



Mr L Canipa
1 Northacre Drive
Barrow
Clitheroe
BB7 9XT

20th May 2025

Dear Mr Canipa

**Re: Proposed development at 1 Northacre Drive, Barrow, Clitheroe, BB7 9XT
[Grid Reference SD 73937 38060]**

Thank you for your request for a bat survey.

We understand that your planning proposal is for a two-storey extension to the rear (west) elevation to your existing dwelling house.

1.0 Background and Qualifications

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

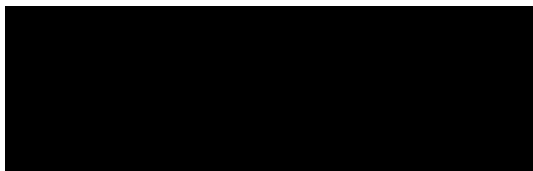
Pat is a licensed bat worker, a registered consultant of the Bat Mitigation Class licence in England, a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

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, including Lancashire Planning Authorities and Police Authorities, 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 and trees, including the requirements and conditions necessary for bat roosting. He also has recognised skills relating to bat surveys and assessments.

Janette 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.

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. She has a range of



demonstrable skills relating to professional bat work throughout England and Wales, including building and tree 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 1 Northacre Drive, a daytime inspection of the building and its surroundings was carried out on 15th May 2025.

Observations were made from ground level, as well as from telescopic ladders. 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 May 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

1 Northacre Drive comprises a detached, two-storey dwelling house with garage, driveway, front and rear gardens.

The dwelling house is constructed of brick walls (part rendered) with a multi-pitched roof covered with cement tiles. There are upvc boxed soffits and plastic verge covers around the roof edges. All external walls, windows and doors, roof coverings and roof edges are sealed and/or well fitted in a good state of repair.

A single, integral bat box is located near to the apex on the west gable, which is on a different elevation to the proposed works. At the time of the survey fresh bird droppings were observed at the box entrance, suggesting recent use by small bird species, such as blue tit. Occupation of the bat box by birds will significantly limit its availability to and use by bats.

There is a single roof void supported on timber spars and block internal walls. The roof is underlined with a modern breathable membrane and there is dense rock wool insulation on the floor. No potential bat access points were visible from inside the roof void.

The garage, which adjoins with a neighbour's garage, is also constructed with brick walls and has sealed roof edges and cement tiles. There are no suitable features for use by bats associated with the garage. There is a single bird box on the west elevation of the neighbouring garage, close to the west boundary of the proposed development site. The bird box showed no signs of use at the time of the survey.

Habitats and surroundings

1 Northacre Drive is located in a residential area in the village of Barrow to the south of Clitheroe town centre. Most of the houses have integral bat boxes and are in close proximity to individual mature trees and/or tree belts. There are waterbodies and open farmland with trees and hedges located in the close and wider landscape.

The levels of artificial lighting are expected to be at least moderate based on the residential location, density of housing and street lights.

Overall, the immediate, close and wider landscape provide at least moderate potential shelter and foraging resources for use by bats and high potential shelter and foraging resources for birds.

Bats

No bats or evidence of bats was found during the daytime inspection.

Potential roosting features for bats are:

Night roosting

Negligible potential – the building is not suitable for use by night roosting bats

Day roosting

Low potential – limited to a single bat box on the south elevation

Hibernation roosting

Low potential – limited to a single bat box on the south elevation

The assessment above reflects the condition of the features and their environment. It is the professional judgement of Ecology Services UK Ltd that no further surveys are warranted at this time; there is insufficient potential to support the need for any further investigation.

Nesting birds

No active nests were confirmed during the survey.

A blackbird was observed flying from dense garden vegetation (suitable for nesting habitat) during the survey. An active nest was not confirmed during the survey.

There is high potential for nesting birds to utilise the bird box on the neighbours garage and garden vegetation, in particular the ivy and shrubs along the south garden boundary, during the nesting season (February to September).

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts, Issues & Rationale	Action Required
Bats	<p>There are no known impacts to bat roosts as a result of the proposed development</p> <p>It is advised that there is a single, potential roost feature suitable for bats associated with bat box on the south gable. In this location and landscape setting, these features at least low potential for bats to use throughout the bat active season (April to October).</p> <p>It is the professional judgement of Ecology Services UK Ltd that <u>no further surveys</u> are warranted at this time.</p> <p>All bat species and bat roosts are afforded full protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species 2017 (as amended)</p>	<p>Advice (mitigation): It is advised that all disturbing works (e.g. drilling, vibrations, creation of dust) should not take place directly below or in close proximity to bat box feature located on the south elevation. If any work is required in close proximity to the bat box further advice should be sought from suitably qualified and experienced Ecologist. At all times.</p> <p>Advice (mitigation): All personnel involved in the proposed development should be carefully advised about bats, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if a bat is found. Prior to development.</p> <p>Advice (mitigation): If bats are found at any time during the development, work must stop until advice has been sought from an appropriately experienced Ecologist. If the development will affect bats, a licence may be required and suitable mitigation put in place. At all times</p> <p>Recommendation(mitigation): Any new lighting associated within the proposed development should be designed to reduce light spill upwards and there should be no light spill onto vegetation in close proximity to the bat box feature. This will help to avoid any impacts on bat activity, including foraging and commuting. During and Post development.</p>

Table 1. Bats

4.2 Nesting birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	<p>There are <u>predicted impacts</u> (disturbance, damage and destruction) to nesting birds, nests and eggs as a result of the proposed development.</p> <p>It is advised that there is high potential for birds nesting in the garden vegetation during the bird nesting season (February to September).</p> <p>Under the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken.</p> <p>There is no provision under the Wildlife and Countryside Act 1981 (as amended) for licensing the disturbance of nesting birds or the destruction of nests which are in use for the purpose of development. If enforcement action were</p>	<p>Advice (mitigation): It is advised that the most appropriate way to address the risk to nesting birds is:</p> <ul style="list-style-type: none"> • Avoid working on or in close proximity to the garden vegetation during the nesting season (February to September) Or • If works cannot be delayed, the proposed work area 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). <p>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.</p> <p>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</p>

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds continued	taken the developer would need to rely on the 'incidental result of an otherwise lawful operation' defence if it were not possible to avoid an offence being committed. This defence can only be tested in court and it is therefore important to ensure all possible mechanisms for avoiding an offence are considered.	an exclusion area. The extent of the exclusion area, which should be determined by a suitably experienced ecologist, will depend on the bird species and the nature of the proposed works At all times .

Table 2. Nesting Birds

Compliance with the actions outlined in the Tables above will help to avoid committing offences in relation to protected species; bats and nesting birds.

Precautionary measures such as those listed above are generally regarded by Statutory Bodies, Local Planning Authorities and Professional Ecologists as being appropriate where there is a risk of protected species (i.e. bats and nesting birds) being present, but further investigative surveys are not required prior to development works.

For this site, it is recommended that if proposed works are not undertaken before August 2025, advice should be sought as to the need for further surveys at that time.

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

Yours sincerely



Janette Gazzard MCIEEM
Senior Ecologist
Ecology Services UK Ltd

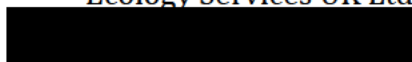




Image showing east (front) and south (side) elevation.



Image of integral bat box on south gable, fresh bird dropping present (white arrow)



Image showing roof void with cluttered spars, sealed breeze block walls, deep rock wool and modern roof membrane.



Image showing house in context with south boundary vegetation (suitable for use by birds) and mature trees in close proximity (rhs).