

Richard Maudsley

From: [REDACTED]
Sent: 14 July 2026 17:16
To: Richard Maudsley
Subject: 3/2026/0495 Skirden Hall Anna Lane Bolton-By-Bowland BB7 4NZ

To: Sunderland Peacock and Associates Ltd

Re: Bat Survey Requirements – Planning Application 3/2026/0495 - Skirden Hall, Anna Lane, Bolton-By-Bowland BB7 4NZ.

The applicant has instructed Knight Sky Ecology Ltd to provide ecological advice in relation to the proposed development at Skirden Hall, which includes the removal and replacement of the rear stone extension and the installation of a new canopy above the existing doorway.

Knight Sky Ecology has undertaken a desk-based appraisal of the available site photographs supplied by the applicant, which clearly illustrate the structures proposed for demolition and alteration.

Such structures are not typically associated with supporting bat roosts, as they generally lack enclosed roof voids, crevices, soffits, or other suitable roosting opportunities. Based on the construction type, condition, and scale of the affected structures, the likelihood of bats being present is assessed as negligible.

On this basis, a formal bat survey and accompanying report are not required, as the risk of encountering a bat roost and triggering the legal protections afforded to bats is negligible. This brief statement is considered proportionate to the level of ecological risk associated with the works and is sufficient to support the planning application.

Many thanks,

Ryan Knight BSc (Hons) MCIEEM

Level 2 Natural England (Bat) Class Licence (ref. 2015-12611-CLS-CLS): 15 years' experience in bat ecology and named ecologist on numerous European Protected Species mitigation licences issued by Natural England covering several species and roost types.

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