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Preliminary Roost Assessment

Survey site:

14 The Drive Old Langho Lancashire BB6 8BJ

Client:

Mrs G Russell-Blackburn

Survey date:

19th May 2025

Project:

This report is prepared to inform a planning application with the Ribble Valley Borough Council. The proposal is described as:

Erection of new bedroom above existing garage.

PRA survey methodology and legislation can be found in the Arbtech Supplement: PRA Methodology and Legislation - 2025.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context

The survey site is centred on National Grid Reference SD 70086 36422 and has an area of approximately 0.07ha. The site comprises one residential dwelling (B1), a vegetated garden with ornamental shrubs, grassland, scattered trees and associated hardstanding. It is situated within the gated residential village of Brockhall Village, Lancashire. The immediate surrounding landscape comprises of residential dwellings with associated vegetated gardens, and hardstanding tarmacked roads. Situated ~140m west is a dense area of deciduous woodland. Situated ~800m northeast is the River Ribble. Both landscape features likely enhance the local environment for bats by providing linear elements for bats to navigate along whilst offering opportunities for roosting and foraging. The river will also provide opportunities for bats to exploit riparian resources including emerging aquatic invertebrates to prey upon.

Survey Details

The site survey was undertaken by Amber Williams BSc, MSc, MPhil, Graduate Ecologist (Accredited on Natural England Bat Licence Number: 2024-12491-CL18-BAT.)

Executive Summary

One bat emergence/re-entry survey is required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
19/05/2025	13	51	20	4.8	None

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, and the ecology and biology of species as currently understood.

A biological records data search has not been undertaken. Given the assessed suitability of the structure for bats it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. (Local Bat records can be obtained upon request).

There were no physical limitations to the survey. Full access to the building was obtained.

PRA Survey Factor	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.	
Summary of site and desk Study	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site. There are no Special Areas of Conservation designated for bats within 10km of the site. Local notable habitats - **Deciduous Woodland – ~140m west.** - **Ancient Woodland – ~580m northeast.** - **Lowland Fens – ~1.4km west.** - **Upland Calcareous Grassland – ~1.8km northwest.** Statutory Designation (2km) There are no statutory designated sites within 2km. The site falls within the Site of Special Scientific Interest (SSSI) impact risk zone for Salthill and Bellmanpark Quarries (SSSI) situated ~7.8km northeast. The proposed works is not listed as a significant threat to this designation.
Foreseen Impacts	**On-site habitats** The proposed development will result in impacts to the existing structure. No other habitats are expected to be impacted to facilitate the works. As such, development is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. **Notable habitats** No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the surrounding physical barriers.
Recommendations	**On-site habitats** Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). **Notable habitats**

	None required. **Biodiversity net gain** The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (less than 25m^2 of habitat being impacted), however the Local Planning Authority may still request a net gain assessment under their own local planning policy.
Field survey results	
Summary of Survey Findings	**Foraging and commuting habitat** Habitats recorded on site are assessed to provide low value foraging and commuting opportunities for bats in the form of vegetated garden with minimal continuous landscape features such as tree lines which would facilitate commuting and foraging (Fig.1). Grassland and ornamental shrubs likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. The site is connected via neighbouring vegetated gardens to deciduous woodland ~140m west. This landscape feature enhances the site for bats as it offers opportunities for foraging and roosting as well as a linear landscape element to aid commuting for local bat populations. **Roosting habitat** Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is a total of 1 building on site: the residential dwelling (B1). No trees are expected to be impacted to facilitate the works and therefore were not assessed for their habitat value for roosting bats. No evidence of roosting bats was identified on or within B1.

B1 Building description	*Photographs*
Summary B1 is an L-shaped, two-storey, brick built residential dwelling with a single storey gabled extension on the northern elevation. The roof structure is comprised of composite slate tiles which all appeared tightly sealed with no gaps beneath and in good condition. There are slight gaps behind the PVC soffit boards on the eastern and western elevation and sections of missing mortar at the roof. B1 is subject to a vertical extension over the existing northern gabled extension (garage). B1 has **low** habitat value for roosting bats.	 B1 – Northern elevation

Feature	*Materials*	*Condition/description/suitability*	*Photograph(s)*
Walls	Brick-built	The walls of B1 are constructed of brick and mortar, both of which appeared in good condition on all elevations of B1. There were no areas of damage or cracking which would create crevices that could be exploited by roosting bats.	 Example of brickwork of B1 in good condition
Roof	Composite slate tiles	The roof is constructed of composite slate tiles which are in good condition and tightly sealed. No lifted or missing tiles were noted. There is a small section of missing mortar on the northern gable apex of the single storey extension. This crevice is large enough to allow ingress into the interior of the structure for roosting bats although it was not possible to determine how far deep the crevice extended. However, even if the crevice does not extend into the interior, the crevice itself could act as a roosting feature for individual crevice dwelling species on a transient basis. There was another section of missing mortar along the eaves at the western elevation. This could be utilised as an access point underneath the slate tiles by crevice dwelling species.	 Example of tightly sealed roof tiles – northern elevation  Example of tightly sealed roof tiles – southern elevation

			 Missing mortar at northern extention gable apex
Soffit boards	PVC	At the eastern and western elevations there are white PVC soffit boards. There are sections at the western and eastern elevation where these boards are not flushed against the brickwork. This has created a suitable crevice for roosting bats to exploit as a roosting feature. The soffit boards have small ventilation gaps along the entire length. These gaps permitted daylight into the interior loft void. These gaps are not considered to be large enough for crevice or void dwellers to utilise as access points into the interior.	 Example of tightly sealed soffit boards with soffit vents  Example of gaps behind soffit boards – western elevation

Window/doors frames and lintels	PVC	There are windows on the first and second storey at the northern and southern elevation of B1. The window frames appeared in good condition bar some cosmetic damage to a second storey window. This damage is not considered suitable to support roosting bats.	 Cosmetic damage to window trimming on southern elevation
Internal voids	Timber beams Mineral wool insulation Permeable membrane	There is one void within B1. The internal space measures ~10.7m L x 4.7m W x 0.8m H with internal conditions recorded 17.2°C and 46.4% relative humidity. There were no areas of daylight permitting into the void other than at the eaves due to the soffit vents previously mentioned. The lining appeared in excellent condition with no areas of sagging or tears. No evidence of roosting bats, including live animals, droppings, staining or foraging remains, was identified within the internal space.	 Internal of B1

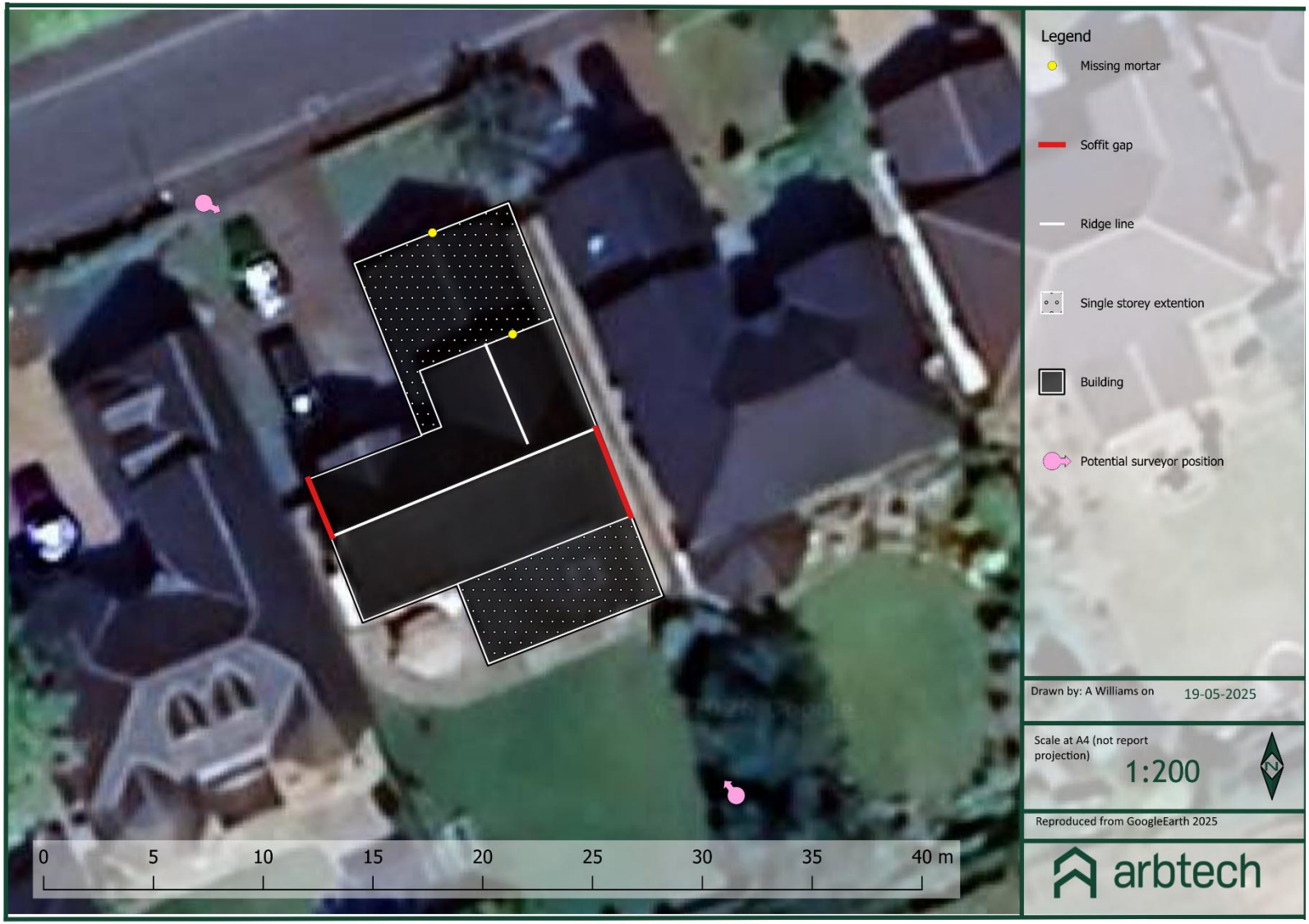
Foreseen Impacts	**Roosting habitat [Buildings]** The proposed development will result in impacts to the garage roof of B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. Additionally, any bat roosts possibly within the main roof structure could be disturbed by noise and vibrations during works. **Foraging and commuting habitat** The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.
Recommendations	**Roosting habitat [Buildings]** One bat emergence/re-entry survey is required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal

	survey period mid-May to August inclusive. Should any bats be observed emerging from the structure during this visit an additional two surveys will be required to characterize the roost present. These survey visits should be at least three weeks apart. Two surveyors equipped with infrared cameras are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. **Roosting habitat [Trees]** In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. **Foraging and commuting habitat** No further surveys are required. **Artificial lighting** A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 **Suggested biodiversity enhancements** The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the new extension. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Nesting birds	
Summary of Survey Findings	**Buildings** No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. **Trees and vegetation** No bird nests were identified within the vegetated garden on-site, however they all offer nesting opportunities and nest-building resources for birds.

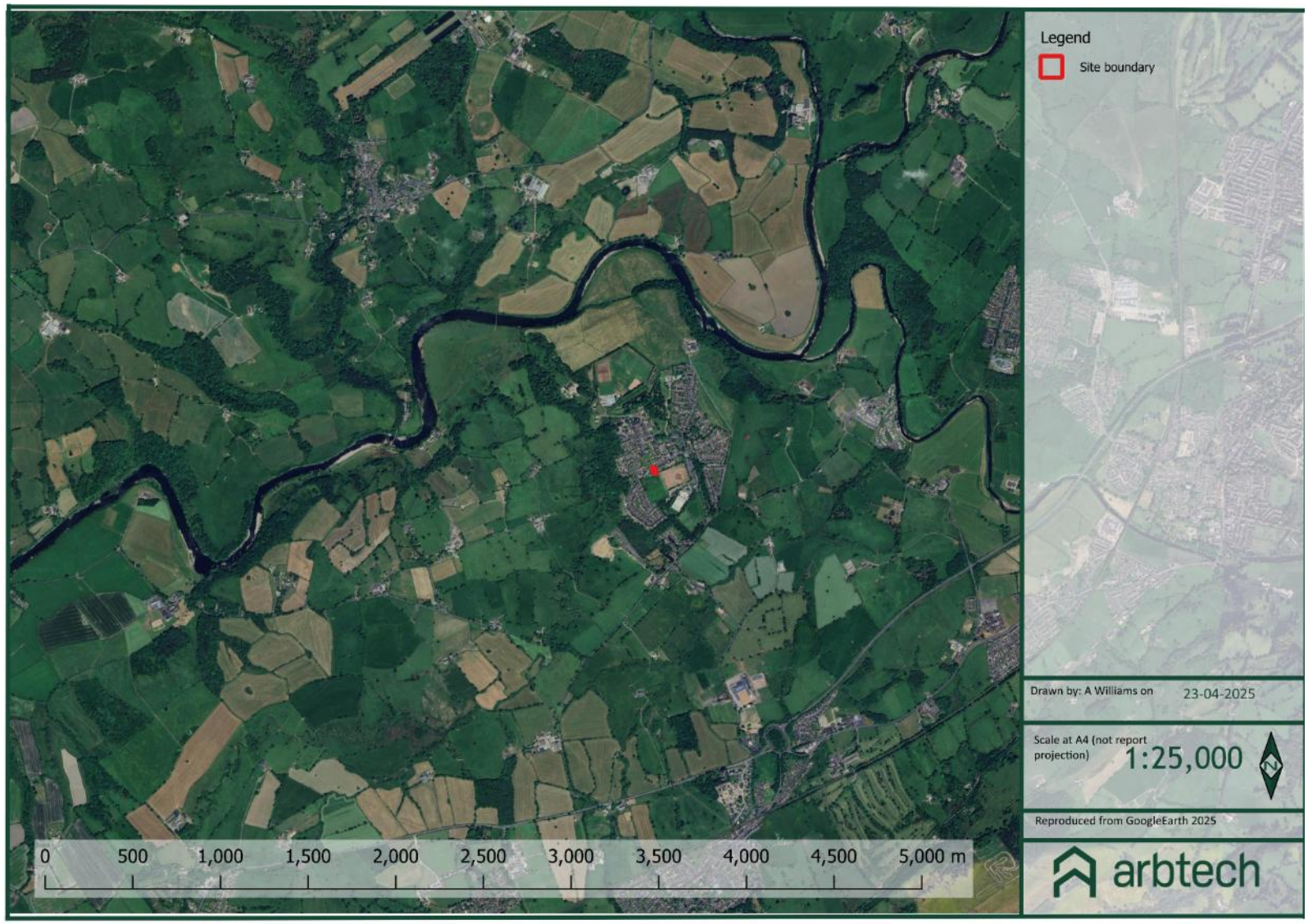
	Barn owls The site does not appear to provide any suitable nesting sites for barn owls. **Overwintering birds** Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
Foreseen Impacts	**Buildings/trees** No impacts are anticipated on nesting birds as a result of the proposed development. **Barn owls** None foreseen. **Overwintering birds** None foreseen.
Recommendations	**Buildings/trees** Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. **Barn owls** None required. **Overwintering birds** None required. **Suggested biodiversity enhancements** The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand.

	Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

Appendix 1: Survey map



Appendix 2: Location map



Appendix 3: Proposed plan

Appendix 4: Habitat Photos

Foraging habitat on site	
Photograph	Description
	Figure 1: Foraging habitat on site

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Version control			
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