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Andrew Carney
86 Whalley Road
Langho
Lancashire
BB6 8EQ

3rd August 2025

Dear Andrew,

Re: Development at 86 Whalley Road, Langho, Lancashire BB6 8EQ

Thank you for your request for a bat survey for the above property.

We understand that the proposal is for an extension and alterations to an existing dwelling house.

We are aware that this property was subject to a bat survey in October 2024 where no bats or evidence of use by bats was found (precautions were, however, advised). Since the bat survey was undertaken and a bat report issued, the Local Authority Building Control advised in March 2025 that remedial works were necessary at the earliest opportunity as the dormer structure was not supported correctly.

1.0 Background and Qualifications

The survey was carried out by Pat Waring and Janette Gazzard.

Pat is a licensed bat worker, a registered consultant of the Bat Mitigation Class licence in England, a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

Pat has been working as an ecological consultant for over 27 years, including over 20 years as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities and Lancashire Planning Authority, as well as the delivery of professional training courses about bats at a national level.

Pat has recognised and extensive knowledge of bat ecology relating to buildings, including the requirements and conditions necessary for bat roosting. He also has recognised skills relating to bat surveys and assessments.

Janette is a is a licensed bat worker, a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

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Janette has over 21 years' experience working in ecology and nature conservation, including roles as a Senior Ecologist for a large multidisciplinary company and as a lead adviser for Natural England throughout the North West of England.

Janette has a range of demonstrable skills relating to professional bat work throughout England and Wales, including building surveys, assessments and judgements of value in relation to bats, as well as selection and monitoring of mitigation features.

Pat and Janette meet the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance (Chartered Institute for Ecology and Environmental Management (2013) *Competencies for Species Survey: Bats.* CIEEM, Winchester, Hants).

1.1 Advisory Note

The information in this letter represents the professional opinion of an ecological consultancy and does not constitute professional legal advice. You may wish to seek professional legal interpretation of the wildlife legislation associated with this area of work.

The information, opinion and advice that Ecology Services UK Ltd has prepared are true, and have been prepared in accordance with the CIEEM Code of Professional Conduct. Ecology Services UK Ltd confirms that the opinions expressed are our true professional bone fide opinions.

Ecology surveys are time-limited; as a rule, survey findings can generally be relied on for the season in which surveys took place. However, mobile species such as bats and birds may increase or decrease in numbers and change behaviours over time. Statutory agencies will often accept survey results for 12-18 months, but this varies around the country.

Ecology Services UK Ltd personnel make a professional judgement as to how long the results of our surveys will remain current. Advice and recommendations as regards currency and its impacts on decision making are included in relevant sections below.

2.0 Methodology

In order to assess the likelihood of bats being present at 86 Whalley Road, a daytime inspection of the building and its surroundings was carried out on 30th July 2025.

External observations were made from ground level and from scaffolding, as well as internal observations from the ground floor and first floor. A Ridgid CA300 endoscope was available but not required on the day. A Coast HP 10R 1000 lumens torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

The survey was compliant with the current best practice guidance, as detailed in Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).* The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

2.1 Limitations

It is recognised that limiting the survey to a single visit in July does not take account of bat activity on the site through the active season (April to October) or at other times of the year.

The presence and behaviour of species, especially mobile species such as bats and birds, can change over time. Ecology surveys are therefore always time-limited in their currency.

3.0 Results of the Survey

86 Whalley Road is a detached dwelling house within a private garden. The building and its surroundings were subject to ongoing extensive internal refurbishment work and re-roofing at the time of the bat survey.

Internal rooms had been cleared and all wall coverings had been removed. The southeast roof pitch was covered in cement tiles, and the northwest roof pitch was covered in a modern roof membrane.

Roof edges were completely open, and a single window was uncovered in the northeast gable below the roof edge.

The former roof void had been part-converted into living space.

A small wooden garden shed was present in the northeast garden of the property.

Habitats and surroundings

86 Whalley Road lies in Langho, which is a small rural village 8 km north of Blackburn in the Ribble Valley, Lancashire. The immediate surroundings of the property comprise a small private garden with amenity planting and a broadleaved hedgerow, as well as a road and other private properties. Most of the garden area of 86 Whalley Road is subject to disturbance from the refurbishment of the property.

In the close surroundings, the main elements are private and commercial properties. The wider landscape is dominated by managed farmland and also includes Mytton Fold Golf Course, Dean Fold Reservoir, along with small woodland blocks and hedgerows. The landscape features provide potential shelter and foraging resources for use by bat and bird populations within the immediate and wider surroundings.

Based on the building's location, the levels of artificial lighting in the immediate vicinity are expected to be high.

Bats

No bats or evidence of bats was found during the daytime inspection. The ongoing refurbishment and re-roofing work is a very significant constraint to any use of the building by bats and nesting birds.

Potential roosting features for bats are:

Night roosting
Low potential – although it is recognised that the open roof edges and uncovered window provide potential access features, the building condition is a significant constraint to use by bats.
The garden shed had negligible potential for use by night roosting bats.

Day roosting
Negligible potential – there are no potential bat roosting features due to the ongoing refurbishment and re-roofing works.
The garden shed had negligible potential for use by day roosting bats.

Hibernation roosting
Negligible potential - there are no potential bat roosting features due to the ongoing refurbishment and re-roofing works.
The garden shed had negligible potential for use by hibernating bats.

The assessment above reflects the condition of the building and its environment. It is the professional judgement of Ecology Services UK Ltd that no further surveys are warranted at this time.

Nesting birds

No birds or evidence of nesting birds was found during the daytime inspection.

Although it is recognised that the open roof edges and uncovered window provide potential access features, the building condition and ongoing refurbishment and re-roofing works are significant constraints to use by nesting birds. In its current condition, there is negligible potential for use of the building by nesting birds.

There is moderate potential for use of the hedgerow to the southeast boundary of the garden vegetation by nesting birds.

Other protected and notable species

No other species or signs were found during the survey.

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts, Issues & Rationale	Action Required
Bats	There are no predicted impacts to roosting bats as a result of the proposed works. There is high potential for bats to forage over the survey area and the adjacent landscape during their active season (April to October)	**No further action** is needed regarding bat surveys. **Recommendation(mitigation):** Any new lighting associated within the proposed development should be designed to reduce light spill upwards and where possible there should be no light spill onto vegetation in close proximity. This will help to avoid any impacts on bat activity, including foraging and commuting. **During and Post development.** **Recommendation(enhancement):** Incorporate suitable bat roosting features e.g. integral bat and/or external bat boxes such a Kent Box, Vincent Pro or Schwegler 2F should be installed at the apex of gable ends. This will provide new roosting opportunities for local bats **Post development.** Further information on bat boxes is available on the BCT website External ready-made & integrated bat boxes - Bat Boxes - Bat Conservation Trust (bats.org.uk).

Table 1 Bats

4.2 Nesting birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	There are no predicted impacts to nesting birds in the building at 86 Whalley Road as a result of the ongoing and proposed works. There is **high potential** for bird species to be present (flying over, foraging, perching) within the survey area throughout the year. There is **high potential** for bird species to be nesting within the close surroundings (e.g. boundary hedgerows, neighbouring gardens) during the nesting season (February to September).	**Advice (mitigation):** It is advised that the most appropriate way to address the risk to nesting birds is: • Avoid working on or in close proximity to garden shrubs and the hedgerow during the nesting season (February to September) Or • If works cannot be delayed, the garden shrubs and the hedgerow should be carefully checked, immediately prior to works commencing. Checks should be carried out by a suitably experienced ecologist. If the risk of nesting birds remains, then monitoring for nesting bird activity should continue for the duration of works. **Prior to any work throughout works in nesting season (monitoring).** **Advice (mitigation):** If works are to be undertaken during the nesting season, all people working at the proposed development site should attend a toolbox talk delivered by an appropriately experienced person, to be made aware of the likelihood of encountering nesting birds and how to identify them, the legal protection of nesting birds and their own responsibilities as regards implementation of precautionary measures. **Prior to any work commencing.**

Table 2 Nesting Birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds (continued)	There are no predicted impacts to nesting birds in the building at 86 Whalley Road as a result of the ongoing and proposed works. There is **high potential** for bird species to be present (flying over, foraging, perching) within the survey area throughout the year. There is **high potential** for bird species to be nesting within the close surroundings (e.g. boundary hedgerows, neighbouring gardens) during the nesting season (February to September).	**Advice (mitigation):** If birds are found to be nesting within or in close proximity to the work area during proposed works, it will be necessary to stop and establish **Recommendation (enhancement compensation):** Incorporate suitable bird nesting features e.g. integral bird boxes and/or external nest boxes should be installed along the roof edges of the building. This will help to provide new bird nesting opportunities for local garden bird populations. **Post development** Examples of suitable bird boxes include Vivara Pro WoodStone House Sparrow Nest Box | NHBS Practical Conservation Equipment 1SP Schwegler Sparrow Terrace | NHBS Practical Conservation Equipment Sparrow Box - Smooth Brick | NHBS Practical Conservation Equipment

Table 2 (continued) Nesting Birds

If you require any further ecological advice or guidance in relation to the proposed works, please do not hesitate to contact me.

Yours sincerely

[redacted]

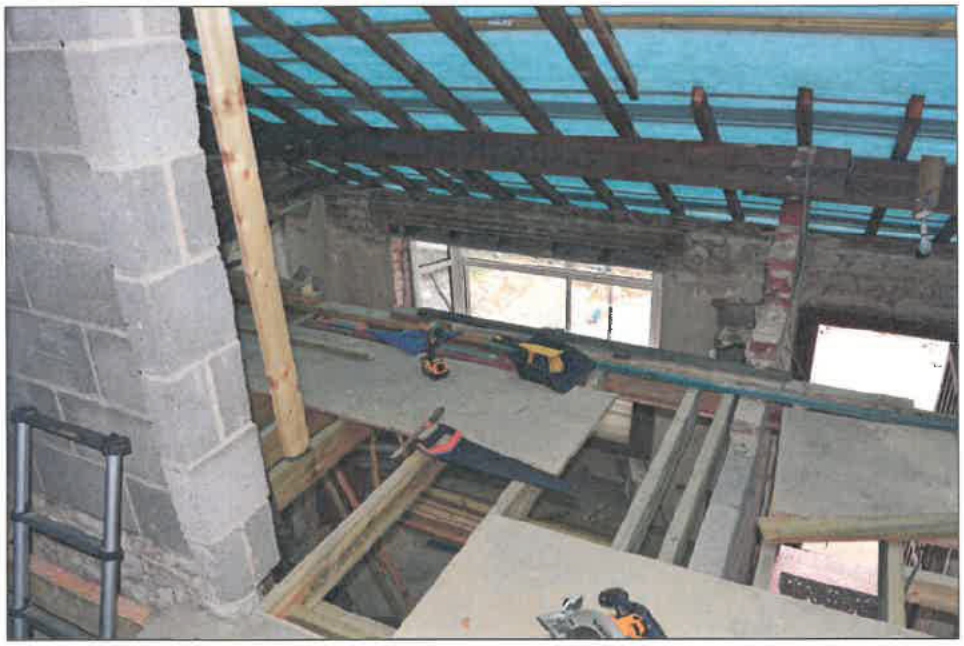
Pat Waring MCIEEM CEnv
Director
Ecology Services UK Ltd
[redacted]

View of 86 Whalley Road from roadside to northwest. At the time of survey, the building was scaffolded and the northwest roof pitch was covered in a modern roof membrane and tile battens only.

View of 86 Whalley Road from garden to southeast. At the time of survey, this part of the building was scaffolded, and the southeast roof pitch was newly-covered in interlocking cement roof tiles.

View of 86 Whalley Road garden to northwest of the dwelling house. A small wooden garden shed and broadleaved hedgerow were present.

Internal view of 86 Whalley Road. At the time of survey, the building was undergoing extensive refurbishment, which included stripping of walls and installing of new floors.



Internal view of 86 Whalley Road first floor. The image shows extensive refurbishment work, natural light spillage and a lack of dark sheltering places for bat roosting.

Internal view of 86 Whalley Road first floor. The image shows extensive refurbishment work, natural light spillage, an uncovered window and a lack of dark sheltering places for bat roosting.