



TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT

PROJECT ADDRESS	10 Clitheroe Road, Whalley, BB7 9AB
PROPOSED PLANS	Extension to dwelling
ISSUE DATE	21 January 2026

1. INTRODUCTION

Knight Sky Ecology Ltd was commissioned to undertake a preliminary bat roost assessment at 10 Clitheroe Road in relation to the 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.

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 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 9th January 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 accessed, including the loft.

The assessment included the use of a torch and ladders. A digital endoscope was available for use but not required.

The assessment was undertaken outside the main active season for bats (April to October) when signs of a bat roost are less evident. 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

Photos of the property are provided in Appendix A. The building is a stone-built, mid-terrace house with a pitched slate roof. Externally, the roof structure—including ridge tiles—appeared to be in good condition, and the chimney flashing was tightly sealed. At the frontage, the guttering is fixed to a stone course with no visible gaps beneath the roof verge. At the rear, the guttering is supported by stone corbels, and again no gaps were noted at the verge.

A single-storey stone-built lean-to is present on the rear elevation, along with a uPVC extension within the yard. Neither structure exhibited any features with potential to support roosting bats.

Internally, the property contains a large loft space lined with insulation. The loft floor was largely unobstructed, allowing clear visibility throughout. The roof lacks an underlining, and no potential roost features were identified within the loft walls or roof structure.

Suitability of Surrounding Habitats

The property is situated directly off Clitheroe Road, close to the centre of Whalley. Owing to its urban setting, there is limited green space in the immediate vicinity, and night-time lighting levels are anticipated to be relatively high. Within the wider landscape, notable habitats of value to foraging and commuting bats include the River Calder, located approximately 550 m to the south, and areas of woodland 500m to the east.

Taking account of the property's urban setting and the suitability of the immediate habitats, overall bat activity and species diversity are anticipated to be low in the vicinity of the site. The species most likely to be encountered is common pipistrelle.

Evidence of Bats and Bat Roost Suitability

No bats, evidence of bats, or suitable roost features were recorded.

Nesting Birds

No evidence of nesting birds was observed and there was considered to be a negligible risk that birds' nests would be present.

4. CONCLUSIONS AND RECOMMENDATIONS

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

Therefore, 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 reasonably 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).

In the highly unexpected event that a bat is discovered during such works, the contractors will be advised to stop immediately and contact the licensed ecologist who will travel to site to provide assessment and advice. Contractors will be specifically forbidden to handle bats. Contractors will be advised that if it is necessary to remove a bat to avoid it being harmed, gloves MUST be worn. It should



be carefully placed in a cardboard box and kept in the dark in a quiet place until the licensed ecologist arrives on site.

Enhancements

With respect to the location of the property, it is much less likely that a bat box installed at the site would be used. However, the development proposal presents a suitable opportunity to enhance nesting opportunities for birds via the provision of a bird box. A house sparrow terrace nesting box is recommended. This can be fitted to the rear elevation at a height of at least 3m (under the roof verge is ideal). The recommended box model is the Vivara Pro WoodStone House Sparrow Nest Box which can be purchased from <https://www.nhbs.com/> [HERE](#) .



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 make 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 destroys 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 disturbance 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

Photos 1a & 1b.

Front elevation
(west) and roof.





Photos 2a & 2b.

Rear elevation and roof.



Photo 3.

Loft.

