



TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT

PROJECT ADDRESS	58 Henthorn Road, Clitheroe BB7 3AU
PROPOSED PLANS	Extension to dwelling
DATE	23 June 2025
AUTHOR	Ryan Knight BSc (Hons) MCIEEM - Principal Ecologist

INTRODUCTION

Knight Sky Ecology Ltd was commissioned to undertake a preliminary bat roost assessment at 58 Henthorn Road, Clitheroe in relation to the development plans for the property which are to include a two-storey side 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 13 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 assessment results, providing the necessary data, evaluation, and guidance to meet relevant planning and conservation policy obligations and legislative requirements.

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 very 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 16th June 2025. 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. Bat roost suitability is defined as none, negligible, low, moderate, high or confirmed roost. The property was fully accessed including the loft.

The site visit was undertaken during the main active period for bats (April-October) when evidence of a bat roost (e.g., bat droppings) is most prevalent.



RESULTS

Property Description & Potential Roost Features

Photos of the property are provided at the foot of this document. The property is a semi-detached dwelling which has pebbledash render on all aspects. The property has a hipped roof with modern, interlocking concrete roof tiles. The roof appeared to be in well laid and in good repair with no missing, lifted or slipped tiles. The ridge tiles also appeared to be well bedded in with pointing mortar. The brickwork on the chimney appeared to be in good repair and the lead flashing on the chimney was also well sealed.

The property features timber soffit boxes throughout. The vast majority of these soffits appeared to be well sealed to the walls. There was a slight gap between the fascia board and the soffit board due to warped timbers and there was a slight gap under the soffit on the rear aspect. However, upon further close inspection, both gaps were not recessed and unsuitable for use by bats.

The main floor space of the loft is boarded and the loft features a light fitting. The floor space was clear throughout. The roof has a bitumen-based underlining. No light gaps or suitable roosting crevices were observed in the roof.

Suitability of Surrounding Habitats

The property is located within a large residential area to the south-west of the centre of Clitheroe. It is surrounded by similar properties on all aspects. Due to the urbanised location, notable habitats for bats within the area are limited. Each dwelling features small front and rear gardens and there are occasional small trees along the road side. The nearest green space to the property is Henthorn Park located to the direct north-east. This park includes a large recreational open space which is bound by mature trees which will provide a sheltered foraging resource for bats. The nearest habitat of high value for bats is the River Ribble and adjacent woodland located 1km west (Edisford Bridge). There are no notable habitat linkages between the property and the river.

Overall, with respect to the location of the property and the suitability of the habitats, bat activity levels and species diversity are expected to be very low within the immediate area of the site.

Evidence of Bats and Bat Roost Suitability

No bats, evidence of bats or potential roost features for bats were recorded. The property appeared to be well sealed throughout.

Nesting Birds

No evidence of nesting birds was observed and there was considered to be a very low potential for use of the property by nesting birds.

CONCLUSIONS AND RECOMMENDATIONS

No evidence of a bat roost was encountered and no potential roost features were identified.

Therefore, in consideration of the findings and development proposals, it is the professional judgement of Knight Sky Ecology that no further detailed assessment is required (i.e., dusk emergence survey).

Bats do not present a constraint to the development proposals as the works will remain legally compliant i.e., the proposed activities are reasonably unlikely to result in an offence listed under



Section 43 of the Conservation of Habitats and Species Regulations 2017 (as amended) or Section 9 of the Wildlife and Countryside Act 1981 (as amended).

Enhancements

The development presents an opportunity to increase roosting provision for bats. One box is recommended to be placed on the side of the new extension (under the roof verge). There are boxes that can be integrated into the walls of the extension as it is being built or boxes that fit directly onto walls. Figure 1.1. provides three options.

Figure 1.1. Bat box models.

Vivara Pro Build-in WoodStone Bat Box		The Build-in WoodStone Bat Box has been specifically designed to fit into the cavity of walls, with the entrance sitting flush with the outside bricks. It has been redesigned to match the standard brick size in the UK. Manufactured from hard-wearing woodstone and plywood with removable wooden side panels so that several boxes can be placed side by side to create one large chamber. Available from https://www.nhbs.com/
Beaumaris Woodstone Bat Box		The Beaumaris box has a single narrow entrance, making it suitable for crevice roosting bats such as the common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, Brandt's bat and whiskered bat. The box's interior has a rough surface for bats to cling to and the front of the box features a subtle but attractive imprint of a bat in flight. Suitable for attaching to external walls and should be sited as high up on the façade as possible, at a height of at least 3m from the ground. Avoid siting under artificial lights.
Vivara Pro Build-in Woodstone Bat Tube		Designed to be built in to the masonry of external walls or beneath a rendered surface. It is designed to provide the maximum internal space across two cavities, allowing space for larger groups. Manufactured from hard-wearing woodstone and plywood with removable wooden side panels. Available from https://www.nhbs.com/



PHOTOS

Photo 1.
Front and side
elevation (area of
proposed
extension).



Photo 2.
View of roof.





Photo 3.
Rear elevation.



Photo 4.
View of sealed
soffit and slight gap
underneath fascia
(no suitability).





Photo 5.
Loft.

