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- Protected species survey & licensing
- Habitat survey
- Habitat creation & management
- Arboricultural survey & impact assessment
- Invasive species survey & control
- Management plans

www.pennineecological.co.uk**Client: Daniel Thwaites PLC****Date: 16th October 2025**

Dear Jonny Firth,

Re: Preliminary Roost Assessment: Stork Hotel, Whalley Road, Simonstone, BB12 7NZ

PENNINE ecological have been commissioned to undertake Preliminary Roost Assessment (PRA) at the above site.

Impacts in relation to the proposal are considered to be confined to bats and birds which may be utilising the building. As such a PRA and bird suitability assessment was undertaken on the 14th October 2025. The sites grid reference is SD 76981 34556, and the location is shown in Figure 1.1.

The purpose of this study is to address any potential issues in relation to bats resulting from the proposal to construct a fire door on the first floor of the rear elevation. The proposed plans and elevations are shown in figure 1.2.

Figure 1.1: Aerial Image of Stork Hotel, Simonstone.



Figure 1.2: Proposed plans and elevations



1. Desk Top Study:

A desk top consultation study with Lancashire Environmental Records Network (LERN) was not undertaken for this study. However, searches for statutory sites and bat licence records were undertaken as follows;

Statutory and Non-Statutory Designated Sites:

Details of statutory sites were sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

There are no statutorily designated wildlife sites within 2km radii of the site. The Natural England (NE) Impact Risk Zone tool was also reviewed and consultation with NE **would not** be required for this type of development.

There are no known non-statutory designated sites within 500m radii of the site.

European Protected Species Mitigation Licences:

Details of European Protected Species Mitigation Licences (EPSML) for bats was sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

There are no EPSML in relation to bats within 500m radii of the site.

2. Bat Ecology and Legislation:

Bats are comprehensively protected by European legislation.

All British bats and their roosts¹ are afforded protection under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579). When dealing with cases where a European Protected Species (EPS) (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the Regulations, that has a statutory duty as the local authority to have due regard to the provisions of the Regulations in the exercise of its functions.

Section 15, Paragraph 193 of the National Policy Planning Framework (as revised in December 2024) states:

193. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Use of Buildings by Bats:

a) Summer breeding roost.

b) Hibernation.

c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

Up to ten bat species have been regularly recorded in Lancashire, most of which use built structures. The most frequently encountered species is the Pipistrelle bat; its abundant status in Lancashire is reflected throughout the UK.

¹ The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to "a breeding site or resting place of such an animal" and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation

3. Survey Methodology

A daytime survey was conducted on the 14th October 2025. The building was inspected internally and externally for evidence of bats and potential places / points of internal access that may be of value to bats. Close focusing binoculars were used to identify places that are frequently used by bats as roosts or as access into roost chambers.

A search for evidence of current / historic use of the building by birds was also undertaken simultaneously.

During the survey, the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

The daytime survey was conducted by Mr. Luke Pilling QCIEEM, who has over three years experience undertaking PRA's including the inspection of confirmed roosts with a Class 2 bat licenced ecologist. The results of the survey and this report have been verified by Mr Stuart Macpherson who holds a Natural England Class 2 bat licence (2021-10079-CL18-BAT).

The PRA was undertaken in accordance with the methodology outlined in Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn) Collins, J. Bat Conservation Trust (2023).

Constraints:

Full access to the building was possible. There are considered to be no constraints to the survey and the assessment provided within this report.

4. Bat Survey Results

Preliminary Roost Assessment

The Stork Hotel is a two-storey end terrace pub made up of stone brick walls which are in good condition. The west facing elevation of the building is full rendered and also in good condition with no render missing or damaged.

The building has UPVC widow frames which were in good condition with minimal damage and tightly sealed to the stone window ledges.

The building has wooden fascia boards which have localised small gaps on the southern elevation between the wall plate and fascia board.

The roof is made up of slate tiles and concrete ridge tiles. The southern elevation of the roof is in good condition with no raised/missing roof tiles identified. A small part of lead flashing around the chimney on the west gable end of the roof was loose creating a gap approximately 2-3 inches wide. The roof on the northern elevation has some raised roof tiles around the chimneys towards the ridge of the roof.

The loft is supported by timber rafters and beams as well as roofing felt which separates the roof tiles to the loft space. The loft also has woollen insulation layered on the floor of the loft space. Overall, the loft space is in good condition with no light identified penetrating through the roof or the eaves. No evidence of bats was found in the loft inspection, with the insulation recorded as being very clean.

The Stork Hotel is considered to be of '**moderate**' suitability for bats.

Habitat Assessment

The immediate surrounding habitats comprises mostly dwellings and associated gardens as well as other urban habitats such as roads and pavements. Some localised foraging opportunities are available within the immediate gardens and the arable crop fields south of the site across Whalley Road.

Habitat associated with the site is considered to be of **'Low'** suitability for bats.



Photographs



Photograph 1: View of the front of the building (south facing elevation).



Photograph 2: View of the loose lead flashing around the chimney on south facing elevation.



Photograph 3: View of the small gaps between fascia and wall plate on south facing elevation.



Photograph 4: View of the west facing elevation.



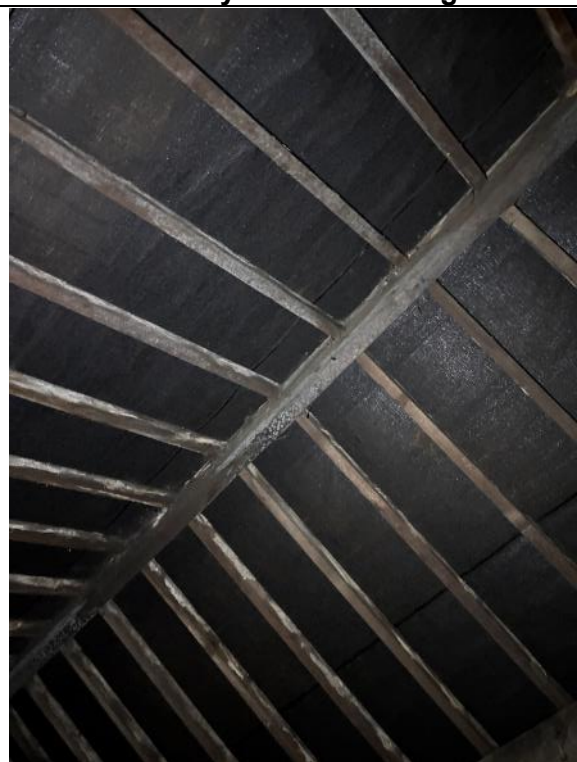
Photograph 5: View north facing elevation.



Photograph 6: View of the loose roof tiles around chimney on north facing elevation.



Photograph 7: View of the loft space in good condition. No light seen penetration through eaves or roof felt.



Photograph 8: View of the loft space.

Figure 4.1: Extract taken from Collins, BCT (2023); Good Practice Guidelines (4th Edition) - Table 4.1

| Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Potential suitability | Description | |
| | Roosting habitats in structures | Potential flight-paths and foraging habitats |
| None | No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels). | No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats). |
| Negligible ^a | No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion. | No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour. |
| Low | A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c). | Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub. |
| Moderate | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed). | Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water. |
| High | A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site. | Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts. |

a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2016 and Jansen *et al.*, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

5. Bird Survey Results

No current or historic bird nesting evidence was recorded within the property.

The building provides very limited opportunity for nesting birds.

6. Recommendations

Bats

Bats are comprehensively protected under European legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019).

The Stork Hotel was deemed to be of moderate roost suitability to support roosting bats.

A review of the proposals has been undertaken as part of the assessment. The proposals include the installation of a fire door on the first floor with an emergency staircase. There will be no alteration to the loft / roof area and there will be no breaking into the loft space.

The proposals are likely to result in very localised disturbance only. The location of the emergency exit and staircase is shown in the image below.



No gaps or cavities suitable for use by bats were recorded within the proposed works area and locally. All roosting features are located sufficient distance from the works to conclude that there is highly unlikely to be any disturbance to bats, should they be roosting within the building.

Additionally, the work is proposed for the winter period 2026 (January / February, subject to planning approval). The building has no hibernation suitability for bats as none of the features will provide cool, stable and damp conditions. The building is not typical of a hibernation roosting site². As there is considered to be no hibernation potential, the likelihood of bats being present during the proposed works, is very low.

² Collins, BCT (2023); Good Practice Guidelines (4th Edition) – Section 5.3 Winter hibernation surveys – structures provides information on typical hibernation roost sites and climatic requirements.

As there will be no loss or alteration to any of the identified roosting features and there is no hibernation potential within the building, there are no impacts anticipated on bats from the proposals.

There are no requirements for further surveys or assessment.

Birds

There are no requirements for further survey or assessment.

If you require clarification on any issue, please contact me at the above address.

Yours faithfully

Patrick Leatham

Patrick Leatham BSc (Hons), MCIEEM



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