

Preliminary Roost Assessment

Survey site:

41 St Mary's Drive, Langho, Blackburn, BB6 8DL

Client:

Jeanette Anderton

Survey date:

14th November 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

Project:

This report is prepared to inform a planning application with the Ribble Valley Borough Council. The proposal is described as:
“Dorma roof extension/addition and side extension over garage”

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Katie Whitfield, BSc (Hons), MSc Graduate Ecologist, accredited agent on Natural England Bat License (details on request).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
14/11/2025	8	85	100	19	Light rain
Executive summary		The building has low habitat and roosting value for bats. One bat survey will be required in the optimal season to confirm presence/absence of bats.			
PRA Survey Factor		Detailed using desk study and site survey. 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 and location plan in Appendix 2					
Background and Site Location					
Summary of site location and surrounding habitats		Grid ref: SD 70573 33999 Size of survey area: Residential dwelling ~0.01ha On site habitats: Survey area forms part of residential dwelling with hardstanding and garden. Immediate surroundings are residential dwellings with associated gardens in all directions and amenity grassland to the west lined with a hedge. Surrounding habitats: deciduous woodland ~45m east and ~50m south, lowland fens ~350m south, lowland heathland ~1.7km southwest, traditional orchards ~1.9km northwest, lowland meadows ~1.9km northwest and ancient woodland ~2km east. Hedgerows and woodland copses in surrounding landscape, water bodies nearby including Dean Clough Reservoir ~1.3km south and Parsonage Reservoir. Moderate value for bats.			
EPSL and bat roost records (2km radius)		Known roosts from previous survey work or local knowledge: N/A Magic EPSL records 2km radius: No EPSL records within 2km radius.			

<i>Designated sites</i>	On site – None 2km radius – None 10km radius (bat SACs only) – None
<i>Previous survey data</i>	None known
<i>Limitations</i>	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, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, 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.

Field Survey Results			
B1 Building description			Photographs
<i>Summary</i> B1 is a single-storey detached brick-built residential dwelling with a pitched side-gabled roof comprised of concrete interlocking tiles. A brick chimney stack is present on the north gable end. The dwelling has upvc bargeboard and fascia's. The windows are timber-framed. The loft space is comprised of timber rafters with bitumen roofing felt, clad with loft insulation. The internal walls comprise concrete blocks, with a partial area clad with plasterboard. Attached to the dwelling is a single-storey brick-built garage with a flat roof comprised of corrugated fibre-cement sheets externally. The window is timber-framed. Attached to the east of the dwelling is a glass conservatory. The building has low roosting value.			
Feature	Materials	Condition/description/suitability	
Walls	Red brick construction	Condition/description Tightly sealed. Missing mortar on north facing chimney stack. Suitability/access/evidence of bats Missing mortar provides ideal roosting habitat for crevice dwelling bats and could support a low number of crevice dwelling bats. Roosting features are small and as such are not suitable to support maternity roosts. No evidence	

		found but recent and current rain would wash this away externally.	 Missing mortar on north facing chimney
--	--	---	---

Roof	Concrete	Condition/description Side-gabled roof. Tiles are tightly sealed but missing mortar under verge tiles on the north and south elevations. Suitability/access/evidence of bats Space under tiles where mortar is missing could accommodate crevice dwelling bats. This could provide access into the wider roof structure and as such support a higher numbers of bats. These features may also offer suitable hibernation habitat. No evidence found but recent and current rain would wash this away externally	
------	----------	---	--

			Tightly sealed tiles on eastern elevation.  Missing mortar under verge tiles on the southern elevation.
--	--	--	--

Eaves	Closed	Condition/description No gaps under eaves. Suitability/access/evidence of bats No roosting features evident. Not suitable due to lack of access. No evidence found but recent and current rain would wash this away externally.	
-------	--------	--	--

Barge boards/fascia boards	UPVC/ timber	Condition/description Tight fitting, missing upvc replacements partially to the east on the south facing gable end, however no gaps evident.	 Fascia/barge boards on the southern elevation.
----------------------------	--------------	--	--

Window/doors frames and lintels	Timber	Condition/description Tight fitting	 Timber windows on the southern elevation
---------------------------------	--------	---	---

Internal void of main dwelling	Timber rafters, bitumen roofing felt clad with loft insulation. Internal walls comprise concrete blocks with partial area clad with plasterboard.	Condition/description Internal space measures approx. 10m long, 7m wide, floor to ridge height approx. 2.6m. The internal timbers appear to be relatively new and in good condition with no signs of surface wear or cracks within. Roof membrane relatively sealed, albeit a slight tear in the membrane to the east. The building is currently disused which reduces levels of disturbance that could prevent bats from roosting. No light ingress noted. Suitability/access/evidence of bats Tear in roof membrane could provide access for both crevice and void dwellings bats via the gaps under verge tiles. No evidence of bats found within.	
---------------------------------------	--	--	---



Slight tear in membrane to the east.

Internal void of garage	Timber beams, red brick construction.	Condition/description Internal space measures approx. 7.5m long, 3m wide, floor to ridge height approx. 2.3m. Open structure. Gap in the north facing window leading into the void. Suitability/access/evidence of bats There is a lack of stable temperatures and crevices within. Further there is extensive light ingress. As such the garage is deemed not suitable for crevice and void dwelling bats.	
Conservatory	Glass and timber	Condition/description Glass and timber conservatory, tightly sealed. Suitability/access/evidence of bats Not suitable for crevice or void dwelling bats due to unstable temperature and light levels.	

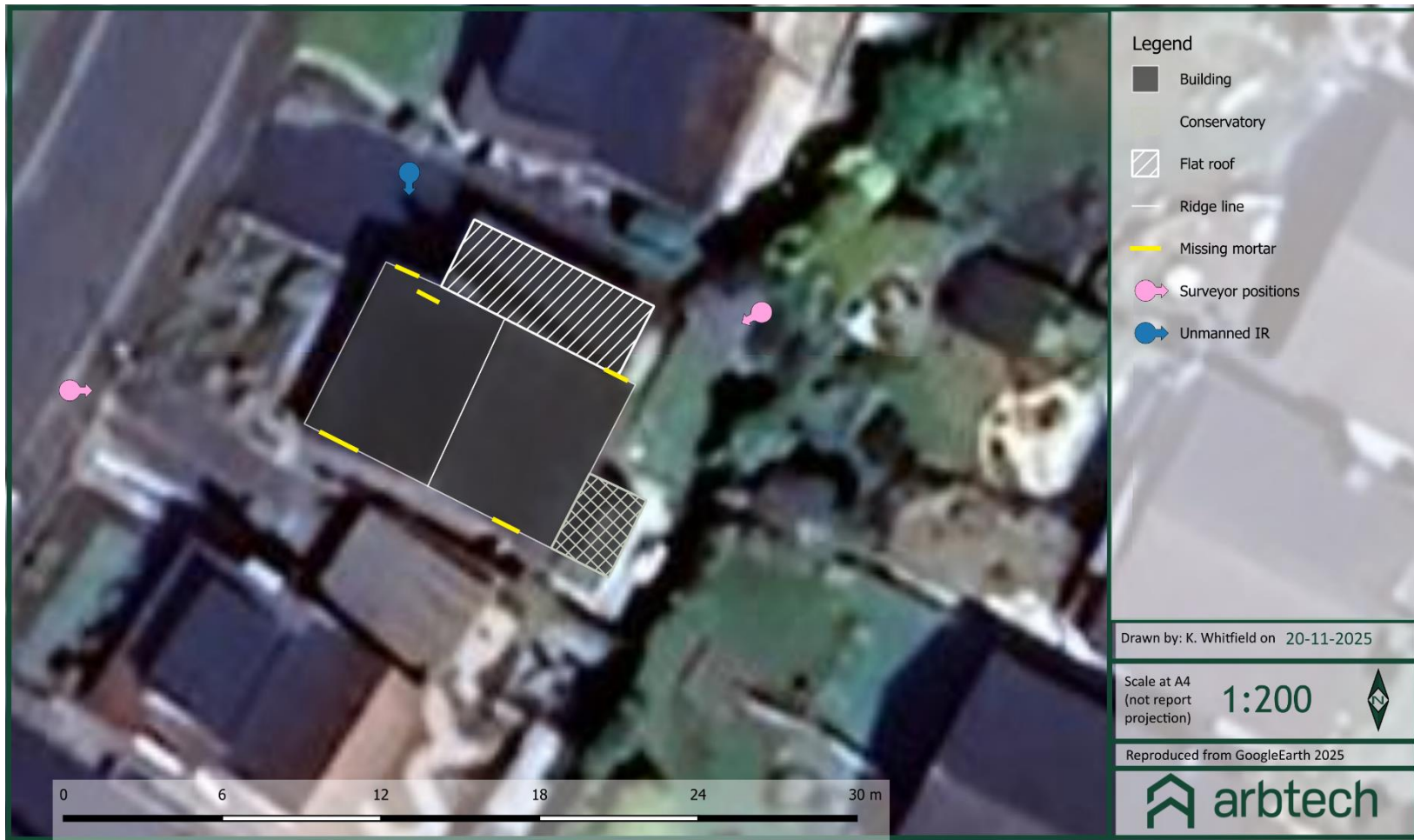
					
--	--	--	--	---	--

Impacts, Recommendations and Enhancements	
<i>Foreseen Impacts</i>	Roosting habitat [Buildings] The proposed development will result in the extension of the existing roof structure as well as a dormer roof extension. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. 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. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] 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. No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. One bat emergence/re-entry survey <u>is</u> required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. The survey visit should be completed during the optimal survey period mid-May to August inclusive. Sub-optimal: early May and September. Would require greater justification of timing e.g., weather conditions, known local bat activity. The survey will be at dusk and by night vision aids (NVA). Two surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. 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, <u>an additional two surveys, spaced 3 weeks apart, are required to characterize the roost. Further,</u> a bat license would be required to undertake the proposal 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.

	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 Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.
<i>Enhancements</i>	Enhancements are dependent on the outcome of further surveys.
Nesting Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1. B1 may provide some suitable nesting sites or access points via the chimney, for species such as swifts, house sparrows and pigeons. Trees and vegetation No suitable habitat present on site for nesting 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.
<i>Foreseen Impacts</i>	Buildings/trees No impacts are anticipated on nesting birds as a result of the proposed development. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	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.
<i>Enhancements</i>	The installation of a minimum of two bird boxes on retained buildings will provide additional nesting habitat for birds e.g. • Schwegler No 17 Swift Nest Box • Schwegler 1SP Sparrow Terrace • Woodstone Nest Box Or a similar alternative brand. 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: PRA plan



Appendix 2: Location map



Appendix 3: Proposed Plans



Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version control			
Status	Issue	Name	Date
Draft	0.1	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	21/11/2025
Proof	0.2	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	24/11/2025
Final	1.0	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	24/11/2025