat roofed garage. The bungalow had a pitched gable roof with interconnecting concrete tiles and modern plastic dry verge caps. The roof also had a dry ridge system. No suitable roost features were identified in the roof. The property featured uPVC fascias and soffits aside from the front elevation (timber) and overall, the house appeared to be well maintained. The soffits were tightly sealed to the wall on all elevations aside from the south elevation where there was a small 15mm-20mm gap adjacent to a water pipe above a



window. Upon further inspection, this gap was cluttered with detritus and cobwebs and did not appear suitable for use by bats. The loft of the property was disused and the loft floor was fully insulated throughout. The roof had a modern breathable underlining and no daylight gaps within the roof or suitable roost features within the roof trusses were observed.

The garage and side extension were of a similar construction to the house and no potential roost features were recorded.

Suitability of Surrounding Habitats

The house is located within a residential area and surrounded by similar properties on all sides. Such properties feature front and back gardens with typical ornamental planting and occasional trees. The site itself is likely to support low levels of foraging bats. However, there are some notable habitat features within 500m including mature broadleaved woodlands and minor watercourses. Such features are likely to support several bat species typically found in Lancashire.

Overall, no significant limiting environmental factors to the presence of bats at the site were observed.

Bat Roost Suitability

No evidence of bats was recorded and with respect to the absence of suitable roost features, the bat roost suitability of the property was categorised as negligible.

Nesting Birds

No evidence of nesting birds was observed and there was negligible potential for use of the property by nesting birds.

CONCLUSIONS AND RECOMMENDATIONS

No evidence of bats was identified and the property is considered to offer a negligible level of suitability to support roosting bats. Therefore, it is concluded that **bats do not present a constraint to the development proposals** as the works will 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)). No further surveys or mitigation measures are recommended.



PHOTOS

Photo 1.
Front (north)
elevation.



Photo 2.
Rear (south)
elevation.





Photos 3 a & 3b.
Example of soffits
well sealed to the
walls.



Photo 4.
View of roof.





Photo 5.
Garage (north elevation).



Photo 6.
Gap in soffit from
spout above
window. Sub-
optimal suitability
for bats.

