

Preliminary Roost Assessment

Survey site:

Lower Greystoneley Farm, Ash Barn, Leagram, Preston, Ribble Valley, Lancashire, PR3 2QS

Client:

North West Design Collective Ltd

Survey date:

26th of September

Project:

This report is prepared to inform a planning application with the Ribble Valley Borough Council. The proposal is described as: Removal of existing front and rear porch, addition of chimney stack and roof light (alterations to roof), front extension [Unsubmitted].



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



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



Site Location and Context					
<p>The survey site is centred on National Grid Reference SD 64284 45196 and has an area of approximately 0.040ha.</p> <p>The site comprises one dwelling (B1), surrounded by vegetated garden with scattered trees. It is situated within Leagram, a civil parish in the Ribble Valley district of Lancashire, England. There are scattered trees within the site and extending into the local garden landscape. Aerial imagery shows the local landscape to have a woodland character, with several small copses and woodland swathes in close proximity to the site. Water bodies can be found nearby, such as Greystoneley Brook located ~110m to the east. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.</p>					
Survey Details					
<p>The site survey was undertaken by Nicola Baxter MSc, BSc (Hons), Graduate Ecologist, Accredited agent of Natural England Bat Licence Number 2024-12491-CL18-BAT.</p>					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
26/09/2025	17	78	25	7	None
Executive Summary					
<ul style="list-style-type: none"> • The building on site is deemed to be negligible for roosting bats • 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. 					
Survey limitations					
<p>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.</p> <p>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.</p>					

<p>Ecological Survey Factor</p> <p>Conclusion, Impact or Recommendations</p>	<p>Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. 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.</p>
<p>See habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4).</p>	
<p>Locality and Designated Sites</p>	
<p><i>Summary of Survey Findings</i></p>	<p>On-site designations The site is not subject to any designation.</p> <p>Statutory designated sites (within 2km) There are no known statutory sites within 2km of the site.</p> <p>Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Lancashire Environmental Records Network (LERN).</p> <p>Local notable habitats Patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site. The closest is located ~110m to the northeast, with a second patch of LMDW ~230m to the north. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the rural landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site, including upland hay meadow (~230m east), Ancient and semi and natural woodland (~550m east) and lowland fens (~1km southeast).</p> <p>No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.</p>

Bats	
<p><i>Summary of Survey Findings</i></p>	<p>EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site.</p> <p>There are no Special Areas of Conservation designated for bats within 10km of the site.</p> <p>Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of other neutral grassland, scattered scrub, and species-rich hedgerow with trees. Adjacent habitats include arable fields, with lines of trees and native hedgerows. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the hedgerows on site are mature and extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites.</p> <p>Roosting habitat Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is a single building on site; the main residential dwelling (B1). B1 was surveyed as this will be impacted by the proposed development. No evidence of roosting bats was identified on or within B1 or any of the surveyed trees on-site.</p>

B1 Building description			Photographs
<p><i>Summary</i></p> <p>B1 is a two-storey residential property. The roof has slate tiles, and the walls are stone with solar panels along the southern elevation. The proposed development involves the removal of the front and rear porch, to facilitate an extension. None of the roof elevations have any lifted or missing tiles. The building has negligible habitat value for roosting bats.</p>			
Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Stone	<p>Condition/description No areas of damage,missing stone or mortar.</p> <p>Suitability/access/evidence of bats Provides no suitable access into internal void for void dwelling bat species. No access to crevices on wall tops for crevice dwelling bat species. No evidence found but recent and current rain would wash this away externally.</p>	

<p>Roof</p>	<p>Slate</p>	<p>Condition/description Gabled roof, cat slide on the southern and northern elevations. No lifted or missing tiles present, mortar is fully intact. There are a few tiles that do look to have been either recently replaced.</p> <p>Suitability/access/evidence of bats Provides no suitable access into internal void for void dwelling bat species. No access crevice dwelling bat species. No evidence found but recent and current rain would wash this away externally.</p>	
<p>Eaves</p>	<p>Flush to the building edge</p>	<p>Condition/description No gaps/crevices on wall tops.</p> <p>Suitability/access/evidence of bats Provides no suitable access into internal void for void dwelling bat species. No access to crevices on wall tops for crevice dwelling bat species. No evidence found but recent and current rain would wash this away externally.</p>	

<p>Barge boards/fascia boards</p>	<p>Plastic barge board</p>	<p>Condition/description Intact and complete barge boards with no gaps or areas of damage.</p> <p>Suitability/access/evidence of bats No suitable bat access into internal void or crevices on wall tops. No evidence found but recent and current rain would wash this away externally.</p>	
<p>Internal voids</p>	<p>Timber rafters and ridge beam. Open floor to ridge.</p>	<p>Condition/description Internal space measures approx. 16m long, 2.5m wide, floor to ridge height approx. 1m. Recent works to the loft space include the installation of air conditioning the cleaning of the loft insulation material. No daylight was visible from within the loft space, but lighting is installed within the loft, as the building is being internally renovated there is frequent disturbance.</p> <p>Suitability/access/evidence of bats No droppings were found inside the loft space, no staining or scratches on the beams. The low ridge height makes the space largely unsuitable for void dwelling bat species due to the lack of warm up space. The plastic lining appeared intact and flush.</p>	

<p><i>Foreseen Impacts</i></p>	<p>Roosting habitat [Buildings] Bats are very unlikely to be roosting within this B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.</p> <p>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.</p> <p>Artificial lighting No new lighting will be installed as a result of the proposed development.</p>
<p><i>Recommendations</i></p>	<p>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.</p> <p>Foraging and commuting habitat No further surveys are required.</p> <p>Artificial lighting None required.</p> <p>Suggested biodiversity enhancements The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwelling. They will be suitable for pipistrelles (In the absence of EPSL data the boxes should be suitable for the most common British bat species). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.</p>
<p>Birds</p>	
<p><i>Summary of Survey Findings</i></p>	<p>Buildings No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.</p> <p>Trees and vegetation No bird nests were identified within the vegetation on-site, however they all offer nesting opportunities and nest-building resources for birds.</p>

	<p>Barn owls The site does not appear to provide any suitable nesting sites for barn owls.</p> <p>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.</p>
<i>Foreseen Impacts</i>	<p>Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.</p> <p>Barn owls None foreseen.</p> <p>Overwintering birds None foreseen.</p>
<i>Recommendations</i>	<p>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.</p> <p>Barn owls None required.</p> <p>Overwintering birds None required.</p> <p>Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand.</p>

	<p>Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.</p> <p>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.</p>
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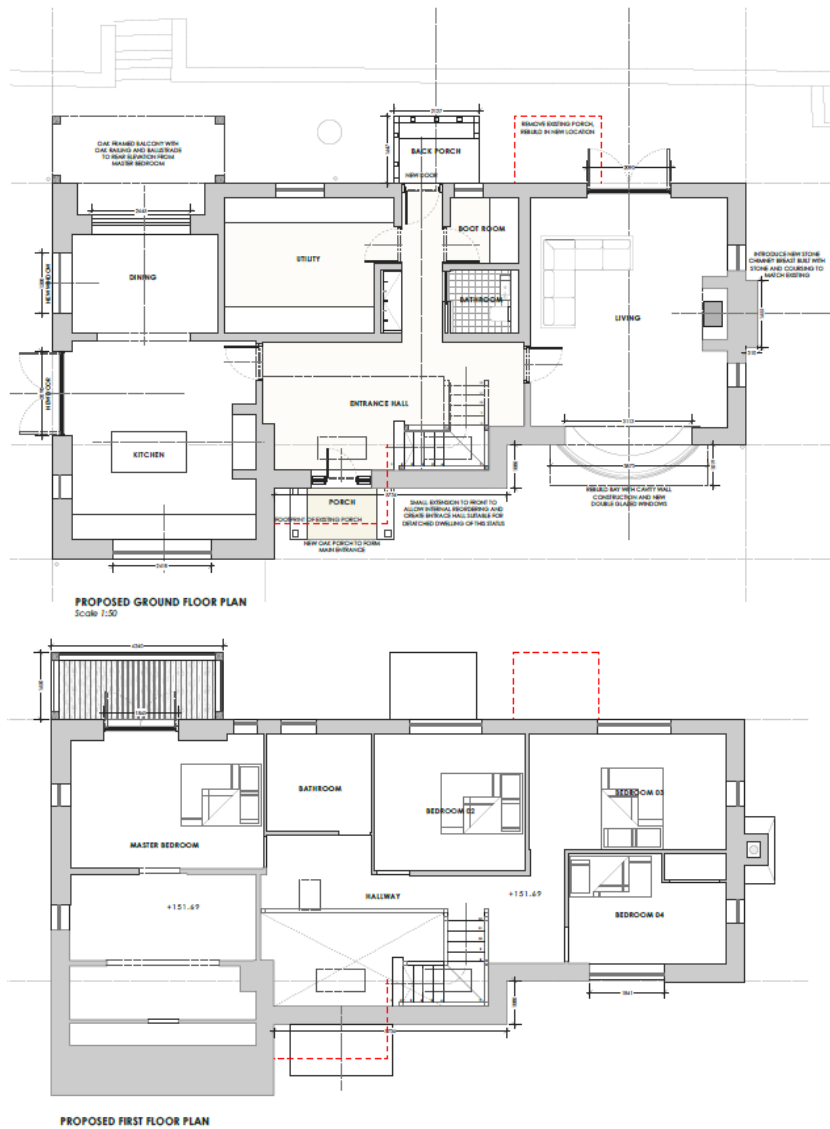
Appendix 1: Survey map



Appendix 2: Location map



Appendix 3: Proposed plan




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ALL DRAWINGS TO BE CHECKED ON SITE BY THE CONTRACTOR BEFORE COMMENCEMENT OF THE WORKS.

1:50
1:100



EXISTING MATERIALS
THE EXISTING DWELLING IS OF TYPICAL MODERN CONSTRUCTION, BEING CONSTRUCTED IN THE 1980'S IT IS OF CAVITY CONSTRUCTION FINISHED WITH RANDOM RUBBLE STONES WITH QUOINS TO THE CORNERS AND HAS A NATURAL GREY SLATE ROOF. PARTS OF THE REAR ELEVATION HAVE BEEN RENDERED TO THE QUOINS.
PREVIOUSLY THERE HAS BEEN A FRONT PORCH ADDED AND A CURVED BAY WINDOW, FROM INVESTIGATION ON THE COUNCIL'S PLANNING HISTORY IT COULD BE ASSUMED THAT THIS BAY WINDOW REPLACED A FORMER GARAGE. THE BAY HAS NOT BEEN BUILT WELL AND DOES NOT CONTAIN A DAMP PROOF COURSE OR CAVITY. THERE IS ALSO A REAR PORCH AND ALL EXTENSIONS HAVE GREY SLATE ROOFS. THERE ARE SOLAR PANELS ON THE MAIN ROOF. THE WINDOWS AND DOORS ARE A MIXTURE OF SIZES ALL FINISHED IN A PAINTED OFF-WHITE UPVC. THERE ARE IMITATION CONCRETE FORMED HEAD AND CELLS TO THE WINDOWS AS SHOWN ON THE DRAWINGS. THERE APPEAR TO HAVE BEEN FINISHED WITH A COLOURED CONCRETE.
ALL THE RAINWATER GOOD ARE UPVC
THERE IS AN EXISTING ROOFLIGHT AND SOME CHIMNEY. THERE IS A SHED ON THE DRIVE WHICH ALSO CONTAINS THE WATER FILTRATION SYSTEM FOR THE DWELLING







LOWER GREYSTONELEY FARM	
LEAGRAM	
PROPOSED DRAWINGS: PLANS AND ELEVATIONS	
DATE: 2021.02.02	SCALE: -
DATE: 2021.02.02	SCALE: 1:50, 1:100, 1:200
DATE: 2021.02.02	SCALE: 1:50, 1:100, 1:200
 northwestdesigncollective	


Appendix 4: Habitat Photos

Buildings	
Photograph	Description
	<p>Figure 1: Main dwelling (B1) on site</p>
Elevations	
Northern elevation	Description
	<p>Figure 2: View from the northern corner of B1, showing the eastern and northern elevations</p>

Southwestern elevation	Description
	<p>Figure 3: View from the southern corner, showing the southern and western elevations</p>
Southeastern elevation	Description
	<p>Figure 4: A view of the front of the property showing the front porch</p>

Eaves	
Photograph	Description
	<p>Figure 5: Eaves present were flush with the wall tops</p>
Roof	
Photograph	Description
	<p>Figure 6: Slate tiles present along the southern catslide</p>

Loft space	
Photograph	Description
	<p data-bbox="1384 453 1778 486">Figure 7: The internal loft space</p>
Southern porch	
Photograph	Description
	<p data-bbox="1348 1034 1816 1067">Figure 8: A view of the southern porch</p>

Northern porch	
Photograph	Description
	<p>Figure 9: A view of the northern porch</p>

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Version control			
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