



## TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT

<b>PROJECT ADDRESS</b>	4 Valley View, Grindleton, BB7 4RP
<b>PROPOSED PLANS</b>	Proposed Single Storey Extension
<b>ISSUE DATE</b>	6 March 2026

### 1. INTRODUCTION

Knight Sky Ecology Ltd was commissioned to undertake a preliminary bat roost assessment at 4 Valley View in relation to the development plans for the property which are to include a single storey extension. This extension will require the demolition of outbuildings in the rear garden which formed the main focus of the assessment.

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 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.

This document presents the assessment results, providing the necessary data, evaluation, and guidance to meet relevant planning and conservation policy obligations and legislative requirements.

### 2. 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 very small-scale nature of the proposed works and the predicted level of risk to bats. With this proportionate approach in mind, a desk-top study was not considered to be required for the assessment.

The assessment was undertaken on 26<sup>th</sup> February 2026. The assessment involved a visual inspection of the property to search for bats and evidence of bats (e.g., droppings) and an appraisal of the extent and suitability of any potential bat roost features present. The 'bat roost suitability' of a building is defined as none, negligible, low, moderate, high or confirmed roost. The property was fully accessible.

The assessment was undertaken outside the main active season for bats (April to October) when signs of a bat roost are less easy to detect. However, signs of a bat roost (particularly containing multiple bats) can persist in sheltered, dry locations long after bats have moved to another roost site. Overall, the seasonal constraint did not present a significant limitation to the conclusions and recommendations made within this document. The main aim of the assessment was to evaluate the suitability of the building for use by bats.



### 3. RESULTS

#### **Property Description & Potential Roost Features**

The outbuildings comprise a stone-built shed and a rendered block-built garage. These structures are interconnected, forming an L-shaped footprint in the corner of the garden. The garage is accessed from Back Lane. The stone-built section is partially rendered and supports a pitched slate roof, while the garage has a pitched roof clad with corrugated sheeting. Both buildings are of limited height, measuring <2.5 m from ground level to ridge.

No potential roost features were identified within the external stonework. The outbuildings are in relatively poor repair, with broken guttering and rotten, warped timber fascias and frames. Several slates were lifted; however, no true crevice-type roost opportunities were present on any elevation. All gaps were open, exposed, and unsuitable for bats.

Internally, the roof underside was partially lined with plyboard and unlined in other areas. The buildings have been fitted with internal lighting throughout. No potential roost features were observed within the interior spaces.

It should be noted that buildings of this type and height are not typically associated with bat roosts, as they generally lack enclosed crevices or sheltered voids.

No potential roost features were identified on the lower elevations of the house proposed for extension.

#### **Suitability of Surrounding Habitats**

The house is situated directly off Sawley Road within a residential area and is surrounded on all sides by similar properties. These dwellings typically support front and rear gardens with ornamental planting and occasional trees. Such habitats offer only limited foraging value and are generally used by urban-tolerant species, particularly common pipistrelle.

Within the wider landscape, several notable habitat features occur within 500 m of the property, including mature broadleaved woodland to the west, hedgerow-lined field boundaries and minor watercourses. The River Ribble lies approximately 600 m to the south. These features provide higher-quality foraging and commuting habitat and are likely to support a range of bat species commonly recorded in Lancashire.

Overall, the site itself is expected to experience low levels of bat activity, with use largely restricted to common, urban-adapted species. No significant environmental constraints to the presence of bats at the site were identified.

#### **Evidence of Bats and Bat Roost Suitability**

No bats, evidence of bats, or potential roost features were recorded. The property was considered to offer negligible roost suitability.

#### **Nesting Birds**

No direct evidence of nesting birds was observed.



## 4. CONCLUSIONS AND RECOMMENDATIONS

### Bats

No evidence of a bat roost was encountered and no potential roost features were identified. Therefore, the property was found to have negligible roost suitability.

In consideration of the findings and development proposals, it is the professional judgement of Knight Sky Ecology that no further detailed assessment is required (i.e., dusk emergence survey).

**Bats do not present a constraint to the development proposals**, as the works will remain legally compliant i.e., the proposed activities are unlikely to result in an offence listed under Section 43 of the Conservation of Habitats and Species Regulations 2017 (as amended) or Section 9 of the Wildlife and Countryside Act 1981 (as amended).

### Nesting Birds

No direct evidence of nesting birds was observed. Nonetheless, the proposed development should be aware of the legislation afforded to nesting birds:

- All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs.



The nesting bird season is generally accepted as March to September. Any works which will potentially impact birds' nests should be undertaken outside of the main nesting bird season of March to August (inclusive). If this is not possible, any works potentially affecting bird's nests must be preceded by a nesting bird check, undertaken by a suitably qualified ecologist. If an active nest is found, it must be left in-situ until no longer in use.

### Enhancements

The development presents a good opportunity to increase roosting provision for bats and nesting birds via the installation of boxes on the property. However, due to the limited height, the bat box would need to be placed on the existing house. Table 4.1 provides the recommended box models.



**Table 4.1. Bat & bird box models**

No.	Design	Example	Positioning	Description
Bat Box x 1	Beaumaris Maxi (white or black)		Suitable for attaching to external walls and should be sited as high up on the wall as possible, at a height of at least 3m from the ground. Avoid siting around external lights and windows.  Ideally positioned under roof eaves – any aspect is fine.	The Beaumaris box has a single narrow entrance, making it suitable for crevice roosting bats such as the common pipistrelle, soprano pipistrelle, Brandt's bat and whiskered bat. The box's interior has a rough surface for bats to cling to and the front of the box features a subtle but attractive imprint of a bat in flight.  Available from <a href="https://www.nhbs.com">https://www.nhbs.com</a>
Bird Box x 1	1 no. Vivara Pro WoodStone® House Sparrow Nest Box (double chamber)		The best place to put a bird box is 2–4 metres high on a wall facing between north and east to avoid direct sunlight and the wettest winds. Ensure it is tilted slightly forward to keep rain out, has a clear flight path, and is out of reach of cats.	This house sparrow nest box is manufactured from woodstone® - a mix of concrete and FSC wood fibres. This material is strong and highly insulating, which helps to provide a thermally stable environment within the box. It also protects against damage from predators such as cats, woodpeckers and squirrels. It is available with one or two breeding chambers, which can be particularly suitable for house sparrows as they prefer to nest in colonies.  Available from <a href="https://www.nhbs.com">https://www.nhbs.com</a>



## APPENDIX A. LEGISLATION FOR BATS

### **The Wildlife and Countryside Act 1981**

All bat species in England are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Section 9 of the Act makes it an offence to intentionally or recklessly kill, injure or take any wild animal included in Schedule 5. In addition, it is an offence to (intentionally or recklessly):

- Damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Obstruct access to any structure or place which any such animal uses for shelter or protection.

### **The Conservation of Habitats and Species Regulations 2017**

Bats are listed within Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) as European Protected Species of animals. Part 3 (Protection of animals); Regulation 43 (1) of the Habitats Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of a European protected species;
- Deliberately disturb wild animals of any such species;
- Deliberately take or destroy the eggs of such an animal; or
- Damages or destroy a breeding site or resting place of such an animal.

For the purposes of the legislation, the disturbance of wild animals includes any activity which is likely to impair their ability to survive, to breed or to reproduce, or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

Where it is likely that a proposed scheme would result in contravention of this legislation, a European Protected Species mitigation licence would be required to allow the works to proceed. As part of this process, the application must meet 'three tests' for licensing under the Conservation of Habitats and Species Regulations 2017 (as amended). Planning guidance and case law also confirm that local authorities have a statutory duty under the Regulations to have regard to these three tests when deciding whether to grant planning permission. The three tests are as follows:

- Regulation 55 (2) (e) states that a derogation licence can only be issued for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- Regulation 55 (9) (a): that there is no satisfactory alternative; and
- Regulation 55 (9) (b): that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

### **Natural Environment and Rural Communities (NERC) Act 2006**

Section 41 of the NERC Act 2006 requires the Secretary of State to publish a list of the living organisms and types of habitats which in the Secretary of State's opinion are of principal importance for the purpose of conserving or enhancing biodiversity. The Section 41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in their duty to further the general biodiversity objective when exercising their functions, under Section 40 of the NERC Act 2006. This is also referred to as a 'biodiversity duty' which was strengthened by the Environment Act 2021. Bat species known to be present in the north of England and included on the Section 41 list comprise soprano pipistrelle, noctule and brown long-eared bat.



## APPENDIX B. PHOTOS

General photos of property.



