

Your Ref:
Our Ref: 10530

Sarah Pope
ML Planning Consultancy Ltd
Office A
Bradley Hill Farm
Garstang Road
Preston
PR3 0GA

Tuesday, 14 April 2026

Dear Ms Pope,

RE: SCOPING BAT SURVEY
LOCATION: HIGH HEAD FARM, MOSS LANE, CHIPPING, PR3 2TR
PROPOSAL: CHANGE OF USE OF AN EXISTING BUILDING TO A WELDING AND FABRICATION WORKSHOP (USE CLASS B2)

I would report that we have undertaken a scoping bat survey at the above site. It is understood an existing cluster of agricultural/storage buildings are converted to industrial use (a welding and fabrication workshop). The site was assessed to identify its potential for use by bats.

The methodology we used to inspect this site was as follows.

Desk and Field Study

- ⇒ Likely bat roosting and feeding sites adjacent to the site were identified from aerial photography. This allows us to determine likely commuting routes into and off the site.
- ⇒ A search was made of the Envirotech dataset. The purpose of the search is to establish the species of bat that have been recorded in the local area.
- ⇒ Assessment of adjacent bat feeding and roosting sites from aerial photography.
- ⇒ Visual assessment of the building from the ground and ladders where appropriate using binoculars, torch and endoscope by a licensed bat surveyor.
- ⇒ Assessment of the building's potential for use by bats and need for additional survey to conclude the reasonable probable absence of bats.

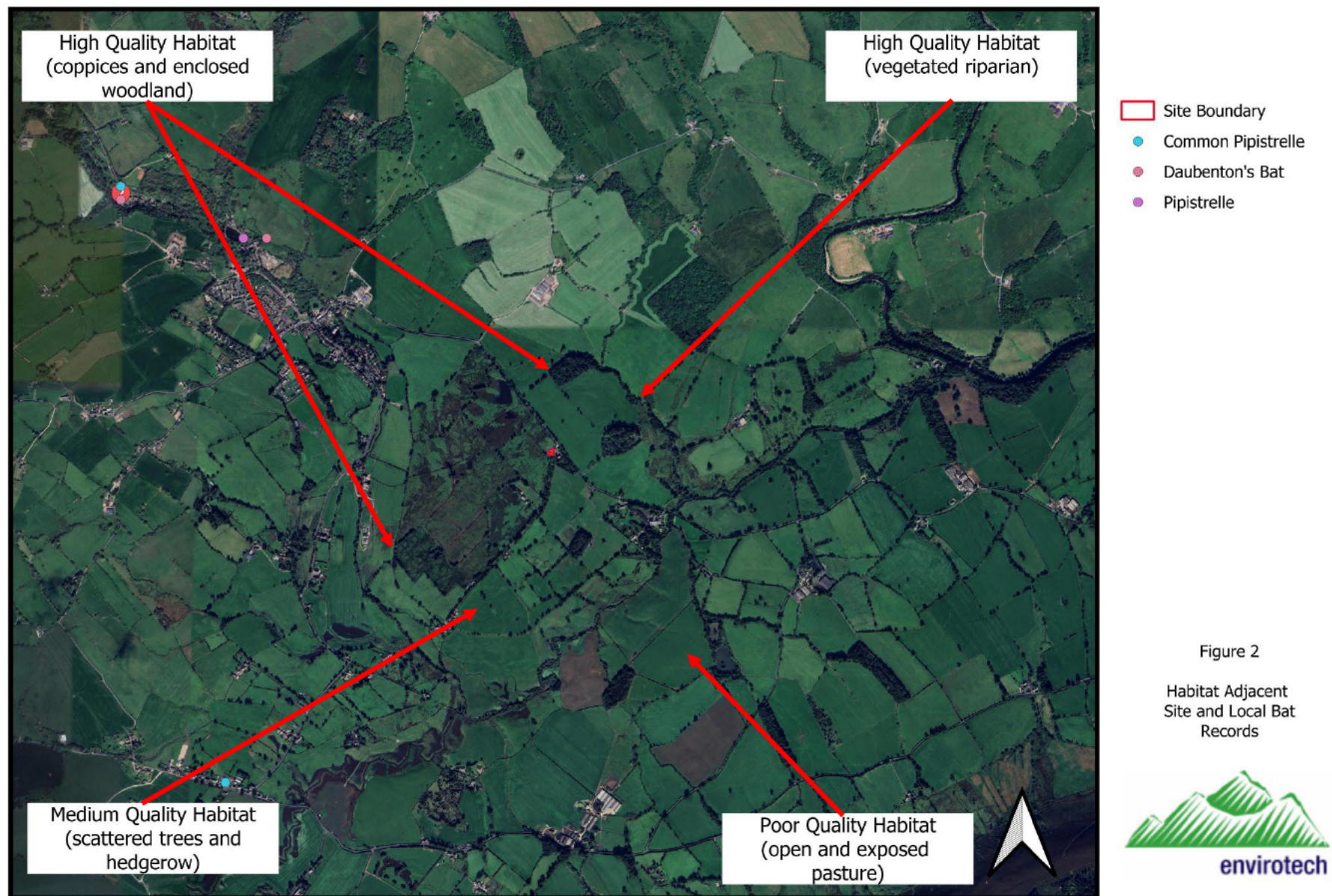
The site was assessed on 13th April 2026, located ~1km south-east of the village of Chipping, grid reference SD 63265 42757. The site comprises a cluster of modern agricultural buildings (previously used as part of an organic dairy). It is understood the buildings are to be converted to a welding and fabrication workshop. There will be no major physical changes to the existing buildings, though there will be erection of a roller door and re-cladding to the frontage of the southern-most building (Figure 1).



The site is located in habitat which would provide a moderate level of foraging opportunities for bat species. It is in a rural setting subject to minimal light spill from adjacent roads and properties.

The immediate surroundings comprise of purple moor grass and rush pasture, scattered coppices and riparian woodland separated by open pasture. This will have a moderate value to foraging bats.

There are no records for bats at the site, though there are three records of three species of bat within a 2km radius of the site on the Envirotech dataset. Records relate to Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Daubenton's (*Myotis daubentonii*). The potential presence of bats at the site is therefore dependent upon roost quality and availability. It is unlikely habitat quality will completely limit use of the site by bats.





The site comprises a cluster of vacant agricultural buildings



Buildings are generally of a red-brick construction with pitched fibre cement roof



Timber soffits in good order
Glazing secure and enclosed by metal
security grilles



Timber cladding to northern-most
building in good order



Rear gable screened by thickets of
dense, drawn-up vegetation



The northern and southern elements of the site are linked by a timber mono-pitch extension with storage containers



The southern-most element of the site

It is understood a roller door is to be erected to the western gable

There will also be re-cladding



Brickwork in good order

Eaves and wall tops well-sealed



Looking east down the building



There will be some minor changes to the internal fabric



The hygienic internal wall cladding (from the previous dairy operation) is to be removed



The internal space is vaulted with translucent roof panels



Rear gable end of the southern-most element

Roof verge and bargeboards well-sealed



Corrugated fibre cement sheeting in good order

To summarise, the external walls of the site are well-sealed- consisting of red-brick (some of which is cladded) and a number of modern storage container units. The soffit, fascia and bargeboards are in good order. The roofs are fully sealed with corrugated fibre cement sheeting. Roof verges sit flush to the timber rafters beneath.

Internally, the buildings comprise large open spaces with vaulted and/or flat timber roof structures. There are no roof voids or cavities available for use by roosting bats. Such buildings would be suboptimal for use by roosting bats given the degree of light ingress, their well-ventilated nature and poor thermal mass (being constructed from single skin elements).

Factoring in the design and construction type of the buildings, the site has negligible potential for use by roosting bats. No recent or historic evidence of roosting bats was found either internally or externally on site.

As a consequence, we consider that the undertaking of emergence surveys is unwarranted and disproportionate to the risk to roosting bats. The areas affected by work are likely to have a negligible significance to bats. There will be no major external works (with the exception of the roller door and re-cladding).

We consider that although the risk to bats is negligible, as with all sites the following generic working guidelines should be followed.

General working guidelines

1. Be aware that bats may be present around the site, advise contractors accordingly.
2. Be observant during work for bats and or droppings in wall junctions. Bat droppings are black or brown and the size of grains of rice. Unlike mouse droppings which are hard, bat droppings will crumble between the fingers if squeezed.
3. Be observant during work for bats which may use the building if the new areas of the walls are exposed and left open overnight. Bats are opportunistic and may make use of gaps opened up during work overnight.
4. If bats are found, stop all work and contact the ecological consultants for this project Tel: 015395 61894 for advice prior to work re-commencing.
5. If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the site, with outside access, and placed in a location safe from predators.

The site may be used by low numbers of common and opportunistic nesting bird such as house sparrow, starling and jackdaw. There is the potential for a disturbance to nesting birds during the construction phase of the project. It is however unlikely that the loss of potential nest sites would have significant long-term impacts on local bird populations.

Work should not commence while any bird nests are in use or being built. Birds usually finish nesting by early September. A check of the site for active nest sites should be made prior to work commencing if this is in the period March -September. A delay in the start of work will be required if active nest sites are located (until all chicks have fledged the nest).

If you have any queries or comments regarding our assessment of this building, please do not hesitate to contact Envirotech in the first instance.

Yours Sincerely,



Bradley Foster MEnv (Hons)
Natural England Bat License (Level 1)
Ecologist
Envirotech NW Ltd