
BOWLAND SURVEYORS LTD.

9 The Dene, Hurst Green. BB7 9QF.

Further details regarding the location and installation of bat boxes.

For Mark Lincoln

Produced by Daniel L Noblett B.Sc. (hons) M.Sc. (Bldg.Cons) AssocRICS.

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This report aims to provide further details in order to discharge condition 5 from planning permission 3/2025/0412 with Ribble Valley Borough Council, as follows:

'Prior to the commencement of development, details of two bat boxes, to be installed on trees within the site shall be submitted to the Local Planning Authority and approved in writing. The details shall include the specification, location and height above ground level and the proposed bat boxes shall be installed within the site prior to any works to the building known as '9 The Dene' and remain in perpetuity.

Reason: To ensure the protection of species/habitat protected by the Wildlife and Countryside Act 1981 (as Amended) and in the interests of biodiversity and to enhance habitat opportunities for species of conservation concern/protected species and to minimise/mitigate the potential impacts upon protected species resultant from the development.'

SPECIFICATION

Traditional bat boxes will be used, suitable for common and soprano pipistrelles. The bat boxes contain two parallel crevices, and are produced and supplied by a company with over 12 years' experience of making bat boxes (The Nestbox Company Ltd - see photograph below). The key features include:

- 20mm entrance slot ideal for bats but deters birds,
- Close fitting panels and roof (precision cut by computer controlled equipment) for restricted airflow and improved heat retention,
- Bat ladder at base of box and continuing inside the box to ensure bats find it easy to access and move around within the box,
- Easy and safe to erect on trees - light weight with two screw holes for mounting,
- Manufactured in exterior grade FSC Certified Exterior grade plywood.



Figure 1: Bat box from The Nest Box Company Ltd.

LOCATION

Taking account of the bat flight pathways identified in the Bat Activity Surveys required as part of the application for planning permission, one Bat Box will be placed in the garden to the south of the house, and the other will be placed in the garden on the north side of The Dene belonging to 9 The Dene. The locations are marked with a blue X on the sketch plans below.

HEIGHT ABOVE GROUND LEVEL

The Bat Boxes will be positioned on suitable mature trees (pictured below) at a height between 4m and 5m above ground level.

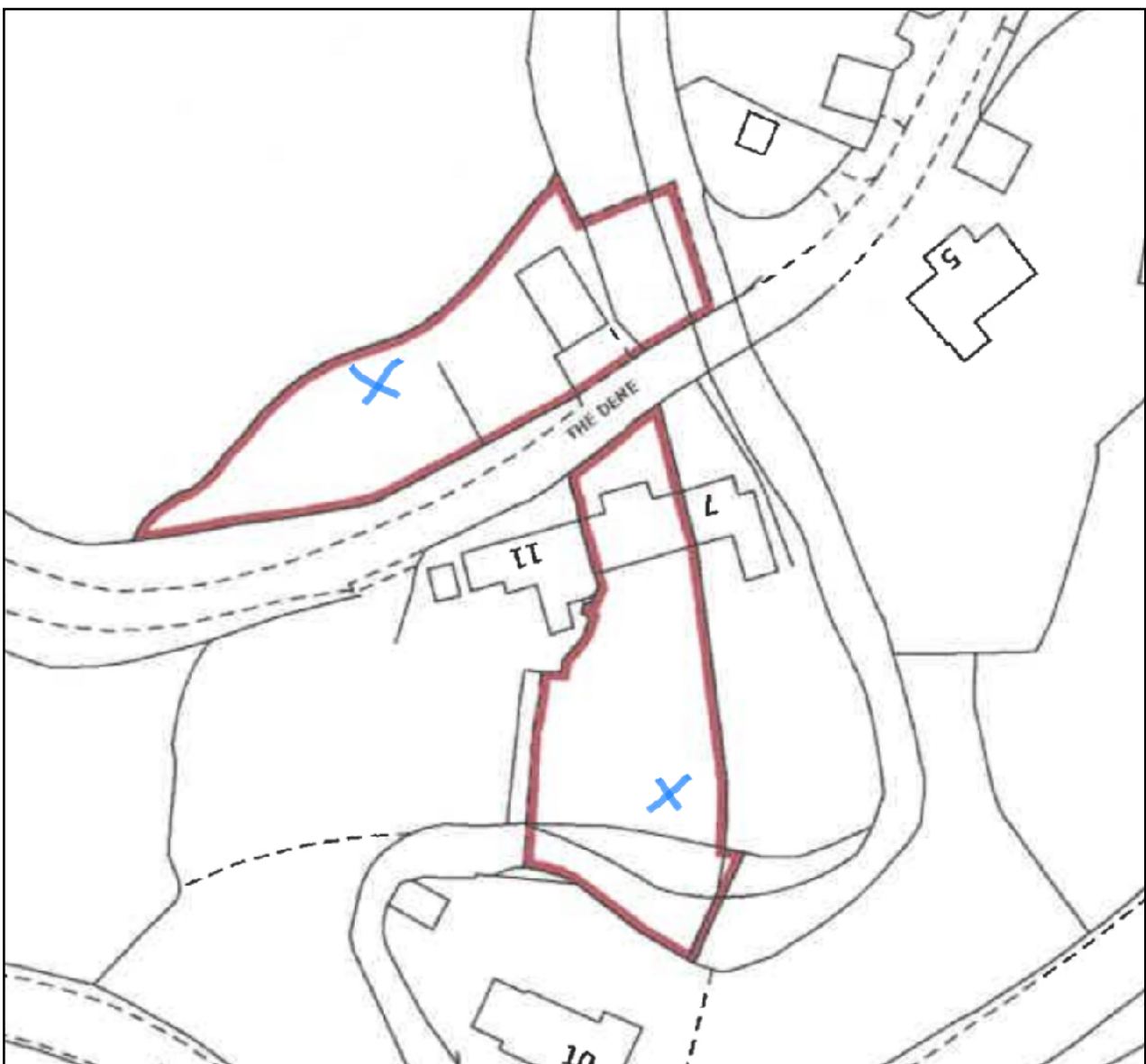


Figure 2: Proposed location of the bat boxes within mature trees to the north and south of the site (indicated in red).



Figure 3: Proposed location of northern bat box. Indicated in red.



Figure 4: Proposed location of southern bat box. Indicated in red.