PHOTOGRAPHIC SURVEY RECORD
& BAT SURVEY TRIGGER CHECKLIST

NORTH STREET GARAGE
NORTH STREET
CLITHEROE
LANCS
BB7 1NU

for

BRIAN DENT HOLDINGS LTD.

23RD SEPTEMBER 2026

PD Construction Consultants
7 Beech Street, Clitheroe, Lancs., BB7 2LL
Paul Derbyshire AssocRICS
[redacted]



Exterior – North Street elevation.



Exterior – Side elevation.



Interior view – centre section.



Interior view – North Street end section.



Interior view of damaged rooflight



Google Maps exterior view from Kendal Street.



Google Earth aerial view.

Bat survey checklist to be submitted with a relevant planning application

Site Name: NORTH STREET GARAGE, NORTH STREET, CLITHEROE	
Development Control Officer Contact:	**Date:**23.09.2026
Result – ecological survey needed? YES /NO	

Answer the following questions and generate a score:

			Score
Is the building located within:	an urban area?	0	1
	small town / urban fringe / suburb?	1	
	rural area?	2	
Is the building adjacent to/within 10m of: tree(s) / hedgerow / open water?*		1	
Is the building a house with an upper storey?*		10	
Is there an enclosed roof or attic space / hayloft?*		5	
Is there an undercroft or cellar?*		3	
Does the building still have a roof?	Entire?	8	5
	Damaged?	5	
	Partial?	2	
	No Roof?	0	
What is the roof covering? (Predominant type)	Tile or slate?	3	2
	Corrugated asbestos?	2	
	Corrugated metal?	1	
	Other?	0	
What are the walls made up of? (Predominant type)	Stone?	3	1
	Brick?	2	
	Timber frame?	1	
	Concrete block?	1	
Are there cracks or mortar holes?*		3	
Does it have a cavity wall?*		3	3
Are the roof supports: (Predominant type)	Traditional jointed hardwood?	4	0
	Traditional jointed softwood?	2	
	Simple rafter structure?	1	
	Steel?	0	
Is there a felt membrane lining the roof?*		2	
		Total	12

*NB 'No' scores 0

Score guidelines:

16 and over	An adequate* survey to determine bat use must be submitted with the planning application.
10 – 15	MCC will check the submitted photographs prior to advising whether a survey is required.
Under 10	No bat survey needed unless evidence of bats exists in the locality.

*Please see survey guidelines on Page 2