



## TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT

<b>SITE NAME &amp; ADDRESS</b>	2 Harewood Avenue, Simonstone, BB12 7JB
<b>DEVELOPMENT PROPOSAL</b>	Two storey extension
<b>DATE</b>	29 September 2025
<b>AUTHOR</b>	Ryan Knight BSc (Hons) MCIEEM - Principal Ecologist

### INTRODUCTION

Knight Sky Ecology was commissioned to undertake a preliminary bat roost assessment at 2 Harewood Avenue in relation to the proposed development plans for the property. The assessment was undertaken by Ryan Knight MCIEEM who holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) for bats and has held this licence type for over 13 years. Ryan has also acted as the named ecologist on numerous European Protected Species (EPS) mitigation licences issued by Natural England which covered several bat species and roost types.

The aim of this document is to inform the proposals of all considerations relating to bats. This includes an assessment of the likelihood of the presence or absence of a bat roost at the property; the detailing of measures to mitigate any potential impacts to bats where appropriate; and, the provision of guidance should any further detailed assessment be required.

### METHODS

The preliminary bat roost assessment was undertaken in accordance with good practice guidelines (*Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th edition. Bat Conservation Trust, London. (Collins, J., (ed.) (2023))*) and the scope of the assessment was also designed in relation to the small-scale nature of the proposed works and the predicted degree of risk of impacts to bats. With this proportionate approach in mind, a desk top study was not considered to be required for the assessment.

A daytime visit to the property was undertaken on 12<sup>th</sup> September 2025. The assessment involved a visual search for evidence of bats and an assessment of the bat roost suitability of the property based on the extent and suitability of any potential roost features present. The property was fully accessed including the loft. Furthermore, the visit was conducted during the main bat activity period (April-October) at a time when evidence of a bat roost would be most prevalent.

### RESULTS

Photos of the property are provided at the foot of this document.

The property comprises a brick-built, detached dwelling with a flat-roofed side garage. The dwelling features a pitched gable roof clad with interlocking concrete tiles. The pointing mortar at the roof verge on the frontage appeared intact and well-sealed, with no gaps observed. No suitable bat roosting features were identified within the roof structure, including around the chimney.

Fascias and soffits were present on the front and side elevations. These appeared to be in good condition and tightly sealed to the walls, offering no access points for bats. The rear roof verge was



fitted with a modern plastic verge system, and the fascia board was flush with the wall, further limiting roosting potential.

The upper frontage was clad with timber panelling, while the lower section was rendered. The remaining brickwork was in good repair throughout. The fascia board on the garage was also tight-fitting, and no potential roost features were noted.

Internally, the loft space was fully boarded and fitted with strip lighting along the ridge. The roof was lined with traditional bitumen-based underfelt. The loft floor was clear, and no evidence of bat access or roosting features was recorded. Daylight was visible at the roof verges; however, this originated from ventilation vents within the soffits and did not indicate gaps or entry points.

### **Suitability of Surrounding Habitats**

The house is located within a residential area and surrounded by similar properties on all sides. Such properties feature front and back gardens with typical ornamental planting and occasional trees. The site itself is likely to support low levels of foraging bats. However, there are some notable habitat features within 500m including mature broadleaved woodlands and minor watercourses. Such features are likely to support several bat species typically found in Lancashire.

Overall, no significant limiting environmental factors to the presence of bats at the site were observed.

### **Bat Roost Suitability**

No evidence of bats was recorded and with respect to the absence of suitable roost features, the bat roost suitability of the property was categorised as **negligible**.

### **Nesting Birds**

No evidence of nesting birds was observed and there was negligible potential for use of the property by nesting birds.

## **CONCLUSIONS AND RECOMMENDATIONS**

No evidence of a bat roost was recorded during the survey, and the property is assessed as offering negligible suitability for roosting bats. As such, bats are not considered to present a constraint to the proposed development.



The works will remain legally compliant with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). On this basis, no further bat surveys or mitigation measures are recommended.

### **Enhancements**

The proposed development presents a good opportunity to incorporate biodiversity enhancements for bats via the installation of a bat box. This enhancement measure aligns with both national and local planning policy objectives. The recommended bat box model and siting advice are provided in the table below.



**Table 1.1. Bat box recommendations**

BAT BOX		
<b>Locations and positioning</b>	The box can be fitted on the walls of the renovated dwelling at a height of at least 3m from the ground (ideally just under the roof eaves and away from any windows). Any aspect is suitable.	
<b>Bat box models and purchasing</b>	Bat box models along with the locations for purchasing are provided below. There can be a considerable waiting time for delivery for certain models, therefore, two options have been provided.	
	Low Profile WoodStone Bat Box (Vivara Pro)	 <p>These boxes are manufactured from WoodStone, a breathable and insulating material made from concrete and FSC Certified wood fibres. Woodstone is designed to be robust and hard-wearing, providing a warm and stable temperature for summer bat roosts.</p> <p>Available from: <a href="https://www.nhbs.com/">https://www.nhbs.com/</a></p>
	Beaumaris Woodstone Bat Box	 <p>These bat boxes are also made entirely from WoodStone. The Beaumaris box has a single narrow cavity which makes it suitable for crevice roosting bats such as common pipistrelle. Available from: <a href="https://www.nhbs.com/">https://www.nhbs.com/</a></p>
<b>Maintenance</b>	The models chosen do not require cleaning as bat droppings do not typically accumulate within these types of boxes to a level likely to cause problems for future habitation.	



## PHOTOS

**Photo 1.**  
Front (east)  
elevation.



**Photo 2.**  
Front and side  
elevation (area of  
extension).





**Photo 3.**  
Further view of side elevation (south).



**Photo 4.**  
Example of soffits well sealed to the walls.



**Photo 5.**  
Rear (west) elevation.





**Photo 6.**  
Loft area.

