



TECHNICAL NOTE:

- PRELIMINARY BAT ROOST ASSESSMENT – DESK BASED STATEMENT**

SITE NAME & ADDRESS	
DATE	
	Nos. 16-20, Castle Street, Clitheroe, BB7 2BX
	21 July 2026

Introduction & Background

Knight Sky Ecology Ltd was commissioned to provide ecological consultancy services in relation to the proposed works at 16 and 18-20 Castle Street, Clitheroe. All buildings are Grade II Listed and are proposed for re-roofing. Further information is required to address relevant planning requirements regarding protected species, namely bats.

This document has been prepared using desk-based information only, including photographs and proposed plans. It has been prepared by Ryan Knight MCIEEM, who holds a Level 2 Natural England (Bat) Class Licence (ref. 2015-12611-CLS-CLS) and has 15 years' experience in bat work and has been the named ecologist on numerous European Protected Species (EPS) mitigation licences issued by Natural England covering several species and roost types.

Upon an initial review of the property location and the relatively small-scale nature of the proposal, this desk-based assessment was considered proportionate to the very low level of potential impacts posed to bats.

Bat Roost Suitability

The buildings are located within the centre of Clitheroe on one of the main retail streets of the town. All properties are of late 18th-century origin and are centrally located within a row of shops. No obvious roosting features were noted from any photographs. Furthermore, town-centre locations typically support very limited levels of bat activity due to environmental conditions, including the absence of connective habitats and high night-time lighting levels.

Overall, the risk of the properties supporting a bat roost is considered negligible, and a formal bat survey of the site is not required. Given the nature of bats and their roosting sites, a very low residual risk of encountering an individual bat during the works will always remain. The recommended mitigation measures are outlined below:

- In the highly unexpected event that a bat is discovered, contractors must contact a licensed ecologist who will travel to site to collect the bat and provide further advice. Contractors must not handle bats. If it is necessary to remove a bat to prevent harm, gloves must be worn. The bat should be carefully placed in a cardboard box and kept in a dark, quiet place until the licensed ecologist arrives on site.



- If continuing works are, on balance, likely to result in contravention of the legislation afforded to bats, works must stop and a Natural England mitigation licence will be sought.

Nesting Birds

The buildings also appear to have very low suitability for nesting birds; however, the absence of nest sites cannot be fully confirmed from a desk study alone.

Standard mitigation measures are therefore advised during the works. If works are required within the nesting-bird season (March to August inclusive), they should be preceded by a nesting-bird check undertaken by a suitably qualified ecologist. Where active nests are identified, the nest must be left in situ and all works in the immediate area must cease until the chicks have fledged and the nest is no longer active.

Other Ecology Considerations

No other ecological constraints to the proposal were encountered, including statutory sites, non-statutory sites, priority habitats, and other protected or notable species.