



arbtech

Preliminary Roost Assessment

Survey site:

3 Poplar Way, Barrow, Clitheroe BB79ZN

Client:

Daniel Burton

Survey date:

23/04/2026

Project:

This report is prepared to inform a planning application with Ribble Valley Borough Council. This proposal can be described as a single-storey side extension, inclusive of current detached single skin brick-built garage.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key Findings

❖ **Bats**

No works to B2 that may block or remove potential roosting features should be carried out until the required pre-commencement endoscope check has been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

As only one feature has been identified, and the feature can be assessed and inspected using a torch and/or endoscope, **prior to the removal of the timber weatherboarding for the single-storey side extension, an endoscope check should be conducted.** This will ensure no bats or evidence of bats are identified within the identified feature. Should there be no evidence of bats within the feature, no further surveys are required. Construction works should take place the day of the inspection to ensure no bats can move into the structure in the interim between the inspection and construction works.

❖ **Birds**

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

Contents

| | |
|--|----|
| Introduction and Context | 3 |
| Introduction..... | 3 |
| Methodology | 3 |
| Limitations | 3 |
| Results, Impacts and Recommendations | 4 |
| Site Location and Landscape Context | 4 |
| Fauna | 6 |
| Appendix 1: Proposed Development Plan..... | 15 |
| Appendix 2: Site Location Plan | 17 |
| Appendix 3: PRA Plan | 18 |
| Appendix 4: Site Photographs | 19 |
| Limitations and Copyright..... | 21 |
| Version Control | 21 |

Introduction and Context

Introduction

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2026](#).

Limitations

Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: Site location and landscape context

| Site Location |
|---|
| <p>The site is located at National Grid Reference SD 73482 38113 and has an area of approximately 0.029ha, comprising a two-storey detached residential dwelling with a single-storey detached garage, a tarmac driveway and associated vegetated garden. There is an ornamental hedgerow in the front garden and a garden to the rear, which connects to the local landscape via adjacent vegetated gardens and scattered trees. The site is situated in the village of Barrow, Clitheroe. The surrounding landscape comprises residential dwellings with associated vegetated gardens. The wider landscape is of an agricultural character with a strong network of hedgerow and tree-lined field boundaries. There is a railway line ~400m west and a lake at Pendle View Holiday Park ~500m east. Such features enhance the local landscape for bats by providing ample roosting, commuting and foraging opportunities.</p> |
| Priority Habitats and Designated Sites |
| <p>Summary of Survey Findings</p> <p><u>Priority Habitats</u> There are 5 priority habitats located within 2 km of the site. These comprise lowland calcareous grassland, deciduous woodland, lowland fens, ancient & semi-natural woodland and ancient replanted woodland. The closest priority habitat comprises lowland calcareous grassland, located ~250m west of the site.</p> <p>The site is well connected to the wider agricultural landscape with a strong network of hedgerow and tree-lined fields via adjacent vegetated gardens and scattered trees.</p> <p><u>Designated Sites</u> There is 1 statutory site within 2 km of the site. This is listed below:</p> <p><i>Table 1a: Statutory sites within 2km of the site.</i></p> |

| Designation | Reason for designation | Distance from site |
|-------------------|--|--------------------|
| Light Clough SSSI | "This section has been proposed as the boundary stratotype for the base of the Namurian Series (and thus also for the base of the Silesian Subsystem). It is the most complete sequence known in the Pennine Trough for this part of the stratigraphical column, showing about 150 m of shales between the Lyrogoniatites georgiensis Marine Band and the Pendle Grit. Clearly exposed is the Cravenoceras leion Marine Band, which was chosen as the horizon marking the boundary between the Viséan and Namurian by the 1935 Heerlen conference on Carboniferous stratigraphy. Since Light Clough is also the type locality for C. leion, the index goniatite for the marine band, it is a site of considerable international importance." | ~1680m east |

The site falls within the impact risk zone for Light Clough SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

The presence of non-statutory designated sites within 2km of the site cannot be established without data from Lancashire Environmental Records Network. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

Recommendations

No recommendations.

Fauna

The site survey was undertaken by Lizzie Hill BSc (Hons), MSc, Graduate Ecologist (Accredited Agent on Bat Class 2 Licence Number: 2025-85397-CL18-BAT to undertake Level 1 bat survey work).

Table 2: Survey weather conditions

| Date of survey | Temperature (°C) | Humidity (%) | Cloud Cover (%) | Wind (km/h) | Rain |
|----------------|------------------|--------------|-----------------|-------------|------|
| 23/04/2026 | 10.7 | 63 | 0 | 20.3 | None |

Table 3: Fauna

Fauna: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. 2 EPSL were identified, as detailed below:

Table 3a: EPSL records within 2km of the site - bats

| EPSL reference | Bat species affected | Distance from site | Impacts allowed by licence |
|--------------------|---|--------------------|---|
| EPSM2011-3043 | Common pipistrelle | ~0.45km southeast | Destruction of a resting place |
| 2018-37009-EPS-MIT | Brown long-eared bat, common pipistrelle | ~1km southwest | Affects breeding place, damage to a breeding place, damage to a resting place |

Buildings

Building B1 Description

B1 is a two-storey, detached, brick-built dwelling. The building features a hipped roof clad with interlocking concrete tiles and features a hipped porch roof above the doorway and hanging tiles in-between the first and second storey bay windows. A loft void is present within B1. No bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have **negligible habitat value** for roosting bats due to no suitable roosting features being identified during the inspection. The building is in good condition, with eaves, fascia, soffits, windows, walls, roof tiles, hanging tiles and lead flashing all well sealed, and no gaps, cracks, or crevices suitable for bats




B1 - southeast elevation

were observed. The loft void is similarly well sealed and does not present any suitable access points or roosting opportunities for bats.



B1 - northwest elevation

| Feature | Materials | Condition/Suitability | Photographs |
|---------|-----------|-----------------------|-------------|
|---------|-----------|-----------------------|-------------|

| | | | |
|-------|--------------|---|--|
| Voids | Bitumen felt | A loft void was recorded within B1. This void is accessible and measures approximately 8.2m in length, 5.3m in width, and 2.9m in height, with an approximate area of 43.5m ² . The void is lined with bitumen felt, insulated with fibreglass and features timber rafters and purlins. The recorded temperature was 12.3°C and the humidity was 53.2%. No suitable roosting features or bat evidence were noted within this void. |  |
|-------|--------------|---|--|



B1 - loft void - no suitable features observed



Building B2 Description



B2 is a single-storey, detached, brick-built garage. The main roof is gabled, with timber weatherboarding on the southeast gable end. The roof is constructed of interlocking concrete tiles, appearing to be in good condition with an intact covering and no apparent gaps. Internal voids were recorded within the building. No bat evidence was found anywhere within the structure during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have **low habitat value** for roosting bats due to gaps in between the timber weatherboarding on the southeast gable end leading behind to a timber board which is suitable for use by crevice dwelling bats on an opportunistic basis.



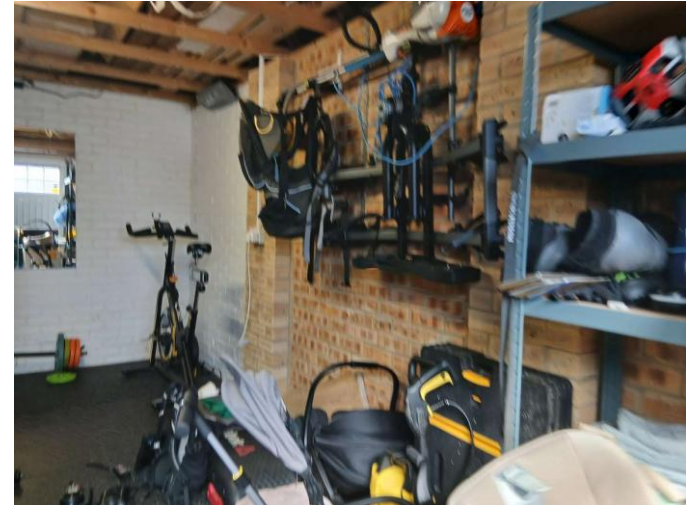
B2 - southeast elevation

| Feature | Materials | Condition/Suitability | Photographs |
|---------|-----------|-----------------------|---|
| | | |  <p><i>B2 - well sealed roof tiles</i></p>  <p><i>B2 - northwest elevation</i></p> |

| | | | | |
|--|-------|------------------------|--|---|
| | Roof | Timber weatherboarding | <p>The roof is gabled and constructed of clay tiles, noted as being in good condition with an intact covering and no gaps. Timber weatherboarding is present on the gable end. Gaps between the timber weatherboarding on the southeast gable end provide suitable roosting features, leading behind the weatherboarding to a timber board. The timber board behind the weatherboarding is well sealed, preventing access into the internal void of the garage however crevice-dwelling bats may utilise this feature on an opportunistic basis.</p> |  <p><i>B2 - Gaps in between timber weatherboarding</i></p> |
| | Voids | Bitumen felt | <p>A void was recorded within the interior of the garage. This void is lined with bitumen felt, has timber rafters and purlins, with exposed brick on the northwest gable end and a timber board on the southeast gable end. It has a recorded temperature of 15°C and humidity of 47%. The void has dimensions of 5.9m in length, 2.9m in width, and 4.1m in height, with an approximate area of 17.11m². No suitable features were identified</p> |  |

within the void and no evidence of bats was observed.

B2 - Well sealed bitumen lining and exposed brick on the gable end



B2 - interior



| | | | |
|--|--|--|--|
| | | | <i>B2 - Timber board situated on the opposite side of the timber weatherboarding showing no access into the internal from the suitable feature</i> |
|--|--|--|--|

Impacts

The proposed development will result in a single-storey side extension. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats within B2.

Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Recommendations

No works to B2 that may block or remove potential roosting features should be carried out until the required pre-commencement endoscope check has been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

As only one feature has been identified, and the feature can be assessed and inspected using a torch and/or endoscope, prior to the removal of the timber weatherboarding for the single-storey side extension, an endoscope check should be conducted. This will ensure no bats or evidence of bats are identified within the identified feature. Should there be no evidence of bats within the feature, no further surveys are required. Construction works should take place the day of the inspection to ensure no bats can move into the structure in the interim between the inspection and construction works.

If evidence of bats is identified during the endoscope check, no works can commence. Three bat emergence/re-entry survey would be required on B2 during the active bat season (May – September) to characterise the roost present.

These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart.

Foraging and Commuting Bats

Summary of Survey Findings

The vegetated garden could be used by local bat populations for foraging and commuting. In addition, the site is well connected to more suitable habitats in the wider agricultural landscape via adjacent vegetated gardens and scattered trees.

Impacts

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats.

Artificial lighting

No new lighting will be installed as a result of the proposed development.

Recommendations

No further surveys are required.

Artificial lighting

None required.

Birds

Summary of Survey Findings

No bird nests were identified within the vegetation in the garden on-site, however they offer nesting opportunities and nest-building resources for birds.

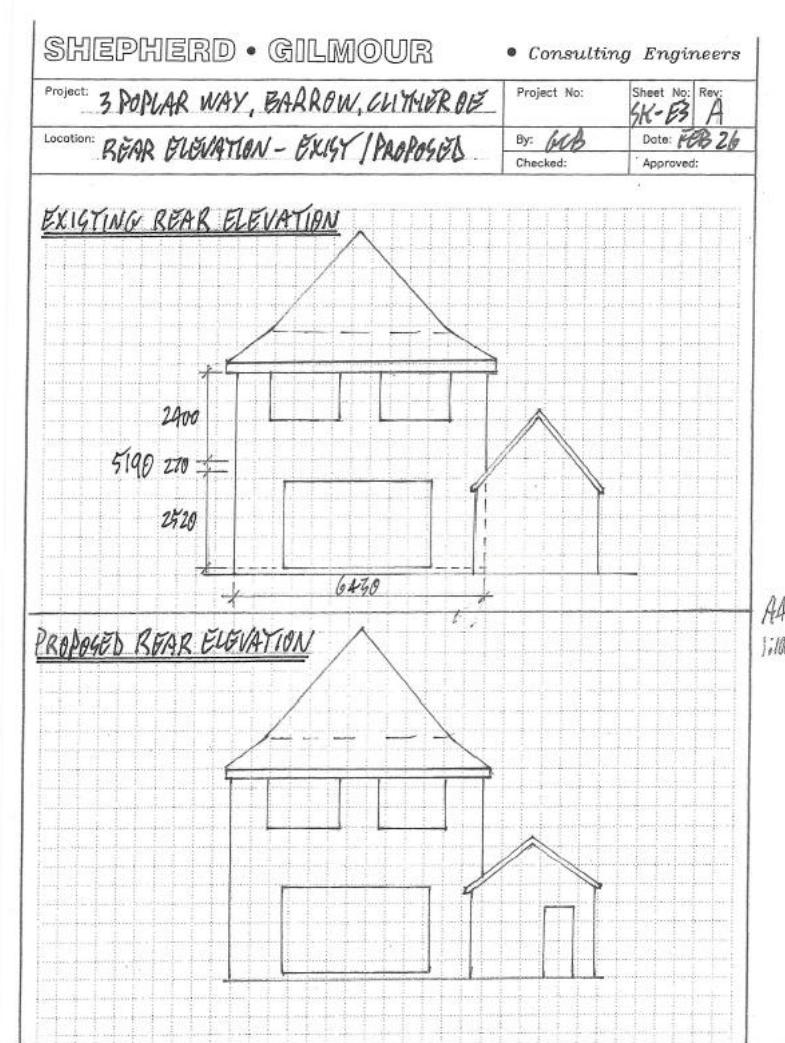
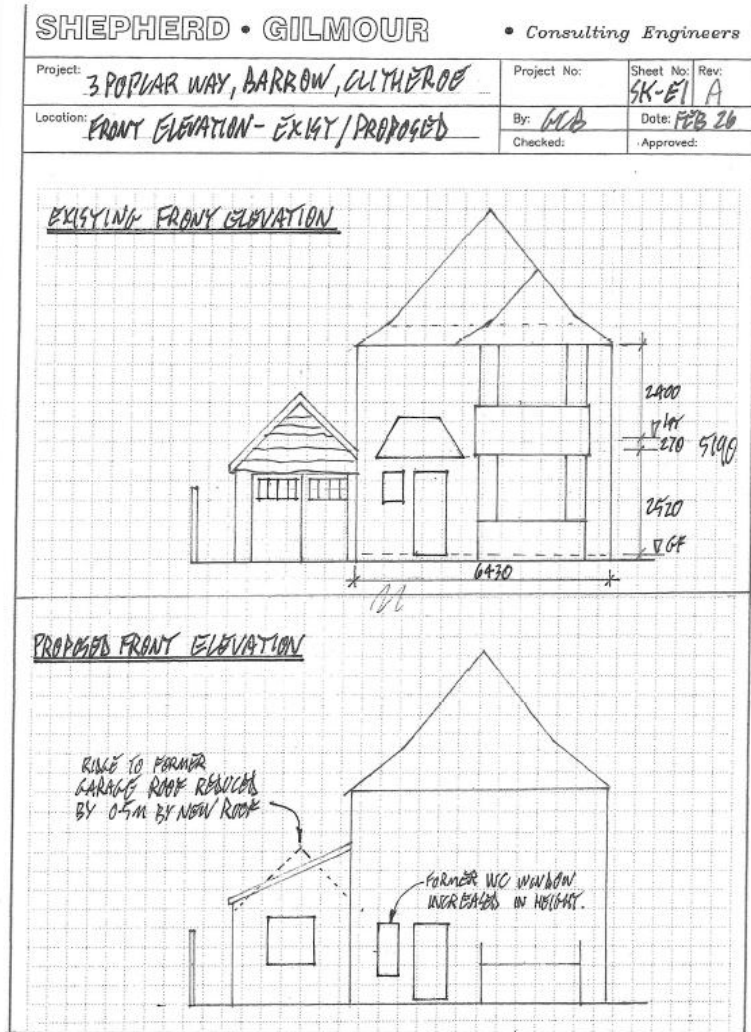
Impacts

The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

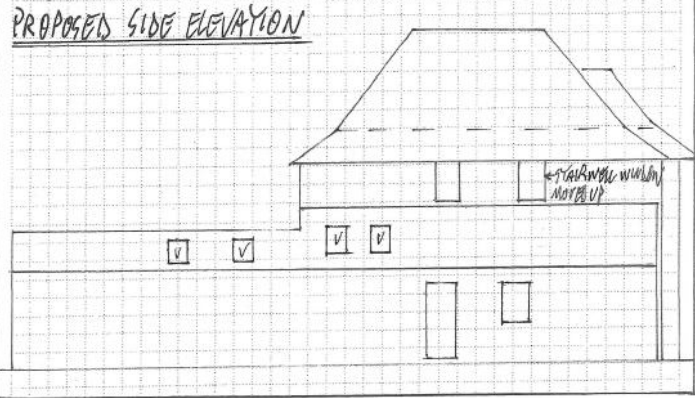
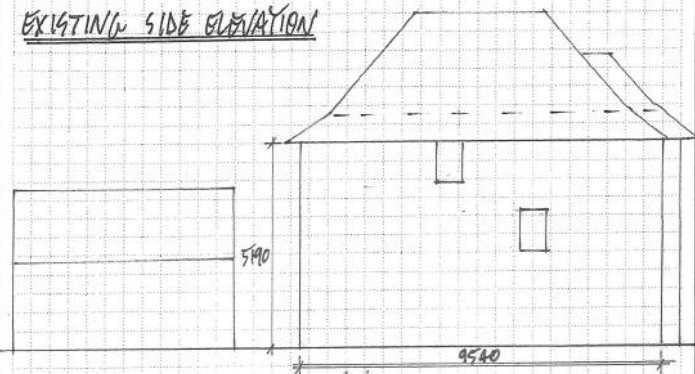
Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.

Appendix 1: Proposed Development Plan



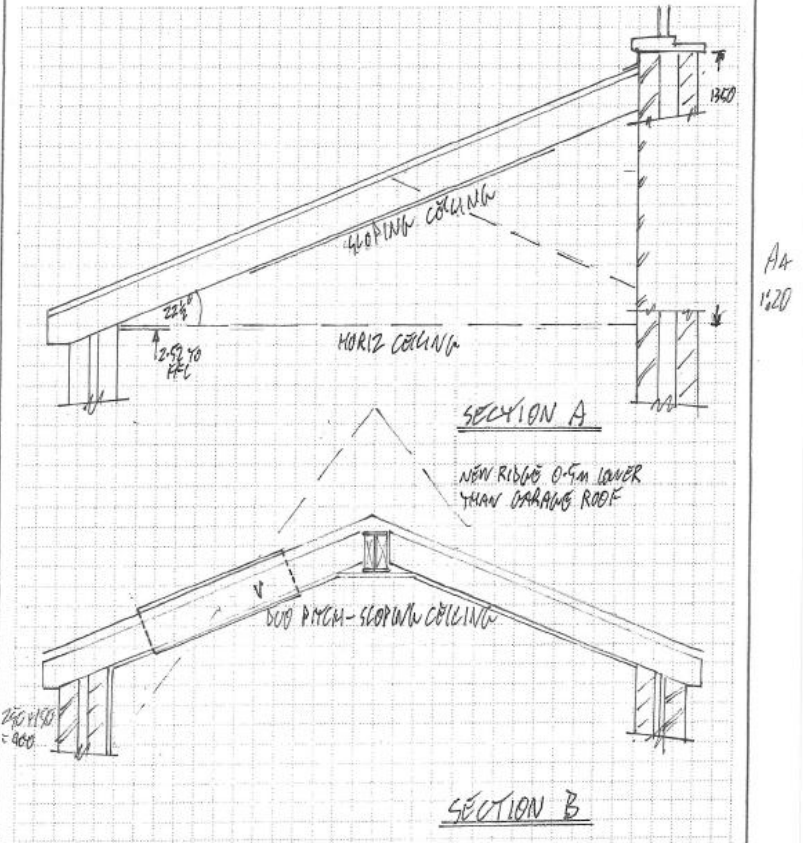
SHEPHERD • GILMOUR • Consulting Engineers

| | | | |
|---|-------------|-------------------|------|
| Project: 3 POPLAR WAY, BARROW, CLYMEROE | Project No: | Sheet No: SK-E2 A | Rev: |
| Location: SIDE ELEVATION - EXIST/PROPOSED | By: GCB | Date: FEB 26 | |
| | Checked: | Approved: | |



SHEPHERD • GILMOUR • Consulting Engineers

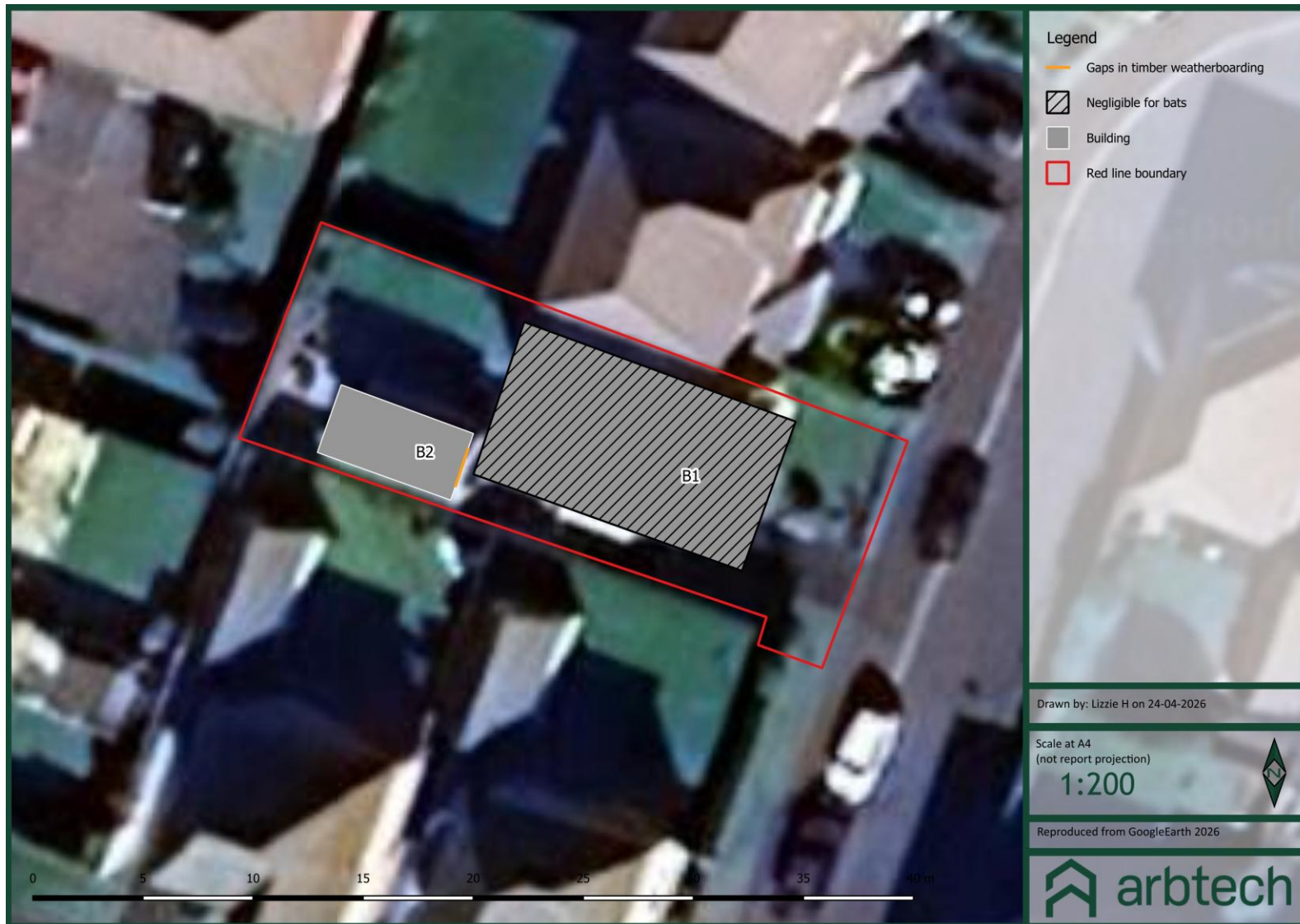
| | | | |
|---|-------------|-----------------|------|
| Project: 3 POPLAR WAY, BARROW, CLYMEROE | Project No: | Sheet No: SK-51 | Rev: |
| Location: EXTENSION - SECTIONS | By: MB | Date: FEB 26 | |
| | Checked: | Approved: | |



Appendix 2: Site Location Plan



Appendix 3: PRA Plan



Appendix 4: Site Photographs



Photo 1: B1 - southeast elevation



Photo 2: B1 - northwest elevation



Photo 3: B2 - southeast elevation



Photo 4: B2 - well sealed roof



Photo 5: B2 - northwest elevation

Limitations and Copyright

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Version Control

| Status | Issue | Name | Date |
|--------|-------|--|------------|
| Draft | 0.1 | Lizzie Hill BSc (Hons), MSc, Graduate Ecologist | 24/04/2026 |
| Proof | 0.2 | Amber Williams BSc (Hons) MSc MPhil Consultant Ecologist | 24/04/2026 |
| Final | 1 | Lizzie Hill BSc (Hons), MSc, Graduate Ecologist | 27/04/2026 |