



Commissioned by:

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Prospect House
Holmrook
CA19 1UG

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**Preliminary Roost Assessment for Bats / Nesting Birds - Garage &
Ground floor sections / kitchen at Prospect House, Holmrook, CA19
1UG**

This report outlines the findings of a daytime site inspection at Prospect House, Holmrook, CA19 1UG (Nat Grid Ref. SD 07816 99469 - See Figure 1). Plans 'as existing' and 'as proposed' (Figures 2 & 3) have been provided and it is proposed to demolish an existing garage, which will be replaced with a new garage, and alterations / extension to the dwelling - at ground level only. This would involve the creation of a new porch at the southwestern elevation; this will attach to the kitchen here, and an additional extension to provide additional seating / dining room for the kitchen. At the southeast elevation new patio doors will be installed with an extended roof canopy here which will tie-in to the existing dormer window roof. The proposals would involve works to the west side of the existing kitchen roof (porch tie-in) and to the eastern side of the kitchen / dining area roof (extended dining space), the small void above the kitchen will be removed so that two new roof lights can be installed. The new garage will be sited to the southwest of the house / kitchen extension as opposed to the existing garage site, which is not as viable for access.

The proposed work could present a risk that bats could be harmed and bat roosts destroyed. All bat species and their roosts are protected in the UK under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017. For this reason Hesketh Ecology were commissioned in August 2025 to complete a Preliminary Roost Assessment / daytime inspection of the buildings / sections proposed for works under this scheme. It is understood that this survey and report will be used to inform proposals for the site and to accompany a planning application for this proposed work.

Survey Objective and Timing

The site inspection was conducted on the 14th August 2025, adhering good practice guidance and within the peak season & recommended time for a preliminary roost assessment on a structure (Table 2.2. 'Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)' - The Bat Conservation Trust. London. ISBN-978-1-7395126-0-6). Any evidence of bats is recorded as encountered but the primary objective of this daytime site inspection was to identify the level of bat roost potential and determine any further advice and survey requirements. Nesting birds were also considered. See Figures 1 & 2 for site location & existing building / survey area.

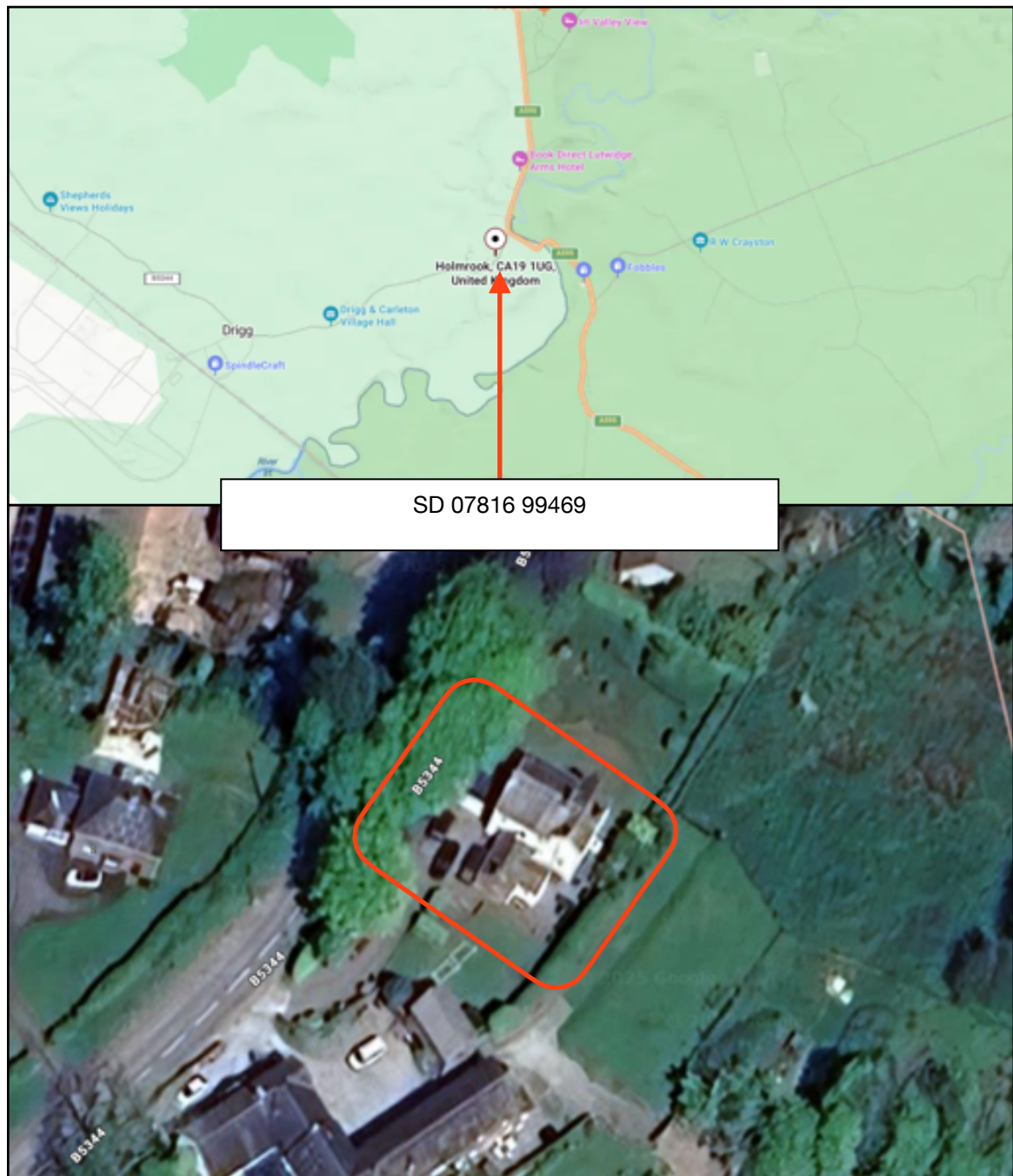


Figure 1: Survey / Site. Showing Location Plan (Top) and Site / Surrounding habitat (Bottom). Red line includes the entire of prospect house and the garage which is to the northwest of the house. There are only small parts of the existing ground floor / ground floor roof sections that will be impacted / formed part of the survey. See also Figure 2 below for existing plans & survey area..

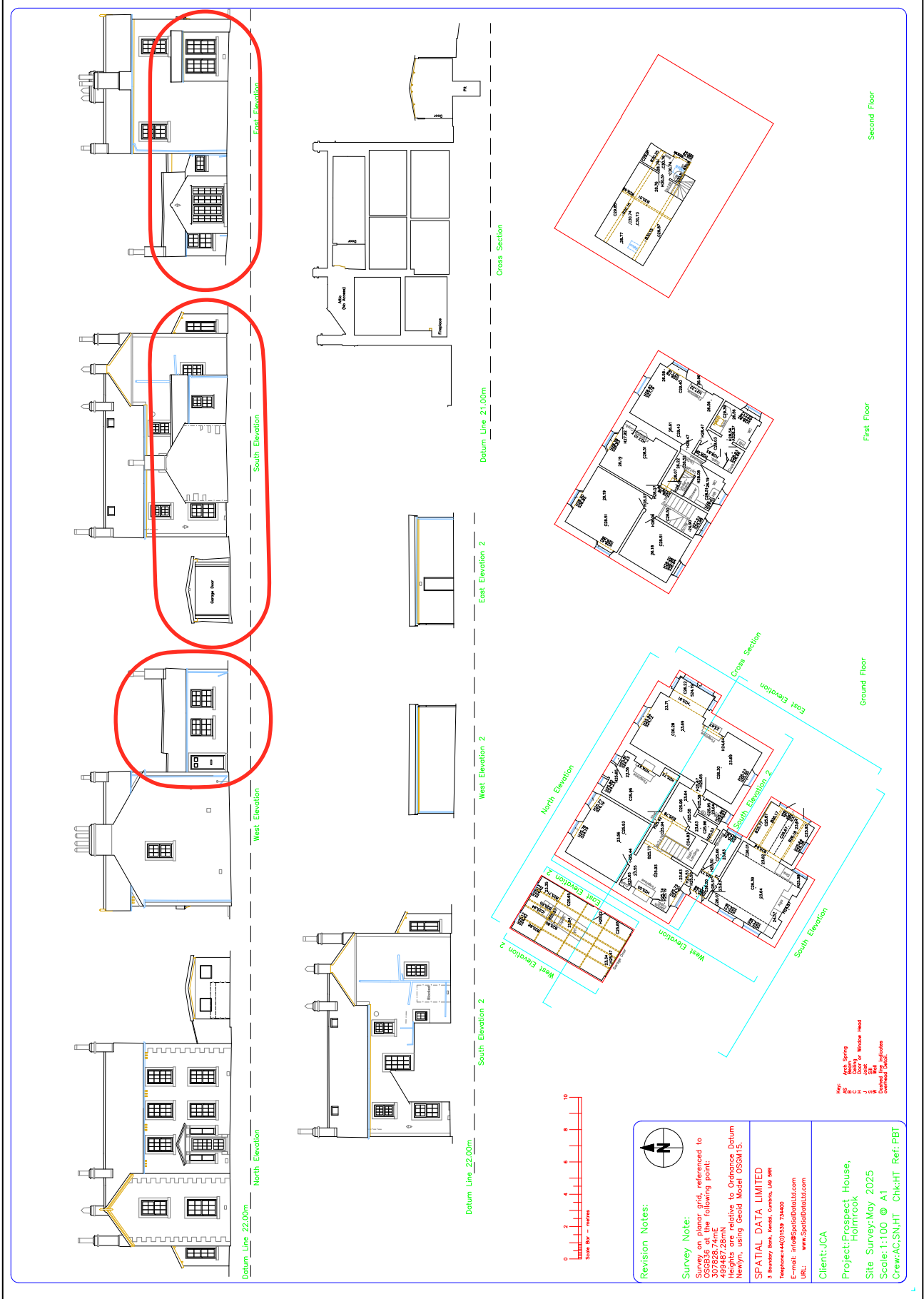


Figure 2: Plans As Existing. Drawing By John Coward Architects Ltd. Garage and house sections that would be impacted by the proposed works - and so were surveyed, are shown in red lines.

Site & Surrounding Habitat

The Prospect House site is central to the village of Holmrook in West Cumbria, just outside the west of the Lake District National Park Boundary. Drigg is 1.5km west and Drigg Sand dunes and beach, which is a Local Nature Reserve (LNR), Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC), is 3km west. Hallsenna Moor NNR; one of the few remaining lowland heath and peatland habitats in Cumbria is 1.2km to the northwest.

The village of Holmrook has low level street lighting and a number of large well established gardens, surrounding the village is agricultural land with well established hedgerows and trees present - with no real barriers to bat activity.

The Black Beck becomes a tributary to the River Irt around 180m to the north of the site and both these watercourses support banks lined with trees and scrub / riparian habitat, to the east the River Irt flows south and between the Prospect House site and the river is a patch of rough grassland, with trees and scrub present which provides good connectivity / foraging for bats to move between the house in the village - to and from the River.

Further north / east the river connects to excellent habitat towards Santon and Eskdale, with extensive woodland and open water present, to the south / east - around Muncaster and eastwards from here there is excellent habitat for bats.

There is no road lighting and very little light spillage in the area; with no barriers to bat activity, this combined with the above habitat features provides good opportunities for bats to forage and commute throughout the land.

The site / general location is considered to represent at least 'moderate' quality bat habitat.

Desktop Search

A data search was not commissioned from Cumbria Biodiversity Data Centre (CBDC) for this survey report due to the small scale of the proposal.

A search of historic planning applications was conducted on the Copeland Borough Council planning authority online search facilities (<https://copelandbc.maps.arcgis.com/apps/webappviewer/index.html?id=7222a5aa337542268f0d1a1c6af27cad>) on 07/11/25 "CA19 1UG" (i.e. the post code area for the site).

This found a total of 6 no. previous planning applications for the post code area, of which none provided additional information / no ecology or previous bat surveys could be found.

A review of the 'Cumbria Mammal Atlas', Cumbria Biodiversity Data Centre and Cumbria Mammal Group (November 2017), shows that a total of 29 mammals

have been recorded with the following bat species previously recorded in hectad SD09 (pre- and post- 2000) - Table 1 below.

NB. The Atlas is somewhat dated now and a lack of records in an area does not indicate that any locally known species are absent.

Hectad NY22		
Species	Pre- 2000	Post- 2000
Whiskered bat (<i>Myotis mystacinus</i>)		
Brandt's bat (<i>Myotis brandtii</i>)		
Natterer's bat (<i>Myotis nattereri</i>)		
Daubenton's bat (<i>Myotis daubentonii</i>)		
Noctule bat (<i>Nyctalus noctula</i>)		
Pipistrelle species (<i>Pipistrellus</i> spp)		
Brown Long-eared bat (<i>Plecotus auritus</i>)		
Western Barbastelle (<i>Barbastella barbastellus</i>)		
Leisler's bat (<i>Nyctalus leisleri</i>)		

Table 1: Bat species records for hectad SD09, pre- and post- 2000. Green = record of presence exists; red = no records exist. Taken from 'Cumbria Mammal Atlas', Cumbria Biodiversity Data Centre and Cumbria Mammal Group (November 2017).

Hesketh Ecology have conducted various bat and protected species survey and monitoring work in the locality and most of the bat species shown in Table 2 below are known to be present and / or breeding in the wider area and the surrounding habitats.

Species	UK Population Estimate and Proportion of Bat Fauna	UK Status	Local Status	Habitat
Noctule <i>Nyctalus noctula</i>	50,000 / 1.02%	Uncommon but stable	Widespread but uncommon; mobile populations; breeding roosts recorded.	Tree dweller; predominantly in lowlands. Occupies woodpecker and rot holes. Seldom in buildings. Will utilise bat boxes. Feeds over deciduous woodland, parkland, pasture, water and forest edges.
Daubenton's bat <i>Myotis daubentonii</i>	560,000 / 11.39%	Common and increasing	Widespread; hibernacula and breeding roosts recorded.	Bridges, tunnels, caves, mines, stone buildings and trees. Has been found hibernating underground at high altitude (550m). Feeds over rivers, canals and other water bodies. Will forage in riparian woodland.
Natterer's bat <i>Myotis nattereri</i>	148,000 / 3.01%	Common and increasing	Widespread; hibernacula and breeding roosts recorded. Less common than Daubenton's.	Similar to Daubenton's and can be found together; bridges, old buildings, barns, trees and underground sites. Feeds in woodland and parkland. Has recently been recorded in some upland areas, mainly using riparian habitats.
Whiskered bat <i>Myotis mystacinus</i>	64,000 / 1.3%	Uncommon but stable	Widespread but uncommon; breeding roosts and hibernacula recorded.	Older, mainly stone buildings, churches, trees and often in bat boxes. Feeds mainly in deciduous woodland
Brandt's bat <i>Myotis brandtii</i>	30,000 / 0.61%	Uncommon but stable	Widespread but uncommon; hibernacula and breeding roosts recorded. "Swarming" sites recorded.	Similar to whiskered.
Brown long-eared bat <i>Plecotus auritus</i>	245,000 / 4.98%	Common and stable	Widespread and common; hibernacula and breeding roosts recorded.	Old buildings, churches, barns (often with trees close by), underground sites and trees. Often found in bat boxes. Feeds in deciduous and coniferous woodland often within the canopy; around parkland trees, gardens, along hedgerows.

Species	UK Population Estimate and Proportion of Bat Fauna	UK Status	Local Status	Habitat
Common pipistrelle <i>Pipistrellus pipistrellus</i> (45kHz)	2,430,000 / 49.41%	Common and increasing	Widespread and common; breeding roosts recorded but species recognition only recently recorded.	Wide age range of buildings; favours modern structures, trees occasionally and bat boxes. Feeds over diverse habitats; rural and urban gardens, woodland, farmland, or near water. Found hibernating behind wooden cladding on buildings, in soffits, behind fascia boarding and in gaps in wooden window frames, also hibernates in trees.
Soprano pipistrelle <i>Pipistrellus pygmaeus</i> (55kHz)	1,300,000 / 26.43%	Common and stable	Widespread and common; breeding roosts recorded but species recognition only recently recorded.	As common pipistrelle. Favours riparian habitat, and roosts in larger maternity colonies than the common pipistrelle. Found hibernating behind wooden cladding on buildings, in soffits, behind fascia boarding and in gaps in wooden window frames, also hibernates in trees
Nathusius' pipistrelle <i>Pipistrellus nathusii</i>	16,000 / 0.33%	Uncommon and trend unknown	Rare. Three UK breeding sites known. A single bat-detector record of a night roost in Cumbria, and several foraging records.	Tree dweller; hollow trees, cracks, bat boxes and buildings. Sometimes shares nursery roost with pipistrelle or Brandt's bats. Feeds mainly around riparian and woodland edge habitats.
Leisler's bat <i>Nyctalus leisleri</i>	28,000 / 0.57%	Uncommon and trend unknown	Rare. Scarce records for Cumbria. Breeding status unknown. Present in adjacent counties (Yorkshire and Dumfries and Galloway).	Woodland bat, similar to noctule but will roost in buildings. Feeds in open deciduous and coniferous woodland, over water bodies, parkland and around street lamps in suburban areas.

Table 2: Local status and habitat of Cumbrian bat species.

Daytime Inspection - Preliminary Roost Assessment (PRA)

The garage & house / sections due for works was externally inspected for signs of bats / suitable roosting features using a high-powered torch, ladders and binoculars (LED Lenser H14R.2 1000 Lumens Headlamp / Equinox HP 8x42 Binoculars).

An inspection of the entire garage, all elevations & the interior was undertaken. The ground floor areas - the existing kitchen and the exterior sections to Prospect House - where the new porch and extension will tie-in - external walls / windows / doors, eaves, wall tops, guttering, soffits, chimneys and all roof cladding / flashings, and an assessment of adjacent buildings and habitat was undertaken. There is a small void above the kitchen but there is no hatch and this was not accessible.

The external inspection included the grounds immediately surrounding the buildings.

The potential suitability of the buildings / sections proposed under this scheme and the surrounding habitat for bats was assessed in line with relevant guidelines and allocated to one of the categories detailed within Table 3 (below).

Personnel

The survey and assessment were undertaken by Vic Griffin BSc Hons, MCIEEM, NE Bat Licence CL 18 Survey Level 2 (2017 32609-CLS-CLS), assisted by Jude Hartley (an experienced ecologist / bat surveyor; 1st Honours - BSc Zoology).

Victoria is an experienced and competent ecologist, with over 23 years experience of study, training & work in the field of wildlife conservation and ecology, working with protected and native species, exotics and rare breed animals. She has 18 years experience in bat survey & mitigation, has held a bat survey licence and roost visitors licence since 2006 and has a NE trainers licence. Vic gained 'earned recognition' by NE in 2016 by qualifying and training as a Registered Consultant for the Bat low impact / mitigation Class Licence (WML-CL21). Vic has participated in numerous bat, ecology, survey and mitigation courses in the last 19 years. Becoming a full member of CIEEM in 2016 she qualified under the Institutes' competency framework at an 'Accomplished' level of competence (lead in bat survey work / ecology) and so is of BCT level 3 (CIEEM Accomplished) competence.

PRA - Results

The single storey kitchen which is due for most impacts during the proposed work was thoroughly assessed and all roof sections inspected from ladder height. The main house sections adjacent / within the works area - the ground floor where the porch will connect and the new patio doors be installed had no gaps in

the walls / render / windows and no risk of impact to bats from works to these parts.

Kitchen sections

The walls were either rendered or exposed stonework - which had no gaps at all. There were no gaps in the ridges at all and the slate roof was tightly clad, with gaps assessed and measured - most gaps appeared less than 10mm - and where gaps were present the same under the slates was smaller further up - with no continuous gaps / no apparent access for bats to roost under the slates. The flashings where the kitchen tied into the main house were tight with no gaps. The reader at the gable end chimney was tight with no gaps - the flashing around this chimney was also tight but there was a small gap in the overlap at the western pitch.

At the northern elevation - facing the house wall where there is a small 'alleyway' type space there was a couple of gaps were investigated along the wall top but these were superficial with no typical gaps / suitability for bats. In the corner here there was some overcalling flashing with small gaps but these were generally inaccessible to bats / unlikely to be used in the small ground floor corner. The western / southern eaves were investigated from ladder height and the internal liner overlaps the wall top here, the gutter is fairly obstructive and there were no typically suitable roosting / access locations for bats along the eaves/ wall tops.

Garage

The garage was also thoroughly accessed and searched. It is a purpose-built construction with a bitumen profile sheet roof on top of a PVC sheet cladding, internally there are ply-boards present - the roof has no void and no crevices present that would provide any suitable roosting place for bats at all. The walls comprise of concrete panels with timber boarding along the wall tops and panelled sections at the gable ends - timber boarding can provide suitable gaps for bats sometimes, however there are no gaps / overlapping sections to these areas and no potential for bats.

There were a couple of large gaps at the southern corners which could provide access for nesting birds but not bats.

There were no gaps, access for bats or typical roosting opportunity in the single storey kitchen / ground floor sections proposed for works as in Figures 1 & 2 and no potential for bats to roost in the garage either.

There was one gap in the chimney flashing that may give some level of potential for bats to access but may not provide a suitable crevice and was considered sub-optimal. Even considering the gap (which will be retained though the works anyway) then overall the kitchen & garage both offer 'nil/ negligible' bat roost opportunity. See Table 3 and Photos; Figs 4 - 7 below.

Suitability	Roosting Habitat	Potential flight-paths and foraging habitat
None	No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of year (i.e. no habitats that provide continuous lines of shade/ protection for flight-lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats: however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A built structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and / or suitable surrounding habitat to be used on a regular basis or by a larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats).	Habitat that could be used by small numbers of commuting bats such as gaps hedgerows or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions (i.e. temperature, humidity, height above ground, light levels, level of disturbance) and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Table 3: Adapted from 'Table 4.1; Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement', Chapter 4, Pg. 44 - 'Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)'.



Figure 4: Showing minimal / unlikely gaps for bats throughout the kitchen roof - there was a single gap in the flashing at the western pitch - as shown above - that could possibly provide a sub-optimal spaces for a single pipistrelle bat.



Figure 5: Showing the kitchen sections from the southwest - slate clad roof and ridges - very tightly set, despite a through search from ladder height, there was no typically suitable access for bats present.



Figure 6: Garage from the north - there were no gaps in the walls and no bat roost potential. The building was generally inaccessible to birds also - there may be some potential for access in gaps above the doors / at the sides at the southern end.



Figure 7: Garage roof - the building is purpose built and the roof has no suitable access for bats and wall tops also do not present gaps or access to suitable voids / crevices. Once the garage here is removed then the trees shown here at the west of the house would be an ideal location to erect bats boxes / bird boxes and enhance the site for bats / birds - if desired.

Conclusion

There was nil / negligible potential for roosting bats to the garage proposed for removal and the house / kitchen / ground floor sections proposed under this scheme. The impacts from the current proposal are minimal.

"If no suitable habitat for bats is found then further surveys are not likely to be necessary.....including evidence that an adequate assessment has been made by a suitably qualified ecologist and the conclusion is reasonable". (See Pg. 45 of Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6).

There is nil / negligible risk to bats from this particular scheme and no further surveys are required.

The site is set in good habitat with adjacent buildings / trees / structures with potential for bats / nesting birds - the working methods below should be adhered.

NB. The main house / roof - Prospect House may well have potential for roosting bats which should be considered in future development - the entire house was not surveyed in this instance as the works are for small areas at ground floor only.

Recommendations - Working Methods

Bats move roost often and are opportunistic; there is a risk that bats could be present / active around the site. Bats could also occupy any small gaps created whilst works are underway.

- Where possible gaps will not be left open over night to avoid the possibility of bats opportunistically roosting in gaps which will later be blocked.
- Any flashings or roof cladding should be removed by hand, with care, checking all areas as it is stripped.
- If bats are discovered or suspected at any time prior to or during works, all work in that area must pause and advice from the acting consultant be sought.

This report must be made available to any contractor working on site.