



## TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT

<b>PROJECT ADDRESS</b>	Park View Barn, Gisburn Road, Bolton by Bowland, BB7 4NP
<b>PROPOSED PLANS</b>	New conservation rooflights
<b>ISSUE DATE</b>	8 April 2026

### 1. INTRODUCTION

Knight Sky Ecology Ltd was commissioned to undertake a preliminary bat roost assessment at Park View Barn in relation to the development plans for the property which are to include the installation of roof lights in the side extension.

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. Details of the legislation afforded to bats are provided in Appendix A for context.

### 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 24<sup>th</sup> March 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 just outside the main active season for bats (April to October) when signs of a bat roost are more difficult 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**

Please also refer to the photographs in Appendix B, which provide additional supporting information for the assessment.

The property comprises a stone-built, single-storey extension located on the west gable of the dwelling. The extension has a mono-pitched, slated roof. Externally, the structure appeared to be in very good repair throughout. The stonework pointing was solid, including the verge pointing on both the north and south aspects. The lead flashing at the tie-in point between the main house and the extension was tightly sealed, and no gaps were present beneath the guttering along the side elevation.

Overall, the roof was in very good condition. A slightly lifted roof tile was noted on the south-west corner verge. This gap was fully inspectable. While such gaps can occasionally provide temporary roosting opportunities for crevice-dwelling bats, the feature was located approximately 2m above ground level, which is at the very lower end of roosting heights typically associated with buildings.

Internally, a shallow roof void was present above the living space. The floor of the void was lined with white polyester insulation and was clear throughout. The void was accessible only as a crawl space, with a maximum height of approximately 1.2 m. The roof was lined with a bitumen-type underlay, which was in good condition. No light gaps were observed within the roof void.

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

The property is situated directly off Gisburn Road to the north and is surrounded by pasture land to the west, east and south. Several notable mature trees are present within the adjacent pasture. Features of value to bats within the wider locality include areas of woodland, mature treelines and Skirden Beck, all of which lie within approximately 500m of the site.

These habitats provide high-quality foraging and commuting opportunities and are likely to support a range of bat species commonly recorded in Lancashire.

Overall, the site itself is expected to support moderate levels of bat activity and species diversity. No significant environmental constraints to the presence of bats at the site were identified

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

No bats or evidence of bats was recorded during the survey, and the property was comprehensively inspected. The only potential roost feature identified on the extension was a lifted verge tile; this crevice was fully inspected.

Overall, the property is considered to offer negligible roost suitability.

#### **Nesting Birds**

No direct evidence of nesting birds was observed and no typical nesting features were observed.



## 4. CONCLUSIONS AND RECOMMENDATIONS

### **Bats**

No evidence of a bat roost was encountered and the property was found to have negligible roost suitability.



In consideration of the findings and very minor 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).

### **Enhancements**

The development presents a good opportunity to increase roosting provision for bats and nesting opportunities for birds via the installation of boxes on the property. Table 4.1 provides the recommended box models.

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

No.	Design	Example	Positioning	Description
Bat Box x 1	Greenwoods – two crevice bat box.	<p>BAT BOXES TWO CREVICE BAT BOX</p> 	<p>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.</p> <p>Ideally positioned under roof eaves – any aspect is fine.</p>	<p>Designed for small groups of crevice dwelling bat species, such as common and soprano pipistrelles.</p> <p>Available from <a href="https://www.greenwoodsecohabitats.co.uk/shop">https://www.greenwoodsecohabitats.co.uk/shop</a></p>
Bird Box x 1	1 no. Vivara Pro WoodStone® House Sparrow Nest Box (double chamber)		<p>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.</p>	<p>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.</p> <p>Available from <a href="https://www.nhbs.com">https://www.nhbs.com</a></p>



## 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**

**Photo 1.**

View of north elevation (along Gisburn Rd).



**Photo 2.**

West elevation.





**Photo 3.**  
South elevation.



**Photo 4.**  
View of roof.





**Photo 5.**

Example of roof verge pointing.



**Photo 6.**

Gap under roof slate on south-west corner.



**Photo 7.**

View of loft.

