

Ella Burgess
57 Downham Road
Chatburn
Lancashire
BB7 4AU

6th April 2026

Dear Ella

Re: Proposed roof replacement work at 57 Downham Road, Chatburn, BB7 4AU.

Thank you for your request for a bat survey.

We understand that the survey is required as part of a listed building consent relating to roof replacement works at the above property.

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, 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.

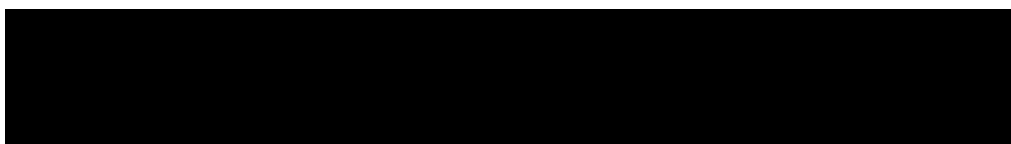
Ecology Services UK Ltd personnel make a professional judgement as to how long the results of our surveys will remain current. Advice and recommendations as regards currency and its impacts on decision making are included in relevant sections below.

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 1st April 2026.

Internal and external 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 April 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 from vantage points 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 Downham Road is a two-up, two-down mid-terraced dwelling house, constructed of stone walls, a dual pitched open eaves roof covered with stone tiles and a stone chimney.

There is a single, small, shallow roof void with old and more recent rock wool insulation densely laid on the roof void floor and filling most of the void. The roof void is supported by timber roof supports, which are in a poor state of repair, particularly at the ridge. Other than a single, discrete section of membrane along part of the ridge (most likely from a previous repair), the rest of the roof is unlined with numerous gaps visible. The poor state of the roof makes the roof void light and draughty and these conditions are generally regarded as unfavourable for use by roosting bats.

All external walls are sealed with no visible gaps. However, gaps are present along the eaves and some of these features are suitable for use by nesting birds.

Habitats and surroundings

57 Downham Road lies within a residential area towards the eastern end of Chatburn village. The dwelling is part of a road fronted terrace with small rear gardens to the south. The gardens contain a mix of planted and self-seed plants, shrub and hedges, as well as dense climbers growing on external walls of the properties.

In the immediate and close surroundings there are stone buildings, gardens and open farmland, connecting hedgerows and scattered trees in close proximity. These landscape features provide potential shelter and foraging resources for use by bat and bird populations.

The levels of artificial lighting are expected to be low to 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

Negligible potential is defined in the current best practice guidelines as ‘so small or unimportant as to be not worth considering, insignificant’. This category is used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

Sufficient areas (including voids, cracks and crevices) of the structure have been inspected and no evidence of bats has been found. Furthermore, it is judged that it is unlikely that any evidence of bats has been removed by weather or cleaning, or has been hidden. It is therefore judged that further surveys are not appropriate or required.

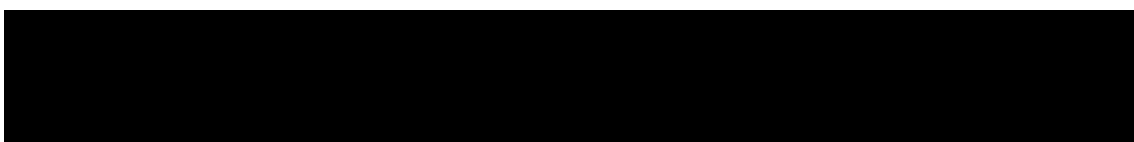
The assessment above reflects the condition of the features and their environment. It is the professional judgement of Ecology Services UK Ltd that no further surveys are warranted at this time.

Nesting birds

A house sparrow was seen perched on the roof at the rear of the property with nesting material in its beak and a second house sparrow was seen entering and leaving the underside of the roof edge at the front of the property.

In addition, a starling was seen entering and leaving the underside of the roof edge at number 55, a collared dove was perched on an adjacent chimney and jackdaws were seen nest building in a neighbouring chimney to the west.

There is high potential for nesting birds to utilise the survey property, adjacent properties as well as garden vegetation during the nesting season (February to September). Garden vegetation (including climbers on external walls) 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	There are no known impacts to bat roosts as a result of the proposed works. As a matter of good practice, reasonable precautions are advised to address the very low risk that bats can use small and apparently unsuitable features on occasion. All bat species and bat roosts are afforded full protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species 2017 (as amended)	Advice: (surveys): No further surveys are required. Advice (mitigation): As a precaution, all personnel involved in the proposed development should be carefully advised about bats, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if a bat is found. Prior to development. Advice (mitigation): As a precaution, it is advised that when removal or disturbance of potential roost features such roof coverings are to take place, this should be done carefully by hand. At all times. Advice (mitigation): If bats are found at any time during the development, work must stop until advice has been sought from an appropriately experienced Ecologist. If the development will affect bats, a licence may be required and suitable mitigation put in place. At all times

Table 1 Bats



4.2 Nesting birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	There are <u>predicted</u> impacts (disturbance, damage and destruction) to nesting birds, nests and eggs as a result of the proposed works. It is advised that there is high potential for birds to be nesting at the property, adjacent properties and within garden vegetation during the bird nesting season (February to September). 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. 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. 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.	Advice (mitigation): It is advised that the most appropriate way to address the risk to nesting birds is: Avoid working during the nesting season. Or 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). Advice (mitigation): 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. 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.

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 some potential 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

[Redacted signature]

Janette Gazzard MCIEEM
Senior Ecologist

[Redacted contact information]



Image showing north (front) elevation at 57 Downham Road. White lines indicate roof area of survey building.

[Redacted contact information]



Image showing south (rear) elevation at 57 Downham Road. White lines indicate roof area of survey building. Image also shows close proximity of garden vegetation, including wall climbers, all of which are suitable for use by nesting birds.



Image showing shallow roof void, no liner and deep rock wool present.





Image showing close up of roof underside, no liner and worn roof timbers.



*Image showing house sparrow with nesting material perched on roof of 57
Downham Road.*





Image showing bird droppings below roof edge located at 55 Downham Road (immediate adjacent 57 Downham Road). A starling was seen entering this location during the survey.



Image showing 57 Downham Road (yellow door) in context with neighbouring properties and road side location.

