



Providing *ecology* support for *everyone*

Mr M Cutforth
57 Edisford Road
Clitheroe
BB7 3LA

30th January 2026

Dear Mr Cutforth

Re: Proposed development at 57 Edisford Road, Clitheroe, BB7 3LA

Thank you for your request for a bat survey.

We understand that the proposal is for an extension and refurbishment works affecting the existing dwelling house, car port and garage.

1.0 Background and Qualifications

The survey was carried out by Pat Waring and Janette Gazzard.

Pat is a licensed bat worker, a registered consultant of the Bat Mitigation Class licence in England, a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

Pat has been working as an ecological consultant for over 28 years, including over 21 years as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities, including Lancashire Police Authority, as well as the delivery of professional training courses about bats at a national level.

Pat has recognised and extensive knowledge of bat ecology relating to buildings and trees, including the requirements and conditions necessary for bat roosting. He also has recognised skills relating to bat surveys and assessments.

Janette is a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

Janette has over 22 years' experience working in ecology and nature conservation, including roles as a Senior Ecologist for a large multidisciplinary company and as a lead adviser for Natural England throughout the North West of England. She has a range of demonstrable skills relating to professional bat work throughout England and Wales, including building and tree surveys, assessments and judgements of value in relation to bats, as well as selection and monitoring of mitigation features.

Pat and Janette meet the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance (Chartered Institute for Ecology and Environmental Management (2013) *Competencies for Species Survey: Bats*. CIEEM, Winchester, Hants).

1.1 Advisory Note

The information in this letter represents the professional opinion of an ecological consultancy and does not constitute professional legal advice. You may wish to seek professional legal interpretation of the wildlife legislation associated with this area of work.

The information, opinion and advice that Ecology Services UK Ltd has prepared are true, and have been prepared in accordance with the CIEEM Code of Professional Conduct. Ecology Services UK Ltd confirms that the opinions expressed are our true professional bone fide opinions.

Ecology surveys are time-limited; as a rule survey findings can generally be relied on for the season in which surveys took place. However, mobile species such as bats and birds may increase or decrease in numbers and change behaviours over time. Statutory agencies will often accept survey results for 12-18 months, but this varies around the country.

Ecology Services UK Ltd personnel make a professional judgement as to how long the results of our surveys will remain current. Advice and recommendations as regards currency and its impacts on decision making are included in relevant sections below.

2.0 Methodology

In order to assess the likelihood of bats being present at the building, a daytime inspection of the building and its surroundings was carried out on 26th January 2026.

Observations were made from ground level, as well as from telescopic ladders, to examine potential roost features. A Ridgid CA300 endoscope was available but not required during the survey. A Coast HP 10R 1000 lumens torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

The survey was compliant with the current best practice guidance, as detailed in Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. The Bat Conservation Trust, London.

2.1 Limitations

It is recognised that limiting the survey to a single visit in January does not take account of bat activity on the site through the active season (April to October) or at other times of the year.

The presence and behaviour of species, especially mobile species such as bats and birds, can change over time. Ecology surveys are therefore always time-limited in their currency.

The roof coverings could not be examined in detail due to the height of the building and the associated measures required for a safe inspection. However, all of the external roof coverings were visible through binoculars at ground level, and this enabled an assessment to be made in relation to potential roosting areas for bats.

3.0 Results of the Survey

57 Edisford Road is a two storey, detached dwelling house, constructed of brick rendered walls with part stone cladding on the front (north elevation). There is a dual pitched roof covered with cement tiles and flat roof sections covered with roof liner, associated with the first-floor room above the garage and the entrance porch. To the west is a single car port with metal sheet roof. All windows, doors and soffits are upvc and there are plastic verge covers along the gables.

There is a single accessible roof void with block internal walls, traditional cut and pitch timber roof supports, bitumastic roof liner and rock wool insulation on the floor. Half of the roof void is boarded and contains a water tank and stored goods.

All external and internal features, including the roof coverings and roof void are well sealed with no visible gaps that are suitable for use by bats or nesting birds.

Habitats and surroundings

The proposed development site is within a residential area to the south west of Clitheroe Town Centre. There is a small front garden (to the north) with mown lawn, planted shrubs and hardstanding driveways. The rear garden to the south, comprises garden lawn, border and potted plants as well as a mature tree and overhanging trees from neighbouring properties.

There are other residential dwellings with gardens, as well as a church and playing fields with connecting hedgerows and scattered trees in close proximity. These landscape features provide potential shelter and foraging resources for use by bat and bird populations in the immediate and wider surroundings.

The levels of artificial lighting are expected to be at least moderate based on the density of housing and street lighting. The presence of artificial lighting can act as a deterrent to some bat species.

Bats

No bats or evidence of bats was found during the daytime inspection.

Potential roosting features for bats are:

Night roosting

Negligible potential - there are no suitable night roosting features

Day roosting

Negligible potential – there are no suitable day roosting features

Hibernation roosting

Negligible potential – there are no suitable hibernation features

The assessment above reflects the condition of the features and their environment. It is the professional judgement of Ecology Services UK Ltd that no further surveys are warranted at this time.

Nesting birds

No bird nests or bird nesting material were found during the survey.

There is high potential for nesting birds to utilise the boundary trees and shrubs during the nesting season (February to September). This vegetation is close enough to the proposed works for any nesting birds to be potentially subject to disturbance.

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts, Issues & Rationale	Action Required
Bats	<p>There are no known impacts to bats or bat roosts as a result of the proposed works.</p> <p>There are no potential roost features associated with the building at this time.</p>	No action required

Table 1 Bats

4.2 Nesting birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	<p>There are <u>potential</u> impacts (disturbance, damage and destruction) to nesting birds, nests and eggs as a result of the proposed works.</p> <p>It is advised that there is high potential for birds to be nesting within the boundary garden vegetation during the bird nesting season (February to September).</p> <p>Under the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken.</p> <p>There is no provision under the Wildlife and Countryside Act 1981 (as amended) for licensing the disturbance of nesting birds or the destruction of nests which are in use for the purpose of development.</p> <p>If enforcement action were taken the developer would need to rely on the 'incidental result of an otherwise lawful operation' defence if it were not possible to avoid an offence being committed. This defence can only be tested in court and it is therefore important to ensure all possible mechanisms for avoiding an offence are considered.</p>	<p>Advice (mitigation): It is advised that the most appropriate way to address the risk to nesting birds is:</p> <p>Avoid disturbance in close proximity to garden vegetation during the nesting season.</p> <p>Or</p> <p>If works cannot be delayed, the proposed work area should be carefully checked, immediately prior to works commencing. Checks should be carried out by a suitably experienced ecologist. If the risk of nesting birds remains, then monitoring for nesting bird activity should continue for the duration of works. Prior to any work commencing (checks) and throughout works in nesting season (monitoring).</p> <p>Advice (mitigation):</p> <p>If works are to be undertaken during the nesting season, all people working at the proposed development site should attend a toolbox talk delivered by an appropriately experienced person, to be made aware of the likelihood of encountering nesting birds and how to identify them, the legal protection of nesting birds and their own responsibilities as regards implementation of precautionary measures. Prior to any work commencing.</p> <p>Advice (mitigation): If birds are found to be nesting within or in close proximity to the work area during proposed works, it will be necessary to stop and establish an exclusion area. The extent of the exclusion area, which should be determined by a suitably experienced ecologist, will depend on the bird species and the nature of the proposed works. At all times.</p>

Table 2 Nesting Birds

Compliance with the actions outlined in the Tables above will help to avoid committing offences in relation to protected species (nesting birds).

Precautionary measures such as those listed above are generally regarded by Statutory Bodies, Local Planning Authorities and Professional Ecologists as being appropriate where there is a risk of protected species (nesting birds) being present but further investigative surveys are not required prior to development works.

If you require any further ecological advice or guidance in relation to the proposed works, please do not hesitate to contact me

Yours sincerely



Janette Gazzard MCIEEM
Senior Ecologist
Ecology Services UK Ltd
Tel: 



Image showing north (front) elevation at 57 Edisford Road



Image showing south (rear) elevation at 57 Edisford Road



Image showing example of sealed soffit and roof edging with no potential access for birds or bats



Image showing roof void, no potential access points present



Image showing boundary shrubs in front garden with potential to support nesting birds during the breeding season (February to September)



Image showing well maintained rear garden. Boundary trees and shrubs have potential to support nesting birds during the breeding season (February to September)