PENNINE ecological

Chartered Institute of Ecology and Environmental Management
Arboricultural Association Professional Member

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

www.pennineecological.co.uk

PENNINE ecological

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Mussarat Begum Ellahi,
59 James Street,
Blackburn,
BB1 6BE

Date: July 23rd 2025

For the attention of: Mussarat Begum Ellahi

Dear Mussarat,

Re: Preliminary Bat Roost Assessment (PRA): Longworth House, Ramsgreave Road, Blackburn, BB1 9DJ.

PENNINE ecological have been commissioned to undertake a PRA at the above property. The purpose of this study is to address any potential issues in relation to bats resulting from proposed conversion of the former care home into two residential properties.

The PRA was undertaken on July 18th 2025. The sites grid reference is SD 6706 3123. The site location is shown below / on the aerial photograph on the following page. The buildings affected are shown by the dotted red line

1. Desk Top Study:

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

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 statutory designated sites within 1km of the site.

Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ's):

The site falls within a distant SSSI Impact Risk Zone (IRZ's). However the nature / size and scale of the development does not require notification to Natural England.

Non-Statutory Designated Sites

Based on the Lancashire County Council Nature Recovery Map, there are no non-statutory sites within 500m 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

The nearest EPSML record in relation to bats is approximately 1.2km south east of the site, EPSM2011-3550 granted on 01/11/2011 and expiring on 31/10/2012. This licence related to common pipistrelle.

Surveyor Experience:

The surveys and assessment were undertaken by Robert Leatham, a highly experienced ecological consultant and surveyor with approximately 30 years' experience in a wide range of ecological survey and assessment.

Key skills include the following;

- Extended Phase 1 Habitat Survey and National Vegetation Classification Survey.
- Highly proficient field botanist, including some difficult plant groups.
- Mammal surveys including surveys for badger, water vole*, otter*, brown hare and preliminary bat roost assessment surveys.

*Over 400km of river reaches surveyed in England for the National Rivers Authority / Environment Agency.

- Extensive experience in great crested newt (GCN) survey, evaluation, licensing and mitigation. Natural England Class Licence WML-CL08 held. Over 25 Great Crested Newt development licences held *(Natural England / Defra licences).*
- [1]Contributor to English Nature *(Natural England)* research papers in respect of great crested newt licensing and mitigation issues.
- Several Great Crested Newt Conservation Licences *(Natural England)* held, including extensive work at Hic Bibi Local Nature Reserve, Coppull, safeguarding a high population of Great Crested Newts.
- Bats: Accredited agent on the Class 2 Licence of Mr Stuart Macpherson, (Natural England Class 2 bat licence (2021-10079-CL18-BAT). Under this accreditation Mr Leatham is permitted to carry out work on all bat

[1] *English Nature (2004) *An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt (Triturus cristatus).* English Nature Research Report 576. PENNINE *Ecological* were contributors to this study.

species in all UK counties using artificial light only. Extensive experience of preliminary bat roost assessments and assistance with bat activity surveys.

- Ecological Evaluation and Impact Assessments in association with large scale commercial development and civil engineering.

1. Bat Ecology and Legislation:

Bats are comprehensively protected by European legislation.

All British bats and their roosts[2] 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 186 of the National Policy Planning Framework (as revised in December 2023) states:

186. 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.

[2] *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*

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 eleven bat species have been regularly recorded in Lancashire most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Lancashire is reflected throughout the UK.

2. Survey Methodology

A daytime survey was conducted on the 18th July 2025. The property was only 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.

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. Robert Leatham, who is an experienced ecologist and accredited agent on the Class 2 Licence of Mr Stuart Macpherson, (Natural England Class 2 bat licence (2021-10079-CL18-BAT). Under this accreditation Mr Leatham is permitted to carry out work on all bat species in all UK counties using artificial light only.

Constraints:

There were no constraints to the survey, all internal loft spaces and external areas were fully accessible and visible from ground level.

4. Bat Survey Results:

The former care home building is of natural stone construction which is rendered on all elevations apart from the front south east elevation which is part rendered. The property has traditional roof slates throughout. In total eight lofts are present all lofts are lined with bitumen underfelt.

On the front south eastern elevations at the western end of the roof are multiple lifted slates and slate gaps that provide potential points of ingress for bats. Some lifted slates are present on the middle section of the roof.

A hole in the roof is also present near to the chimney (visible from the inside loft space).

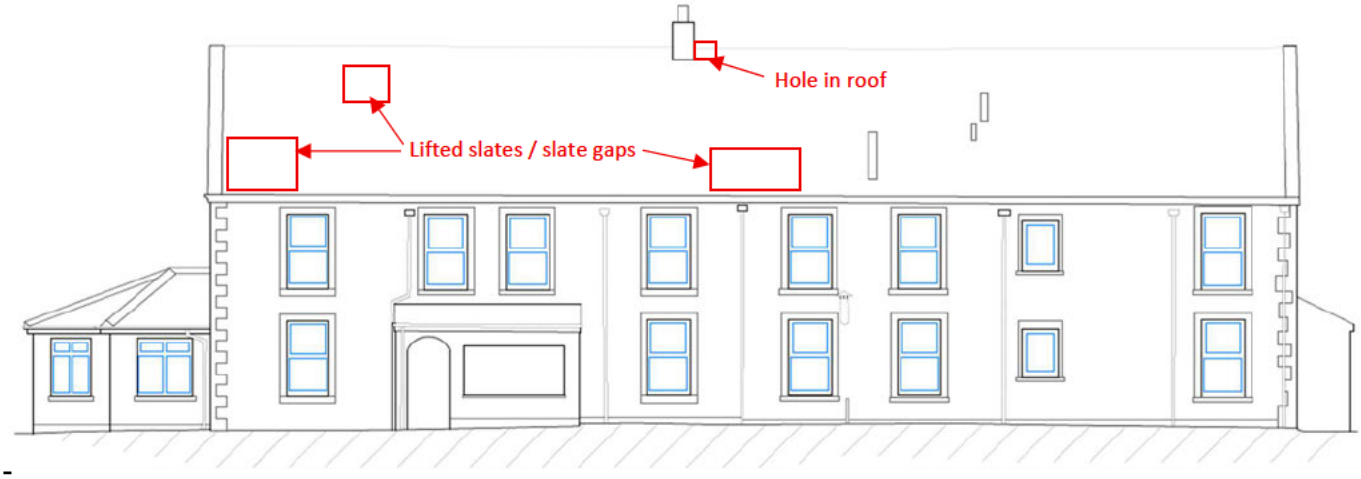
On the rear wing of the property extending north, gaps are present at wall plate level between the venting box and wall plate.

On the rear north west elevation there are several areas of the main roof where slates are lifted / dislodged. In addition gaps between the fascia and wall are present where a section of mesh is missing at wall plate level at the western end.

The north eastern and south western elevations have no potential roost features (PRF's).

Figure showing location of Potential Bat Roost Features (PRF's):

Front South eastern elevation features:



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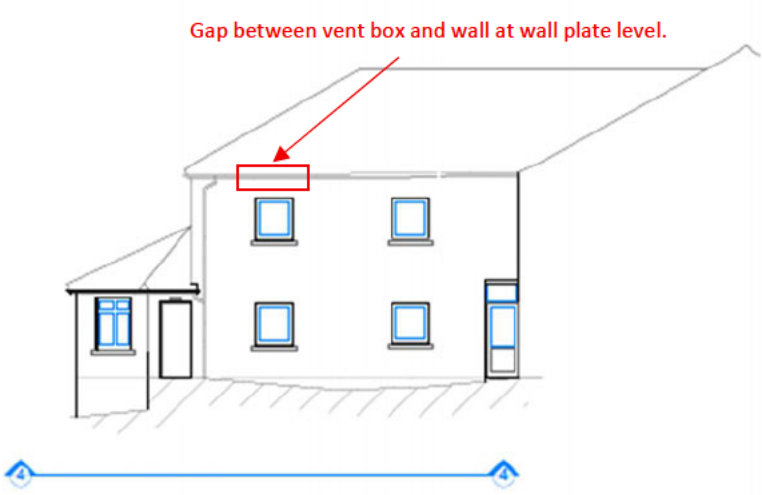
Rear North west elevation:

Rear wing of NW elevation:



Habitat Assessment:

The site is located in a rural farmland landscape with extensive open pasture and multiple hedgerow boundaries in the immediate and wider landscape. Small pockets of woodland are also present.

Overall the surrounding and immediate habitat is considered to be of very good value for foraging bats both in the immediate and extending out into the wider landscape.

Preliminary Roost Assessment:

Based on the survey findings the bat roost potential associated with this property is considered to be **Moderate.**

5. Recommendations:

Recommendations: Bats;

Based on the PRF's identified and the surrounding habitat, the bat roost potential associated with the property is considered to be **Moderate**.

Based on the Bat Conservation Trust Guidelines, 4th Edition (2023), these features will require two dusk surveys undertaken between May – September (see Table 7.1 below). The two surveys must be a minimum of three weeks apart. Three surveyors at static observation points will be required to cover the identified potential roost features (PRF's).

Table showing required survey methodology for features that offer Low / Moderate / High roost suitability for bats. Bat Conservation Trust (2023) 4th Edition: Bat Surveys for Professional Ecologists, Good Practice Guidelines

Table 7.1. Recommended timings for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees where other methods such as PRF inspection are not possible, but unlikely to give confidence in a negative result). To be used in tandem with Table 7.2.

Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
May to August (structures) No further surveys required (trees)	May to September[a], with at least one of surveys between May and August[b]	May to September[a], with at least two of surveys between May and August[b]

a September surveys are both weather- and location-dependent. Conditions may become more unsuitable in these months, particularly in more northerly latitudes, which may reduce the length of the survey season. September surveys are likely to miss maternity roosts due to dispersal before this time, but may pick up mating roosts.

b Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at **least three weeks apart**, preferably more. Survey timings **should consider the prevailing conditions in the year of survey, which will vary geographically**. In years with a cold spring, the surveys should not be started in early May or all completed in May. The surveys should maximise the possibility of detecting maternity roosts, which can switch roosts between pregnancy and lactation, and the **optimum coverage includes the pre-parturition, post-parturition and mating periods**.

Following the completion of the bat activity surveys further recommendations will be made in relation to issues relating to bats and any relevant licensing / mitigation and enhancement for bats.

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

Yours Faithfully

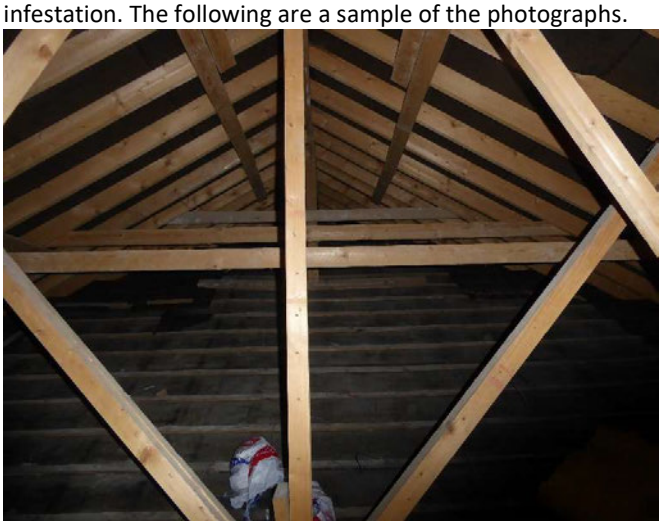
Robert N. Leatham

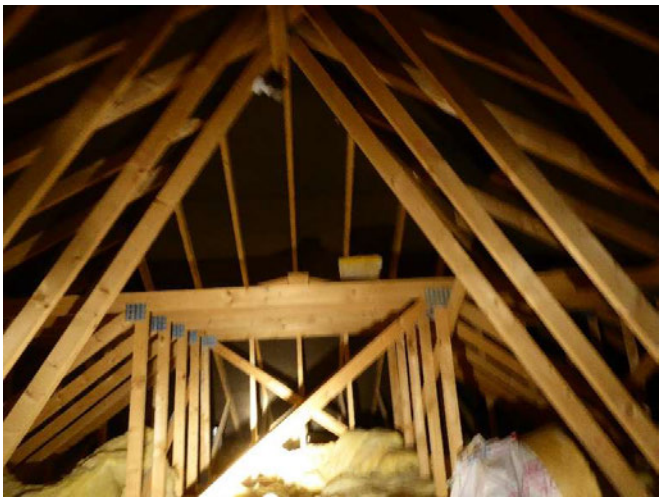
Robert N. Leatham, B.Sc. (Hons), P. Dip Countryside Management.

(see photographs on the following pages).

Site Photographs: July 18th 2025

The property has a total of eight loft spaces, all of which were inspected. In all cases all lofts have bitumen lined roofing felt and are insulated on the loft floors. No evidence of bat droppings were found. All lofts have varying degrees of mouse infestation. The following are a sample of the photographs.





Hole in roof alongside chimney breast.

Typical internal first floor areas.

Typical internal first floor areas.

Typical internal first floor areas.

Front SE elevation (eastern end).

Front SE elevation (eastern end).

SE front elevation.

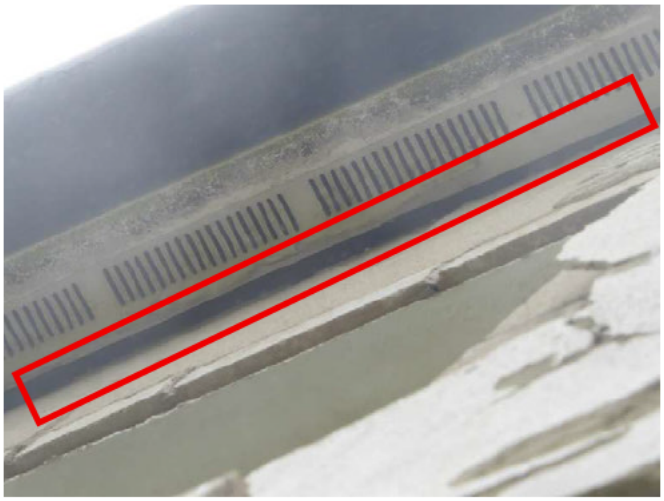
SE front elevation showing multiple gaps under slates at western end.

SE front elevation showing multiple gaps under slates in the middle roof section

SE front elevation stone fascia fits tight to wall plate, no gaps.

Wing of property extending north with bat roost potential where gaps are present at wall plate level between venting box and wall plate.

Wing of property extending north with bat roost potential (see below);



Wing of property extending north with bat roost potential where gaps are present at wall plate level between venting box and wall plate.

Wing of property extending north with bat roost potential (see below);

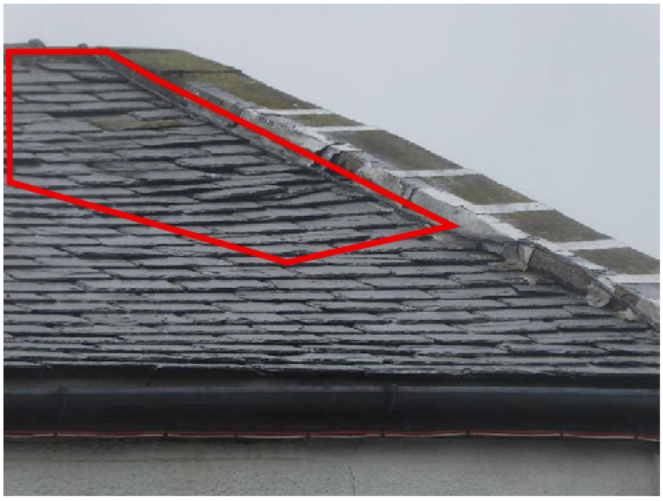
Gaps between the fascia and wall are present where a section of mesh is missing at wall plate level at the western end.

Rear NW elevation, general view.

Rear NW elevation showing slate gaps.

Rear NW elevation showing slate gaps.

Rear NW elevation general view.



Rear NW elevation showing slate gaps.

Side NE elevation general view, no potential bat roost features.