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Paul May
4 Meadowlands
Clitheroe
Lancashire
BB7 2ND

29 August 2025
2161

Job ref: B

Dear Paul

Re: Preliminary Roost Assessment : 4 Meadowlands, Clitheroe, Lancashire. BB7 4BB

You have requested a bat survey (European Protected Species) as a planning requirement by Ribble Valley Borough Council for a proposed ground floor extension requiring disturbance to a section of tiled roof and removal of an existing kitchen wall with double glazed window units at the rear of your property.

The Local Planning Authority is required to take account of the impact of a development on all protected species in accordance with current planning policy (National Planning Policy Framework). RVBC requires an appraisal of the likely impact of the proposed development on all bat species that may be present at the site.

As a consequence of the historical declines in bat populations during the second half of the twentieth century, all bat species and their roosts are protected by UK law. The depletion of natural habitats throughout the UK means that some species are now more than ever dependent on houses and other dwellings for roosting. It is this dependence that makes them vulnerable to demolition or roofing works that are likely to cause destruction of a bat roost.

A preliminary roost assessment (PRA) was undertaken on 21/08/2025. There is no evidence of breeding or roosting activity by bats or signs of nesting wild birds in any part of the property, consequently the impact of the building operations is likely to be minimal / very low in terms of risk of disturbance to a protected species.

It is recommended the proposed works proceed without a requirement to obtain a development licence (EPSL) since the development is unlikely to result in a breach of the Habitats Regulations.

Please find a copy of the survey report now attached.

Yours sincerely

[REDACTED]

David Fisher
Director (EED Surveys)

(European Protected Species)

PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

4 Meadowlands, Clitheroe, Lancashire. BB7 2ND

29 August 2025

Introduction

A preliminary roost assessment (sometimes referred to as a scoping survey) requires a detailed inspection of the external features of a building to look for evidence of resting, feeding and perching and other signs of activity normally associated with roosting bats.

The aim of the survey is to determine the actual or potential presence of bats and whether further survey effort is likely to be required. The wider aim of the survey is to assess the potential value of the site for European Protected Species (EPS) and establish whether bats, barn owls and other nesting birds have been active within any part of the structure likely to be affected by the proposed development.

From the developer's perspective, the primary objective of a protected species survey is to ensure that a development can proceed lawfully without breaching the Habitats Regulations.

Timing of survey / weather conditions

A daylight scoping survey was undertaken on Friday 21 August 2025 between 10:00 and 11:00.

The weather at the time of the inspection was mild dry and overcast (min. temperature: 17°C, cloud: 100%, wind: very light ENE breeze) providing optimal conditions for this level of survey.

Personnel

The inspection was carried out by David Fisher (EED Surveys) - an ecological consultant and Natural England licence holder since 1989. Current licence held:

Natural England Class Licence WML - A34 – Level 2 (Registration Number: 2015 – 12106 – CLS - CLS)

Aims of the survey

The general aims* of the survey are to:

- Collect robust data following good practice guidelines
- Facilitate the design of mitigation, enhancement and monitoring strategies for bats where appropriate
- Provide baseline information with which the results of post-development monitoring can be compared
- Provide clear information to enable the LPA and licensing authority to reach a robust decision
- Assist clients in meeting their statutory obligations
- Facilitate the conservation of bat populations

Objectives of the survey

The broad objectives* of the survey are:

- To observe, assess and record suitable roosting, feeding, foraging and commuting habitat for protected species within the boundary of the property and adjacent locality.
- To determine the actual or potential presence of bats and other protected species and to assess whether further surveys and / or mitigation measures are likely to be required.

* Defining aims and objectives, p15 BCT Bat Surveys - Good Practice Guidelines, (3rd edition 2016)

Survey methodology

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence.

The survey protocol requires an initial visual inspection of the property to include all internal and external features likely to be affected by the proposed works. The survey may also require inspection of any accessible roof voids and out-buildings likely to be impacted during the development.

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3rd Edition 2004*).

The search was made using a high-powered lamp, close-focussing binoculars (*Leica Trinovid 10 x 32 BN*) and (Teslong articulating borescope TD500) to view key features of the structure for the presence of bats - ie. droppings and urine spots, bat corpses, bat fly larvae, roost staining or evidence of feeding remains such as discarded insect wings and other fragments typically found in roosting, perching and feeding areas.

Non-invasive survey methods were used to assess the use of the property by protected species.

Survey limitations

Scoping surveys can be undertaken at any time of the year since they are not dependent on whether roosting bats are present at the time of the assessment. Roost / flight activity surveys (ie. emergence / re-entry and swarming) are normally carried out during the optimal survey period - May to August / September.

Crevice-roosting bat species are able to roost within narrow gaps, frequently less than 25mm wide; solitary roosting bats are sometimes overlooked during daylight inspections, particularly in situations where bats have gained access within rubble infill walls or beneath roof materials, claddings and other structural features.

The scope of the survey includes only those areas of the property that are likely to be affected by the works.

Pre-existing information

An online data search has found no records of roosting bats or other protected species at this property.

Several bat species are regularly recorded within the Low Moor area; both common pipistrelle (*P. pipistrellus*) and soprano pipistrelle bats are locally common and are known to roost within most types of property.

Whiskered bats (*Myotis mystacinus*) are also known to roost locally within buildings and like pipistrelle bats, are small crevice-seeking bats able to gain access within very small structural gaps and beneath poorly fitted soffits, tiles, copings and lead flashing.

Proposed works

The current planning application is for a proposed rear ground floor extension requiring removal of an existing tiled roof, rear kitchen wall and uPVC windows, an adjoining uPVC glazed conservatory and an adjacent timber pergola.

Pre-survey data search

The aim of the pre-survey data search is to collate background information around the proposed development site on bat activity, roosts and significant landscape features that may be used by bats. The key sources of information used in this report include:

- (1) European Protected Species (EPS) - ie. species' records of local, regional or national significance.
- (2) National Biodiversity Network (NBN)* terrestrial mammal records (chiroptera).
- (3) Local bat records: (i) East Lancashire Bat Group (ELBG) (ii) EED Surveys (iii) other ecological consultants.
- (4) Interactive maps: *Natureonthemap (Natural England)*, *Magic.gov.uk* and *Maps and Related Information Online (Mario) Lancashire County Council*.

*National Biodiversity Network (NBN) and other data sources, whilst indicative of the bat species likely to occur within a 10km-grid square, do not confirm presence or absence of a species or habitat.

The following bat species are recorded within the 10km national grid squares: SD73 / SD74

| Common name | Scientific name | Status of local population |
|----------------------|---|----------------------------|
| Natterer's bat | <i>(Myotis nattereri)* 1 2 3</i> | widespread / common |
| Whiskered bat | <i>(M. mystacinus) 1 2 3</i> | widespread |
| Brandt's bat | <i>(M. brandtii) 1 2 3</i> | widespread / uncommon |
| Daubenton's bat | <i>(M. daubentonii) * 1 2 3</i> | locally common |
| Brown long-eared bat | <i>(Plecotus auritus)* 1 2 3</i> | widespread |
| Common pipistrelle | <i>(Pipistrellus pipistrellus)* 1 2</i> | widespread / common |
| Soprano pipistrelle | <i>(P. pygmaeus) 1 2</i> | widespread / common |
| Noctule bat | <i>(Nyctalus noctula) 1 2</i> | widespread / common |

Other bat species only rarely recorded within the district:

| | | |
|-------------------------|---|------------------------------|
| Nathusius's pipistrelle | <i>(P. nathusii) 2</i> | current distribution unknown |
| Lesser horseshoe bat | <i>(Rhinolophus hipposideros) * 2 3</i> | infrequent / very rare |

*NBN data ¹East Lancashire / North Lancashire Bat Groups ²EED surveys ³Bowland Kilns and Caves Research Group

Location of the property

NGR: SD 730, 418 Elevation: 70 metres

The property is situated on the eastern fringe of Clitheroe within the urban fringe. The house is one of several detached homes in a small residential development built in 1997/1998 of similar age, design and construction.

There are no significant river channels or areas of standing open water within 300m of the property and the site is not adjacent to broadleaved woodland or plantation edge. The neighbouring properties with gardens and recreational space are considered sub-optimal in terms of access to high-value feeding, foraging and commuting habitat for bats.

A local data search has shown there are no designated nature conservation sites immediately adjacent to the property ie. Special areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

The property is not within the Clitheroe Town Conservation Area as designated by RVBC.

Description of the property

The property is a detached two storey house with standard cavity wall construction (figures 1 to 5). The house has standard rafter-with-purlin construction with duo-pitched tiled roof. The rear elevation retains the small ground floor kitchen window extension with a small mono-pitch tiled roof (figures 1 and 2).

The void has no natural light and the area well-sealed and secure. The roof is generally clean, dry and well-ventilated and there are no signs of access by roosting bats or nesting wild birds beneath this structure.

Externally the house is very well-maintained and secure. All box soffits, glazed window units and door are well-sealed and there are no structural gaps where bats could gain access.

The house is double glazed throughout.



Figure 1: rear elevation



Figure 2: kitchen windows / mono-pitch roof



Figure 3: conservatory / timber pergola



Figure 4: kitchen roof detail



Figure 5: kitchen window / conservatory detail



Figure 6: pergola detail

Survey results

A preliminary roost assessment has found no evidence of bat activity.

A detailed inspection of the buildings external features likely to be affected by the development has found no evidence of access by roosting bats or nesting wild birds.

It is unlikely that roosting bats have ever been present within any part of the property.

Evaluation of results

The proposed building alterations are unlikely to result in disturbance to roosting bats; therefore **the impact of the development on protected species will be minimal / very low.**

The conservation significance of the building is currently low.

Recommendations

Low impact / minimal – very low risk.

The proposed building alterations are **unlikely to cause disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

There is no evidence of nesting wild birds at the property.

It is recommended the works proceed **without a requirement to obtain a development licence (EPSL)** since the proposed development is unlikely to result in a breach of the Habitats Regulations.

No further survey effort is required at the property.

Summary

| Action | Summary |
|--|---|
| 1. Timing constraints | Not required |
| 2. Further survey effort at this site | Not required |
| 3. Detailed method statement | Not required |
| 4. Licence requirement (EPSL) | Not required |
| 5. Roof works: Removal of roofing materials | <p>Minimal - Low risk</p> <p>In the very unlikely event of any bats being exposed during the removal of the roof spars, roof slates, verge and ridge tiles, the contractor should avoid causing further disturbance to the area and seek immediate advice from David Fisher (details below) or call the NATIONAL BAT HELPLINE (Bat Conservation Trust) on 0345 1300 228 they will be able to advise on how to proceed.</p> |
| 6. Accidental disturbance to bats | <p>Seek advice immediately.</p> <p>Cover any exposed bats to prevent bats flying away in daylight; reduce any further risk of harm and wherever possible, place exposed bats in a small dark and very secure box and leave in a cool, quiet place for later inspection.</p> <p>Do not handle live bats without protection of gloves.</p> |
| 7. Legal responsibility | <p>The onus lies with the applicant to ensure that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.</p> |
| 8. Emergency advice on bats | <p>Local advice: EED Surveys (David Fisher): [REDACTED] (mobile) email: [REDACTED]</p> <p>The Bat Conservation Trust (BCT) provides a bat helpline: 0345 1300 228; in an emergency, BCT will call the nearest volunteer bat worker in your area to arrange a free site visit.</p> <p>www.bats.org.uk email: enquiries@bats.org.uk</p> |