



TECHNICAL NOTE:

- PRELIMINARY BAT ROOST ASSESSMENT (UPDATED)**

SITE NAME & ADDRESS	
DATE	
Nos. 16-20, Castle Street, Clitheroe, BB7 2BX	
06 October 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.

A desk-based assessment was submitted to support the application. Following submission of the desk-based assessment, additional information was requested to clarify the potential suitability of the property for bats.

A preliminary bat roost assessment of the property was undertaken on 6 October 2026 with a specific focus on the roof and loft areas. 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 PRA was undertaken by Ryan Knight MCIEEM, who holds a Level 2 Natural England (Bat) Class Licence (ref. 2015-12611-CLS-CLS), 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 a range of species and roost types.

RESULTS

Also refer to Photos in Appendix A.

Internal Features - 18-20 Castle Street

The vast majority of upper floor areas are converted and used as storage space. The roof underside and walls are lined and feature skylights. Only a small, shallow area of enclosed loft space was present. The floor space was boarded with timbers and the roof underside had traditional bitumen-based underlining. No evidence of a bat roost was observed.



Internal Features – 16 Castle Street

No loft space was present within the upper floor of 16 Castle Street. All rooms featured vaulted ceilings and all were actively used for storage.

External

The roofs of the terraced properties, including the rear extensions, comprise a mix of concrete roof tiles, slates and traditional stone tiles. No obvious potential roost features were identified, including gaps associated with lifted or missing slates. The slates at the rear verges appeared to be well bedded in mortar, with no obvious gaps at the verge.

Habitat Suitability

The terraced buildings are located within the centre of Clitheroe on one of the main retail streets of the town. The town-centre location is likely to support very limited levels of bat activity due to environmental conditions, including the absence of connective habitats and high night-time lighting levels. The nearest notable green space is the trees and parkland around Clitheroe Castle, 60m to the south. Farmland habitats are approximately 450m west and east of the site. The River Ribble (a habitat of particularly high value for bats) is located 1km north-west at its nearest point.

CONCLUSIONS & RECOMMENDATIONS

No evidence of a bat roost was recorded during the site visit, and no obvious potential roost features were identified. Overall, the potential for the properties to support a bat roost is considered negligible.

Taking account of the survey findings and the nature of the proposed works, it is the professional judgement of Knight Sky Ecology that no further detailed assessment is required.

Bats are not considered to represent a constraint to the proposed development, and the works can reasonably proceed without further bat survey effort, subject to the works being undertaken as described. Based on the findings of the assessment, the proposed works are considered highly unlikely to result in an offence under legislation protecting bats, including the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

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, works in the immediate area should cease and a licensed ecologist should be contacted for advice. Contractors should not attempt to handle or move the bat unless this is necessary to prevent immediate harm and they have received appropriate advice from a suitably qualified ecologist.
- 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

Standard mitigation measures are 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.

APPENDIX A: PHOTOS

Photos 1a – 1d

Upper floor and loft areas of 18-20 Castle St.





Photos 2a – 2b

View of upper floor
of 16 Castle St.





Photos 3a – 3e

Various views of external elevations.



