Aisled Barn, Downham

BAT SURVEY REPORT

December 2025

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1 INTRODUCTION

1.1 Instruction & Background

Knight Sky Ecology Ltd was commissioned to undertake bat surveys of agricultural buildings centred on a site referred to as 'Aisled Barn', and located off Chatburn Road, Downham. The surveys were undertaken in relation to the proposed plans for the site which are to include the conversion of the buildings for mixed use purposes.

The bat surveys comprised a preliminary bat roost assessment and two dusk emergence surveys. The primary aim was to determine the presence or absence of bat roosts within each building. This report presents the survey results and provides the necessary data, assessment and guidance to satisfy relevant planning policy, conservation requirements and the legislative framework. Details of the legislation afforded to bats are provided in Appendix A. Other potential ecological constraints, including nesting birds, were also recorded where identified.

1.2 Site Description

The site comprises the Grade II listed aisled barn, a Grade II listed cart shed, and a small work shed attached to a former piggery building. Downham Hall lies to the south-east. The site is situated on the western edge of Downham and is surrounded by mature trees and the lawns of Downham Hall. The wider landscape is predominantly grazing land interspersed with several woodlands. The village of Chatburn is located approximately 1.2km to the west. Figure 1.1 provides a location plan, and Figure 1.2 shows an aerial image of the buildings

Figure 1.1. Location Plan

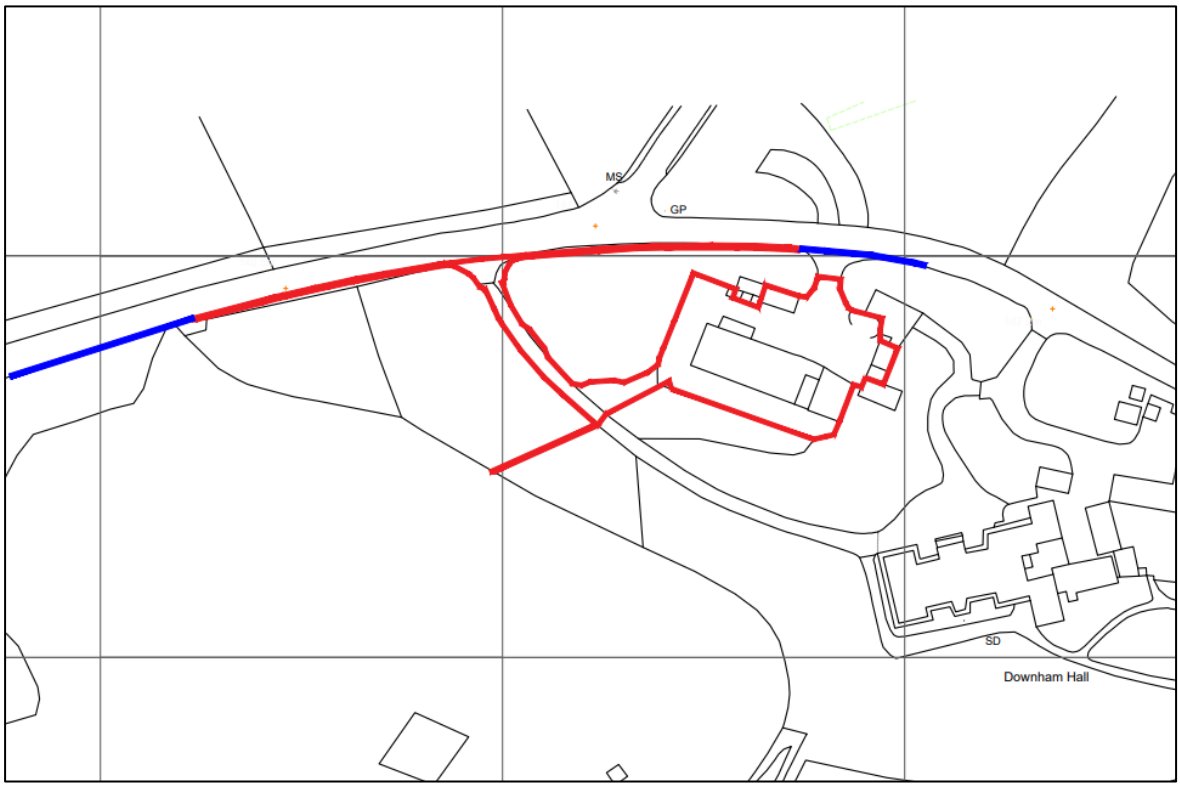


Figure 1.2. Aerial image of buildings subject to survey

2 METHODS

2.1 Desk Study

Lancashire Environmental Records Network (LERN) was contacted to request bat records within a 2km radius of the property.

The 'Granted European Protected Species Applications' dataset in respect of bats was searched with use of the Multi-Agency Geographic Information for the Countryside (MAGIC) website (https://magic.defra.gov.uk) to identify bat roost records within 2km of the property.

2.2 Survey Personnel

The preliminary bat roost assessment and all dusk emergence surveys were led 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 including maternity, hibernation and day roosts.

All other personnel who were involved in the surveys have been trained by Ryan or hold Natural England licenses and / or have several years of experience in bat surveys. Table 2.1 provides a list of surveyors that were involved in the surveys.

Table 2.1. Surveyor details

Name	Initials	No. of surveys undertaken	Natural England bat licence or experience
Ryan Knight	RK	3	Level 2 Licence. 2015-12611-CLS-CLS
Catherine Wood	CW	5	Level 2 Licence. 2016-24176-CLS-CLS
Gareth Hey	GH	1	Level 2 licence. Reference no. not known
Sam Fishwick	SF	4	Knight Sky Ecology trainee surveyor
Richard Storton	RS	1	12 + years conducting bat emergence surveys

2.3 Overarching Guidance

The bat surveys were primarily based on the methods described in '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London.' (Collins, J., (ed.) (2023).* Any deviation from standard practice is justified where required.

2.4 Field Surveys

Preliminary Bat Roost Assessment

A preliminary bat roost assessment of the property was undertaken on 23rd July 2024. A secondary assessment was undertaken on 4th September 2024 to gather further information and an updated assessment was undertaken on 27th August 2025. 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 assessment included the use of binoculars, a torch and ladders.

Other considerations which would influence the suitability of the property for use by bats were also taken into account. This included the site location, expected night time lighting levels and the suitability of the surrounding habitats. This information was gathered from the site survey and web-based mapping sources (i.e., Google Earth). Following the assessment, each building was assigned a bat roost suitability category of none, negligible, low, moderate, high or confirmed roost based on the collated information.

Dusk Emergence Surveys

Dusk emergence surveys were undertaken over the course of five visits in 2024 and 2025. The dates of each survey are included in Table 2.2. Figure 2.1 provides a plan of the buildings and an overview of the survey positions adopted for each building.

These survey positions enabled clear sightlines of all suitable bat roost egress features and the recording of the species and numbers of bats emerging from the buildings if present. All other non-emergence bat activity was also recorded including flight direction, type of activity, time of activity and species.

Each survey was started at least 15 mins before sunset and continued for at least 1 hr and 30 mins after sunset. Table B.1 in Appendix B details the survey dates and times, weather conditions and equipment used. The survey positions during each dusk emergence survey comprised a surveyor with a full spectrum bat detector supplemented by an infra-red (IR) camera with a sufficient level of IR lighting (this system is referred to as a Night Vision Aid (NVA)).

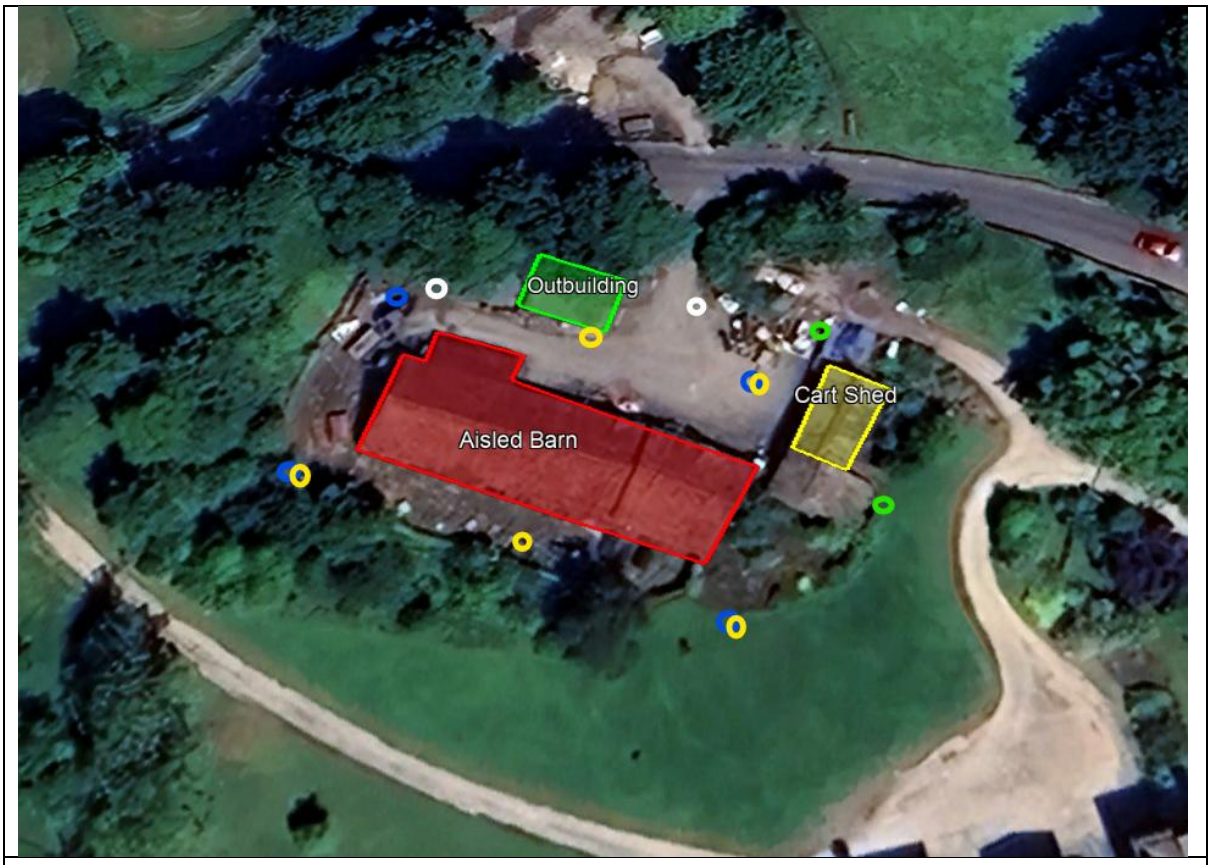
An unmanned NVA and detector was deployed on the 25th July 2024 July to monitor a suspected bat roost emergence point on the aisled barn.

All footage from the NVAs was fully reviewed via a desktop media player following the completion of the surveys. In addition, all bat calls were downloaded and checked with use of the relevant software (e.g., BatExplorer) in the event that any notable bat activity was missed during the site survey.

Table 2.2. Dusk emergence survey dates

Building reference	Bat Roost Suitability	No. of survey positions	First survey	Second survey
Aisled barn	Confirmed bat roost	5 (first survey) / 4 (second survey)	25 July 2024	29 August 2024
Cart shed	Moderate	2	7 August 2024	4 September 2024
Outbuilding	Low	2	27 August 2025	Not required.

Figure 2.1. Building Plan & Survey Positions



Key

- Aisled Barn = Yellow circles (1st survey); blue circles (2nd survey)
- Cart shed = Green circles
- Outbuilding = White circles

2.5 Assessment Comments

Preliminary Bat Roost Assessment

The preliminary bat roost assessment (three visits) was undertaken in the main active season (April to October) when evidence of a bat roost is most prevalent. The aisled barn had two open hay lofts on either end which were rotten and could not be safely accessed. The loft floors and upper elevations were viewed from the side via ladders.

Dusk Emergence Survey

The dusk emergence surveys were undertaken within the main bat activity period during weather conditions deemed suitable to conduct bat surveys in accordance with the guidance (Collins, 2023). Overall, no significant constraints to the surveys were encountered.

General

This report will remain valid for a period of 18 months from the date of issue. An ecologist should be contacted for advice on the revalidation requirements of the report if planning permission is not obtained (if required) or works do not commence within this time period.

3 RESULTS

3.1 Preliminary Bat Roost Assessment

3.1.1 Desk Study

LERN Data

LERN held only eight records of bats from within the search area. The records included two records of common pipistrelle, two records of soprano pipistrelle and two records of pipistrelle species. The remaining two comprised a record of a noctule bat and a bat unidentified to species level. The records were dated between 1996 and 2019. Only one roost record was held (common pipistrelle). This roost record was not site specific (i.e., four figure grid reference only). A total of five records related to the same location in Chatburn, 1.5km west.

The low number of records held by LERN is not an accurate representation of bat activity in the search area.

EPS Mitigation Licenses

No EPS licences for bats were identified within a 2km search radius.

3.1.2 Building Description and Potential Bat Roost Features

Photos of the buildings are provided in Appendix B for a general overview and an illustration of any identified potential bat roost features.

Aisled Barn

In relation to the findings and the building description, Photo 3.1 illustrates the different sections of the aisled barn. The stone barn is Grade II listed and dates from the 17th century. It comprises the main aisled section and, adjoining to the east at a higher roof level, a building formerly used as a stable. Notably, there are open apertures in all the internal dividing walls, allowing unrestricted flight access for bats along the full length of the barn.

The external stonework was generally in good condition and well pointed on the north (front) and east elevations. However, several deep crevices were present on the west gable due to missing mortar, particularly beneath the south-west roof verge. Additional gaps were noted within the central section of the stonework on the rear (south) elevation. The barn has a traditional stone slate roof. Some maintenance had previously been undertaken on the former stable section, and the dry-verge pointing here appeared in good condition. In contrast, several slipped, missing and lifted slates were present on the aisled section. As is typical of stone-slated roofs, small crevices were present between the irregular slates throughout. The roof lacks an underlining, which reduces the likelihood of crevice-dwelling species (e.g., pipistrelles) roosting within the roof structure.

The roof ridge on both sections contains six large, evenly spaced air vents. These did not appear to be meshed and therefore provide direct flight access for bats to enter and exit the barn. Additional access points included a circular aperture on the upper east gable and gaps around the main barn door and stable doors.

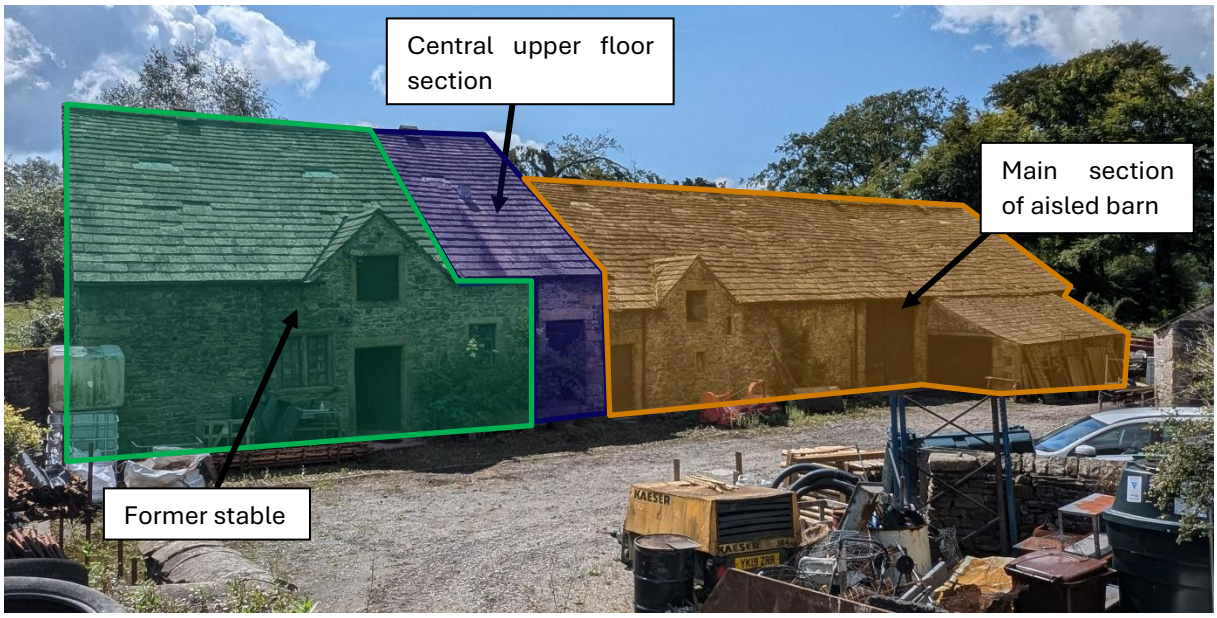
Internally, the main aisled section is entirely open from floor to ceiling, with hay lofts located at either end. The aisled barn comprises seven bays, with timber roof supports and aisle posts resting on stone bases. No notable crevices were present within the roof timbers (e.g., mortice joints).

The aisled barn is regularly used as part of the farm and contains several strip lights fixed to the roof timbers. Numerous daylight gaps were visible throughout the roof due to the slipped and missing slates.

Both the west gable and the east wall of the aisled barn contained a small number of gaps in the stonework; however, these areas could not be accessed safely due to the unstable hay loft floors.

The central section of the barn contains a door leading to stairs that provide access to a small upper-floor space situated between the aisled barn and the former stables. This area was used solely for storage. The former stable is currently used as a workshop. It contains a loft accessed via ladders through a small hatch. The circular aperture in the east gable wall could be viewed from within this loft.

Photo 3.1. Sections of Aisled Barn



Cart Shed

This Grade II listed stone building is understood to have been constructed in the early 19th century. The property is built between two ground levels: the lower ground floor is open-sided on the west elevation, and the upper level (a former granary) has two entrances on the north and east aspects. The building has a traditional stone slate roof.

Several potential gaps were present within the stonework beneath the roof verge on the west elevation (above the arches), although these could not be closely inspected. The upper level contains three windows on the west aspect, two of which were broken, providing potential flight access into the upper room.

The stonework on the north gable appeared to be in good repair, although slight gaps were present beneath the verge slates. The stonework on the west elevation was also generally in good condition, aside from a localised area where decayed and missing pointing mortar had created recessed gaps. No potential roost features were identified within the open-sided lower level.

The upper level comprised a single open room. The internal stonework was rendered. The roof lacked an underlining, and chicken-wire mesh had been fixed to much of the timber roof framework. A small section of the roof was clad with timber boards, creating a crevice between the boards and the roof

covering; this potential roost feature was easily visible. As with the aisled barn, several gaps were present within the roof due to partially lifted and slipped slates.

Outbuilding

The stone outbuilding is single-storey with a double-door entrance on the east aspect. It is used for machinery storage. The external stonework was in good repair, and no cavities were observed within the external walls. The verge pointing was also in good condition, and the stone roof slates at the verges were well set. A large gap was present beneath the end ridge tile on the east aspect; this feature was fully inspected and found to be open and exposed.

Small gaps were present throughout the roof due to slightly lifted and slipped slates, and there were notable gaps beneath the ridge tiles. Internally, the whitewashed walls appeared to be in good condition. Two recessed gaps were present within the stonework, both of which were fully inspected. Much of the internal stonework and the timber roof frame were covered in a heavy layer of cobwebs.

3.1.3 Habitat Suitability

The farmyard is surrounded to the north and west by large, broadleaved trees which provide immediate connectivity and sheltered foraging features for bats. There are also mature trees, tree lines and woodlands to the direct north and south. There are several, relatively large woodlands 420m south. The surrounding area is largely agricultural and comprises a network of pasture fields bound by tree lines and hedgerows.

Night-time lighting levels around the farm were relatively low. No significant constraints to the presence of bats at the site were encountered and there are habitat features of high value to bats within the locality.

3.1.4 Evidence of Bats and Bat Roost Suitability

Main aisled barn section

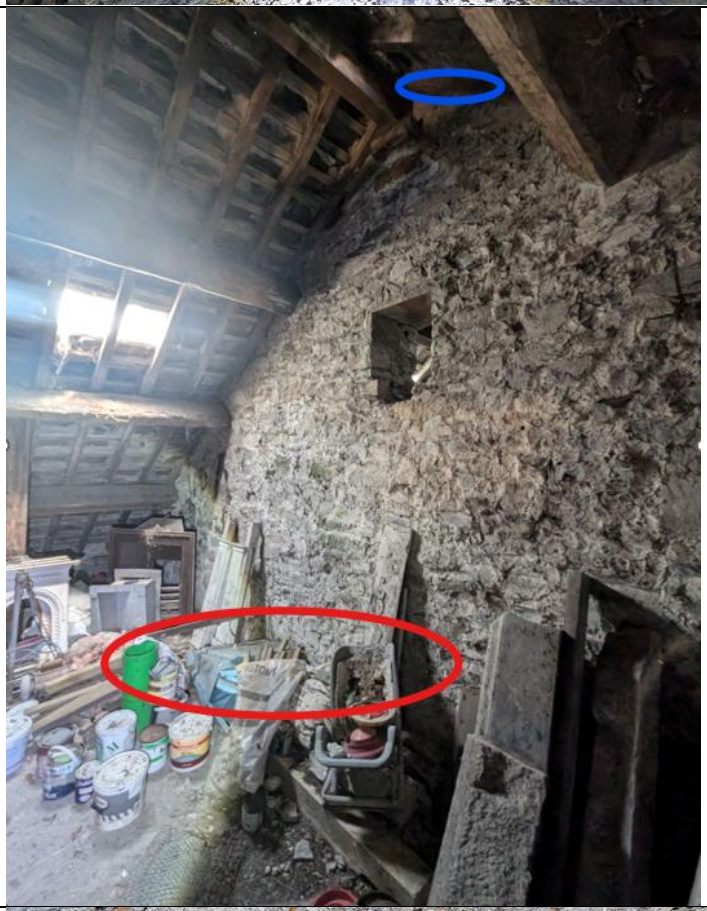
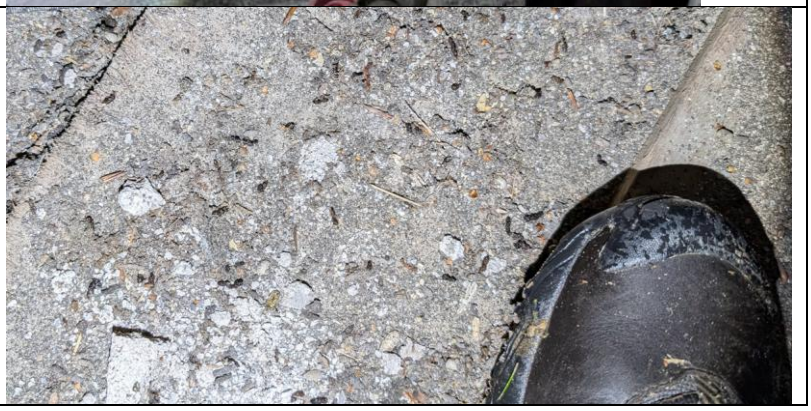
One bat dropping was found on a tarpaulin on the ground floor. This dropping could not be attributed to a certain bat species. In addition, this dropping could not be attributed to a potential roost site as bats often forage in large barns.

Central Upper Floor & Former Stable

- Bat droppings were scattered on the central upper floor section with an accumulation of droppings below the ridge on the east wall. There were also feeding remains (yellow underwing moths) within the same location. The droppings and feeding remains were attributed to brown long eared bats.
- The corpse of a brown long-eared bat was identified between the wall and the roof rafter in the central upper floor.
- Accumulations of bat droppings (brown long-eared bats) were identified throughout the loft floor of the former stables.

Based on the above evidence, the barn was confirmed as a roost site for brown long-eared bats. However, the barn also contained a number of potential roost features for other bat species both internally and externally. Photos of the evidence of the roost are provided below.

Photo 3.2 Bat dropping in aisled barn.	
Photos 3.3a & 3.3b Droppings and feeding remains within upper floor of central section.	 

Photo 3.4 Dead brown long-eared bat within upper floor of central section.	
Photo 3.5 Location of dead bat (blue) and bat droppings / feeding remains (red).	
Photo 3.6 Bat droppings on loft floor of former stables.	

Cart Shed

No evidence of a bat roost was recorded in the cart shed. Based on the extent and type of potential roost features observed, the building was considered to have a **moderate roost suitability.**

Outbuilding

The outbuilding is a relatively small structure and was comprehensively inspected. Based on the extent and type of potential roost features observed, the building was considered to have a **low roost suitability.**

3.2 Dusk Emergence Survey

3.2.1 Aisled Barn

25th July 2024

The barn was confirmed to support an active bat roost. A total of 11 brown long-eared bats emerged from the barn. Of these, ten bats emerged from the circular aperture on the east gable and one bat emerged from above the small door on the front. Bats emerged between 21:54 and 22:22. Images 3.1 and 3.2 show the roost emergence points and Figure 3.1 provides a map of the findings.

Bat activity comprised relatively low and intermittent foraging and commuting of common pipistrelle and soprano pipistrelle. Noctule bats were also recorded and a Myotis species (not identified to species level) was recorded at 22:29 and 22:48 on the front elevations. Other notable findings were as follows:

- The first bat (soprano pipistrelle) was recorded at 21:25.
- At 21:51, a tawny owl perched onto the ledge of the circular aperture and briefly entered the upper loft area. A brown long-eared bat emerged whilst the tawny owl was present and the remaining bats emerged after the owl had flown away. Tawny owls do predate bats and this owl activity may be a regular occurrence.
- At 22:32, a brown long-eared bat re-entered through the circular aperture on the east gable. This bat either returned to the roost or came back to feed.

29th August 2024

A total of eight brown long-eared bats emerged from the barn. A total of six bats emerged from the circular aperture on the east gable and two bats emerged from above the small door on the front (north) of the aisled barn.

Generally, bat activity was very similar to the first survey with a relatively low level of foraging around the barn itself. Species recorded included common and soprano pipistrelle, noctule bats and Myotis species. Based on the call structure, the Myotis calls were attributed to Natterer's bats.

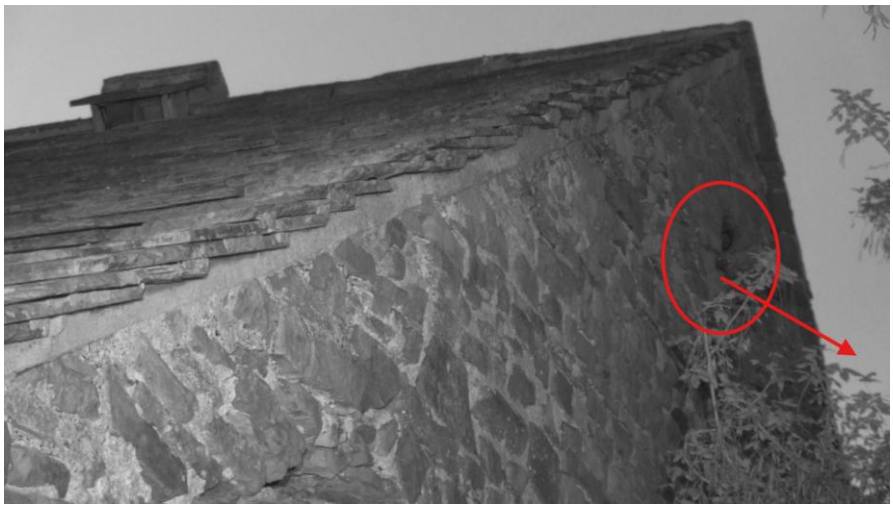
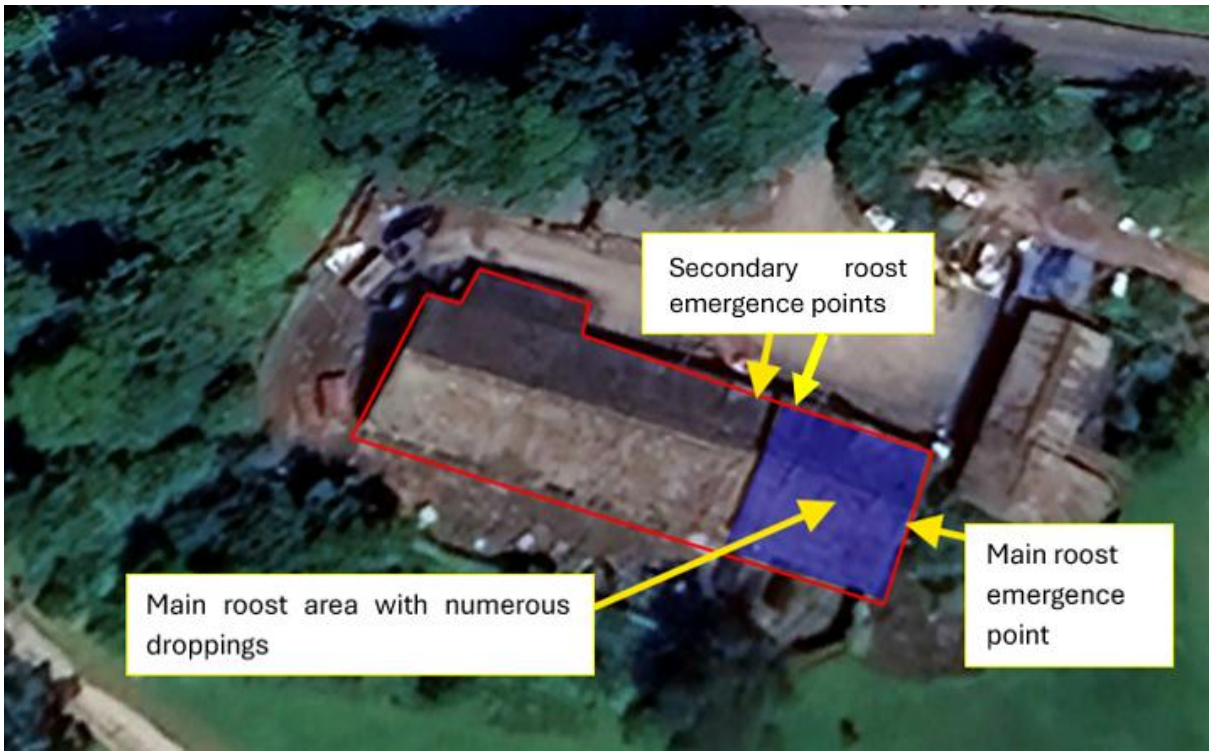
Image 3.1 Emergence point on east gable with 10 brown long-eared bats (east gable) on 25th July and 6 bats on 29th August.	
Image 3.2 Emergence point of 1 brown long-eared bat (front door access to loft - left of photo) on 25th July and 2 brown long-eared bats on 29th August.	

Figure 3.1. Map of main findings from surveys of the Aisled Barn



3.2.2 Cart Shed

No evidence of a bat roost was recorded. The surveyors recorded activity of common pipistrelle, soprano pipistrelle, brown long-eared bats and noctule. Activity levels were very similar during both surveys.

3.2.3 Outbuilding

No evidence of a bat roost was recorded. General bat actvity levels were notably low with occasional foraging of common pipistrelle and soprano pipistrelle over the adjacent treelines and one pass of a brown long-eared bat.

3.3 Nesting birds

No evidence of barn owl was observed in any building. Whilst no direct evidence of nesting birds was observed, it is considered highly likely that birds will be nesting within the buildings.

4 EVALUATION & CONCLUSIONS

4.1 Bats

4.1.1 Roost Characterisation

Aisled Barn

The aisled barn was confirmed as supporting a bat roost with a maximum count of 11 brown long-eared bats. The main emergence point was via the circular aperture on the east gable. Secondary emergence points were observed via gaps over two doors on the north elevation. One door was to the upper floor of the mid-section and one door was to the aisled barn. During the three preliminary assessment visits, no live bats were observed roosting in-situ. However it was clear from the evidence that bats were regularly roosting on the roof timbers and ridge of the loft area of the former stable, and within the adjacent loft of the central section. Furthermore, due to the apertures within the internal dividing walls, brown long-eared bats could utilise the entire barn. There were also gaps within the stonework which provide suitable crevices for roosting.

Based on the activity and numbers observed, the barn supports a **brown long-eared maternity roost.** The highest count was achieved in the July survey. Such roost types are significant in terms of importance as female bats use such roosts to give birth and rear their young to independence. The same maternity roost sites are typically used every summer.

Cart Shed & Outbuilding

No evidence of a bat roost was observed during the surveys of the cart shed and outbuilding. The scope of bat surveys described in this report are considered sufficient to conclude that bat roosts are likely absent from these buildings. Therefore, bats do not present a potential ecological constraint to the development proposal. The works will not result in any impacts to bats and will therefore remain compliant with the legislation (Appendix A). No further assessment or detailed mitigation is required.

4.1.2 Impact Assessment

Aisled Barn

Brown long-eared bats are widespread and abundant at a local level and the third most common species likely to be encountered roosting within buildings. Nationally, there is a stable population but possibly, evidence to suggest the population may be declining in the short-term (since 2017)[1]. The loss of the roost would have a moderate negative impact to the conservation status of brown long-eared bat populations at a local level.

The development proposals for the aisled barn have been subject to several revisions during the design stage. A draft bat survey report was issued in November 2024 to aid the design requirements. Recommendations for mitigating impacts to the brown long-eared roost were submitted which followed the mitigation hierarchy.

[1] Bat Conservation Trust (2023). National Bat Monitoring Programme Annual Report 2023.

The applicant has decided that the best course of action is to retain the bat roost in-situ (see Figure 4.1). The loft area above the workshop and the upper floor area accessed via an external doorway are to be retained. In addition, the roof is also not be touched within these locations. Leaving these sections of the barn will result in the retention of the main roosting areas. In addition, the main roost access point (aperture on the east gable) will be retained. This retention will result in the avoidance of significant potential impacts to the bat roost. Other secondary impacts can be avoided / minimised via non-licensable mitigation measures.

Figure 4.1. Retention of loft space, roost and access points.

4.1.3 EPS Mitigation Licensing

All bat species and their roosts are legally protected through The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) as a European Protected Species (EPS). They also receive protection through inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Appendix A provides details of this legislation.

The works will require the blocking of apertures in the dividing wall between the main aisled barn and the lofts (Photo 4.1.) In addition, a secondary roost exit point (used by 1-2 bats) will be lost as a result of the conversion (Photo 4.2).

Whilst the main roost area is not within the aisled barn; one secondary roost access point is. For brown long-eared bats, it is typically the case that the whole barn is listed as a roost site as this species utilises the entire building for pre-emergence activity. Under the provisions of the legislation, the blocking of access and the internal wall gaps would constitute damage to the roosting site.

Derogation from the legislative prohibitions is transposed into the Habitats Regulations by way of a licensing regime that allows what would otherwise be an unlawful act to be carried out lawfully. Natural England are the relevant licensing authority in England and issue such licences on receipt of certain information including evidence which demonstrates that the proposed work will comply with the three licensing tests (Appendix A).

The local planning authority also requires sufficient information to enable them to determine if the proposed development works will be granted such a licence. Recommendations are provided in Section 5 with regards to the information requirements that are needed to enable the local authority to exercise this duty. As the bat roost is to be retained, there are no unforeseen issues with obtaining a licence.

It should be noted that for this particular development (barn conversion), the Natural England licence application will not require the completion of a Reasoned Statement as two of the three licensing tests (overriding public interest and satisfactory alternatives) are automatically passed.

Natural England can only process EPS licence applications on receipt of the planning consent document. Furthermore, Natural England requires the most up to date survey information. A further, update survey may be required if the works are not undertaken within the next 12 months.

Standard mitigation measures as stated within the licence must be followed and overseen by the named applicant and named ecologist who are legally bound by the terms and conditions of the licence. Such mitigation measures are outlined within Section 5.

Photo 4.1. Fly through access to the aisled barn from the main roost site.	
Photo 4.2. Secondary roost exit point on the aisled barn.	

4.2 Nesting birds

Whilst no direct evidence of nesting birds was observed, the barn is considered suitable to support nest sites. The proposed development should therefore be aware of the legislation afforded to nesting birds:

- All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs.

The nesting bird season is generally accepted as March to September. Mitigation to avoid impacts to nesting birds is detailed in Section 5.

5 RECOMMENDATIONS

5.1 Bat Method Statement

Mitigation and compensation

The mitigation strategy has been designed to meet the needs of the proposed development while minimising impacts on the brown long-eared maternity roost. The existing bat roost and loft space will be retained within the development. No additional roost access points are considered necessary, as multiple suitable gaps already exist within the roof structure (e.g., roof vents).

Licensed ecologist

Both the licence application and all mitigation works must be overseen by a suitably qualified and licensed ecologist, as required by the EPS licence conditions.

Timing

The door access to the aisled barn and the gap within the dividing wall will be fully blocked prior to the maternity roost season (May–August). This will effectively prevent brown long-eared bats from accessing the aisled barn.

The primary potential impact to bats—the removal of the aisled barn roof—will also be undertaken outside the maternity roost season.

Most conversion works can be undertaken during the maternity roost season, as they will not affect the brown long-eared roost. All works and timings will be agreed with and overseen by the licensed ecologist.

Exclusion, capture and release

Major structural works to the roof will not take place during the maternity roost period, reducing the likelihood that capture of bats will be required. However, brown long-eared bats may continue to use structures well beyond the summer period. The named ecologist on the EPS mitigation licence (or accredited agents) will therefore follow the standard capture and release procedures set out within the licence.

The maximum number of bats anticipated to require capture is three. All such works will be supervised by the named ecologist.

Lighting & Fragmentation

A wildlife-sensitive lighting scheme is recommended. Although an increase in night-time lighting within the main yard is expected post-development, no lighting will be directed towards the primary roost access point on the east gable. Existing flightlines will remain unfragmented.

Other

Access to the loft area will not be permitted during construction unless supervised or authorised by the licensed ecologist. The loft will be clearly marked as a bat roost and kept locked.

5.1.1 EPS Mitigation Licensing

Natural England can only process EPS licence applications on receipt of the planning consent document. Furthermore, Natural England requires the most up to date survey information. A further, update survey may be required if the works are not undertaken within the next 12 months.

Standard mitigation measures as stated within the licence must be followed and overseen by the named applicant and named ecologist who are legally bound by the terms and conditions of the licence. Such mitigation measures would be outlined within the Method Statement.

5.2 Nesting Birds

Any works which will potentially impact bird's nests should be undertaken outside of the main nesting bird season of March to August (inclusive). If this is not possible, any works potentially affecting bird's nests must be preceded by a nesting bird check, undertaken by a suitability qualified ecologist. If an active nest is found, it must be left in-situ until no longer in use. This may potentially delay the works programme.

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 make 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.

In addition, under this legislation there are offences relating to sale, possession and control of bats.

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 destroys 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 disturbance 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.

In addition, under this legislation there are offences relating to possession, control sale and exchange of European Protected Species.

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 implementing their general biodiversity objective under Section 40 of the NERC Act 2006. Bat species listed under Section 41 and known to be present within Lancashire comprise soprano pipistrelle, brown long-eared bat and noctule bat.

APPENDIX B. WEATHER DATA AND EQUIPMENT

Date	25 July 2024	7 August 2024	29 August 2024	4 September 2024
Building ref.	Aisled Barn (Survey 1)	Cart Shed (Survey 1)	Aisled Barn (Survey 2)	Cart Shed (Survey 2)
Survey duration (sunset time in brackets)	21:03 to 22:55 (21:18)	20:40 to 22:25 (20:55)	19:51 to 21:25 (20:06)	19:35 to 21:25 (19:51)
Weather conditions	• Dry throughout • 17°C at survey start • 15°C at survey end • 100% cloud cover • Wind 1(Beaufort scale) • No significant weather changes were encountered throughout the survey • Surveyors: CW, SF, RK, RS + Umanned NVA	• Dry throughout • 15°C at survey start • 13°C at survey end • 95% cloud cover • Wind – 2 with occasional gusts • Surveyors; SF &CW	• Dry throughout • 15°C at survey start • 12°C at survey end • 70% cloud cover • Wind 0-1 • No significant weather changes were encountered throughout the survey • Surveyors: CW, SF, RK & GH	• Dry throughout • 14°C at survey start • 13°C at survey end • 60% cloud cover • Wind – Bft 1
Surveyors and equipment	RK: Elekon Batlogger M2 Bat Detector (full spectrum) and 1no. Canon XA15 IR camera with 2no. Nightfox XB5 Pro torches CW: Peersonic RPA3 (full spectrum) and 2no. Nightfox whisker with x2 Nightfox XC5 torches Richard Storton: Batbox Duet & Echometer Touch 2 Pro with Tablet and 1no. Canon XA15 IR camera with 2no. Nightfox XB5 Pro torches. Unmanned position: Echometer Touch 2 Pro with Tablet and 1no. Canon XA15 IR camera with 2no. Nightfox XB5 Pro torches.	CW: Peersonic RPA3 (full spectrum) and 1no. Nightfox whisker with x1 Nightfox XC5 torch. SF: Echometer Touch 2 Pro with Tablet and 1no. Canon XA15 IR camera with 2no. Nightfox XB5 Pro torches.	GH: Echometer Touch 2 Pro with Tablet and 1no. Nightfox whisker with x1 Nightfox XC5 torch RK: Elekon Batlogger M2 Bat Detector (full spectrum) and 1no. Canon XA15 IR camera with 2no. Nightfox XB5 Pro torches CW: Peersonic RPA3 (full spectrum) and 2no. Nightfox whisker with x2 Nightfox XC5 torches SF: Echometer Touch 2 Pro with Tablet and 1no. Canon XA15 IR camera with 2no. Nightfox XB5 Pro torches.	CW: Peersonic RPA3 (full spectrum) and 1no. Nightfox whisker with x1 Nightfox XC5 torch. SF: Echometer Touch 2 Pro with Tablet and 1no. Canon XA15 IR camera with 2no. Nightfox XB5 Pro torches.

Date	27 August 2025
Building ref.	Outbuilding
Survey duration (sunset time in brackets)	19:51 to 21:45 (20:11)
Weather conditions	• Dry throughout • 14°C at survey start • 12 °C at survey end • 5% cloud cover • No wind
Surveyors and equipment	RK: Elekon Batlogger M2 Bat Detector (full spectrum) and 1no. Canon XA15 IR camera with 2no. Nightfox XC5 torches. CW: Peersonic RPA3 (full spectrum) and 1no. Nightfox whisker with x1 Nightfox XC5 torch.

APPENDIX C. PHOTOS

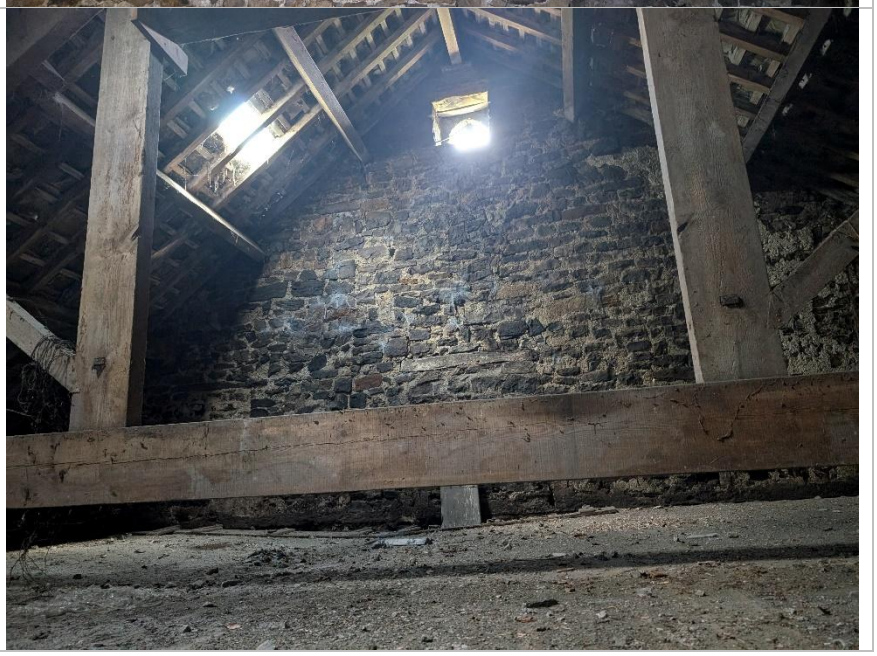
Aisled Barn

Photo 1. Front (north) elevation of aisled barn.	
Photo 2. Front elevation of former stables.	

Photo 3. North-west elevation.	
Photo 4. South-west elevation (several gaps in stonework).	

Photo 5. Rear (south) elevation of former stables.	
Photo 6. Close up of air vents.	

Photo 7. Roof framework of aisled barn (with lights).	
Photo 8. Internal view of west gable wall.	

Photo 9. Dividing wall (with open aperture).	
Photo 10. Loft of workshop (former stables) with circular window aperture (main roost egress point).	

Cart Shed

Photo 1. North-west elevations.	
Photo 2. West elevation.	
Photo 3. East elevation.	

Photo 4. View of upper level.	

Outbuilding

Photo 1. South-east elevations.	

Photo 2. South-west elevations.	
Photo 3. View of roof.