

Bat

Presence-Absence Survey

Coach house at

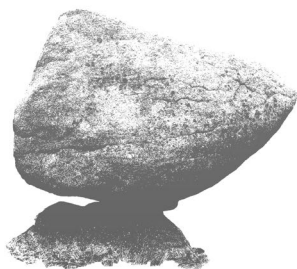
33 Sunny Bower Street

Tottington

BL8 3HL

For

Stacey Sudders



Gritstone Ecology

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Non-technical summary

A preliminary roost assessment completed by Angela Graham Bat Consultancy Service in July 2024 assessed the building as having moderate suitability for use by roosting bats, and recommended that two dusk emergence surveys should be completed.

A building inspection and two dusk surveys were completed in August 2024 by Gritstone Ecology. No indications of use by bats were recorded during the building inspections, and no bats were recorded roosting in the building during the emergence surveys.

As no bats were recorded roosting in the building, and as no indications of use by bats have been found during the surveys, it is unlikely that bats will be affected by the proposed works.

No further survey, licensing, or mitigation work is required with regard to bats.



1. Introduction

1.1. Purpose of the report

The report is written by Stewart Bradshaw for Stacey Sudders. Stewart carried out a building inspection and bat presence-absence surveys of the coach house, in August 2024. The survey report will be used to provide supporting information for a planning application on the site.

The surveys were commissioned following a preliminary roost assessment, carried out by Angela Graham Bat Consultancy Service in July 2024. The report concluded that the building had moderate suitability for use by roosting bats, and recommended that two dusk emergence surveys were completed.

1.2. Survey aims

The aim of the survey was to determine the presence or absence of bats, and assess the need for further survey or mitigation.

1.3. Surveyor details

Stewart is licensed to disturb, take and handle all species of bats in all counties of England under licence number 2015-15615-CLS-CLS. He has more than 15 years of experience in ecological consultancy, including the planning & preparation of bat surveys, and mitigation licences. Experienced assistant surveyors were used during the presence-absence surveys to cover all angles of the building.

1.4. Proposed development

The development proposals are for the conversion of a section of the coach house abutting 33 Sunny Bower Street for residential use, including works to the roof, work to stabilise the structure, and changes to the internal layout.

1.5. Site context

The building is located to the east of Sunny Bower Street, Tottington, Bury, BL8 3HL, GR SD 77475 12706, approximately 3km northwest of Bury Town Centre. The site is close to the edge of Tottington, surrounded by large houses, mature gardens, and mature trees, with open farmland to the north & west, and suburban housing to the south & east.

The site includes a former coach house abutting the southern side of 33 Sunny Bower Street with gardens to the front and rear, and areas of hard landscaping.

Habitat within 50m of the building includes; houses, gardens, mature trees, areas of hard landscaping, and quiet access roads.

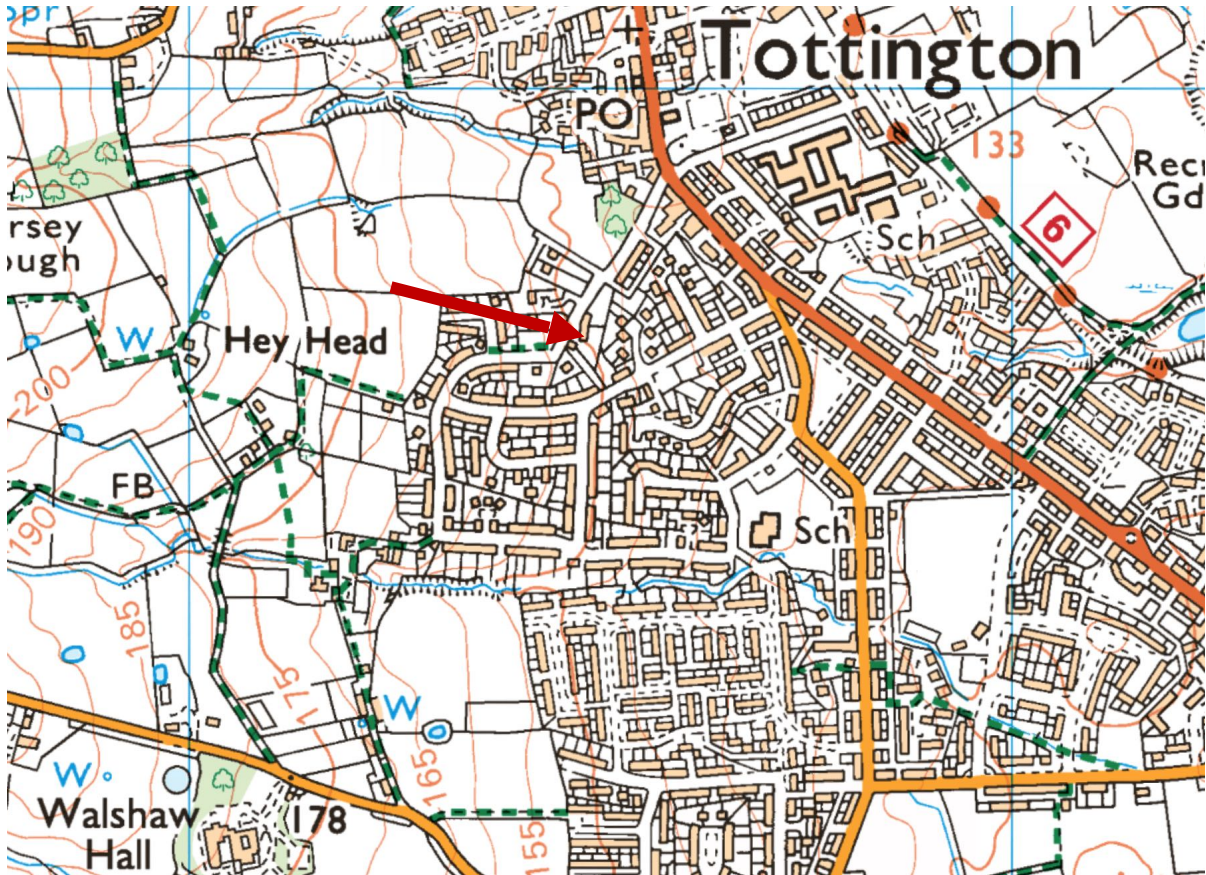
Habitat within 500m includes housing and busy roads, linked back gardens, areas of open farmland, hedgerows, mature trees, and watercourses.

Areas of open farmland locally, mature trees, and linked back gardens, potentially provide good quality foraging opportunities for bats. However, the area to the south & east in general is fragmented by busy well-lit roads, noise, traffic, and other human activity.

The site and immediate surrounding area provide moderate quality foraging, commuting, and roosting opportunities for bats; with higher quality and less disturbed habitat around farmland to the north & west.



1.6. Site location



1.6a – 33 Sunny Bank Street – site location.



1.6b – 33 Sunny Bank Street – aerial photograph.



2. Methods

2.1. Survey timings

A building inspection and dusk emergence survey was completed on 7th August 2024, a second emergence survey was completed on 29th August 2024.

2.2. Desk study

No formal desk study of the site was undertaken, prior to the preliminary roost assessment. A preliminary roost assessment was undertaken by Angela Graham Bat Consultancy Service. The report was reviewed to gather baseline data for the site.

The development has a small footprint, and impacts beyond the site boundary are unlikely. A site-specific investigation was considered more suitable.

2.3. Habitat assessment

The habitat on site and in the surrounding area was assessed using Ordnance Survey mapping, and aerial photography. Habitat features on site, and those in the surrounding area were assessed for their suitability for use by bats during the site visit.

2.4. Building inspection

A systematic search of the exterior of the building was made to identify potential or actual bat access points and roosting places, and to locate any evidence of bats such as live or dead specimens, bat droppings, urine splashes, fur-oil staining and or squeaking noises. Bat specimens and droppings are the most reliable type of evidence; the other types are not always the result of bat activity. Sometimes bats leave no visible sign of their presence on the outside of a building (even when they do wet weather can wash evidence away.)

The search included (where present) the ground beneath potential access points, windowsills, window panes, walls, behind peeling paintwork and lifted rendering, hanging tiles, weatherboarding, eaves, soffit boxes, fascia's, lead flashing, gaps under felt, under tiles / slates and in existing bats boxes. Gaps in brickwork and stonework were searched (where present). All evidence of use by bats, or features with the potential to be used by bats was recorded and photographed.

A systematic search of the inside of the building was undertaken to identify potential or actual bat access points and roosting places, and to locate evidence of bats. Bat specimens (live or dead) and droppings are the most reliable type of evidence. Other evidence can include urine splashes, fur-oil staining, feeding remains, squeaking noises, bat fly (Nycteribiid) pupal cases (Hutson 1984) or odour.

Areas inspected include;

Within rooms

- floors and surfaces
- behind wooden panelling
- in lintels above doors and windows
- behind window shutters and curtains
- behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded up windows



- inside cupboards and in chimneys accessible from fireplaces.

Within roof spaces

- the tops of gable end and dividing walls
- the top of chimney breasts
- ridge and hip beams and other structural timbers
- mortise and tenon joints
- all beams
- the junction of roof timbers, especially where ridge and hip beams meet
- behind purlins
- between tiles and the roof lining (where accessible)
- under flat felt roofs.

The areas listed above were inspected (where present), any additional areas with potential for use were also inspected.

2.5. Presence-absence survey method

Ecologists visited the site at dusk and dawn, to listen to, and record bats, and look for bats emerging from, or returning to roosts, and compile information on species, numbers, access points, and locations. The surveys were informed by a building inspection, which identified potential roosting and access points. These points were covered by an observer during the surveys.

2.6. Equipment

The equipment listed below was available for use during the surveys and was used where required.

Clulite CB2 1,000,000 candlepower torch. Rigid Seesnake CA-300 digital endoscope with 0.9m cable reach with 17mm and 6mm imaging heads. Digital camera with 50x zoom. 8x25 close focussing binoculars, 4m ladders, bat handling gloves, DNA sampling tubes.

Elekon Batlogger M – full spectrum bat detector. The Elekon Batlogger M - records bat echolocation calls in high quality, along with temperature and GPS location data. The information is stored on an SD card, and later analysed in detail using Elekon Bat explorer software.

Elekon Batlogger A+ - passive full spectrum bat detector. The Elekon Batlogger A+ records bat echolocation calls in high quality, along with temperature data. The information is stored on an SD card, and later analysed in detail using Elekon Bat explorer software.

Wildlife Acoustics Echometer Touch II Pro - full spectrum bat detector fitted to smartphone or iPad. The device records bat echolocation calls in high quality, along with location data taken from the attached device (where available). The information is stored internally, and later analysed in detail using Wildlife Acoustics Kaleidoscope software.

Infra-red night vision video cameras and powerful infra-red lamps were used to observe the building. The cameras recorded for the full length of the survey, the videos were checked during and after the surveys were completed.

Motorola two- way radios, were used to relay information between surveyors.



3. Results - building inspection

3.1. External Inspection



3.1a - The front of the house and coach house from the garden.

Nº33 Sunny Bank Street, and the coach house, have pitched roofs, covered with slate roof tiles and a mixture of ceramic & stone ridge tiles. Roof pitches face east and west. The gable end of the coach house, which is in different ownership, faces south. Walls are solid stone. Lintels are stone, window and door frames are wooden, all glass is intact. The coach house has large arched wooden doors to the front and rear.

Internally the roof void of the house has been converted to living space. The coach house consists of a single large open space with no enclosed roof voids. The roof has a timber rafter and purlin structure with supporting timber trusses, and is lined with bitumen felt.

The building is in good general condition, however there are a number of features which could be used by roosting bats including: gaps beneath roof and ridge tiles, gaps at the eaves, holes and gaps around timber doors of the coach house.

The gaps could give access into the barn, and into smaller crevices within the structure of the building.

3.2. Indications of use

No bat droppings or other indications of use by roosting bats were present during the building inspections by Angela Graham Bat Consultancy Service, or Gritstone Ecology.

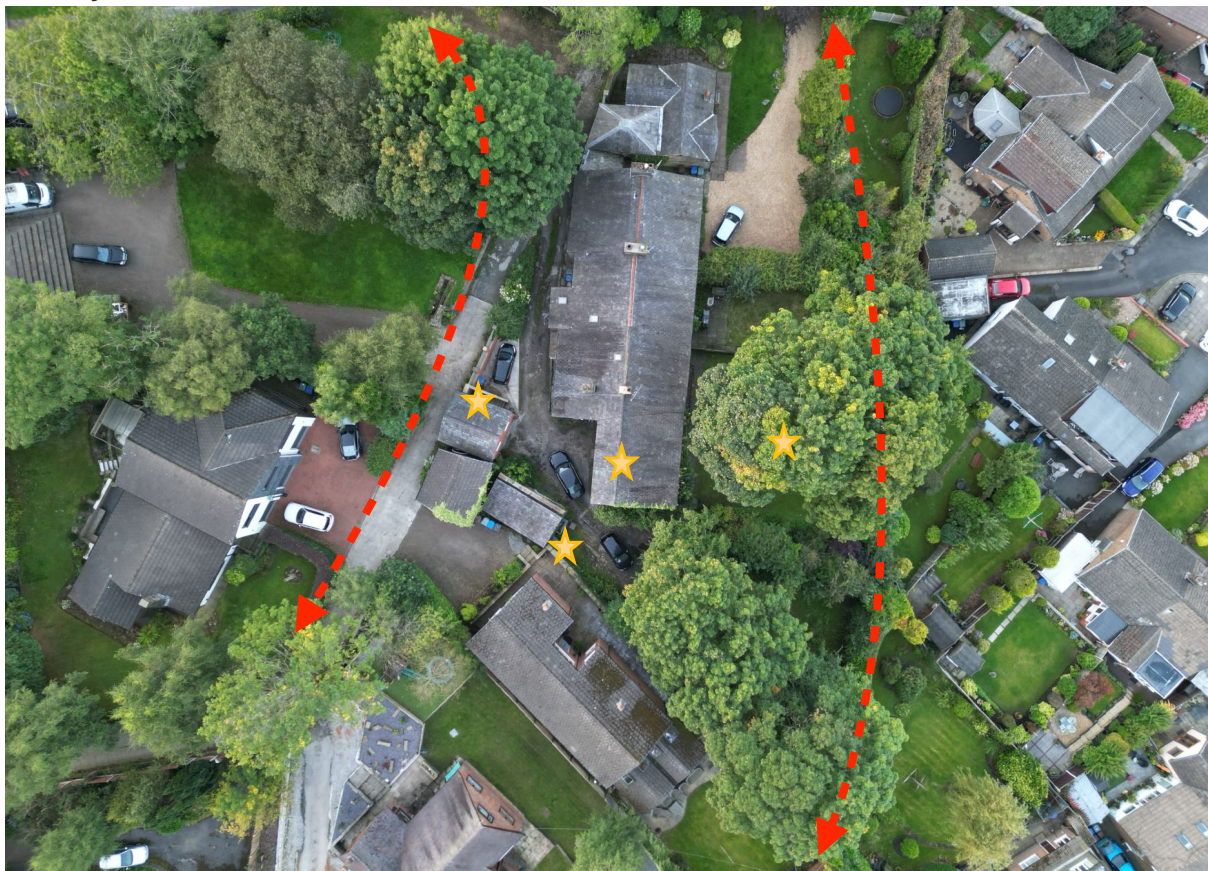
3.3. Level of suitability

The survey carried out by Angela Graham Bat Consultancy Service in July 2024 concluded that the building had moderate suitability.



4. Results - presence-absence surveys

4.1. Survey 1



4.1a – Surveyor locations and bat activity.

Date	Survey type	Sunrise / sunset	Start time	End time
07/08/24	Dusk	20:55	20:40	22:55

Surveyor / position	Equipment
1 - west of building	EM Touch II Pro & infrared camera
2 - inside coach house	Batlogger A+ & infrared camera (remote)
3 - south of building	EM Touch II Pro & infrared camera
4 - east of building	Batlogger M & infrared camera

Temperature	Wind	Rain	Cloud	Other
18°C	Light breeze	Dry	100%	N/A

Description Warm dry evening following a warm dry day.
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4.1b - Weather, surveyor locations, and equipment.



The first bat recorded during the survey was a common pipistrelle at 21:05, 10 minutes after sunset. The bat was seen flying from north to south above trees to the east of the building, before returning north, and foraging around trees to the northeast until 21:15; and then flying south out of sight.

At 21:26 a single common pipistrelle was recorded passing south along the tree-line to the east of the building.

After this point there were frequent foraging passes along the tree-line to the east of the building, with lower levels of activity recorded to the west.

The level of bat activity during the survey was relatively low with only 12 passes recorded between 21:05 and 22:22, after which no further activity was recorded. All activity was from single common pipistrelle bats foraging around trees and adjacent gardens. A maximum of one bat was recorded in flight at any one time during the survey.

No bats were recorded emerging from the building during the survey.

The bat species below were recorded:

- Common pipistrelle - *Pipistrellus pipistrellus*

Survey 2 - summary of activity

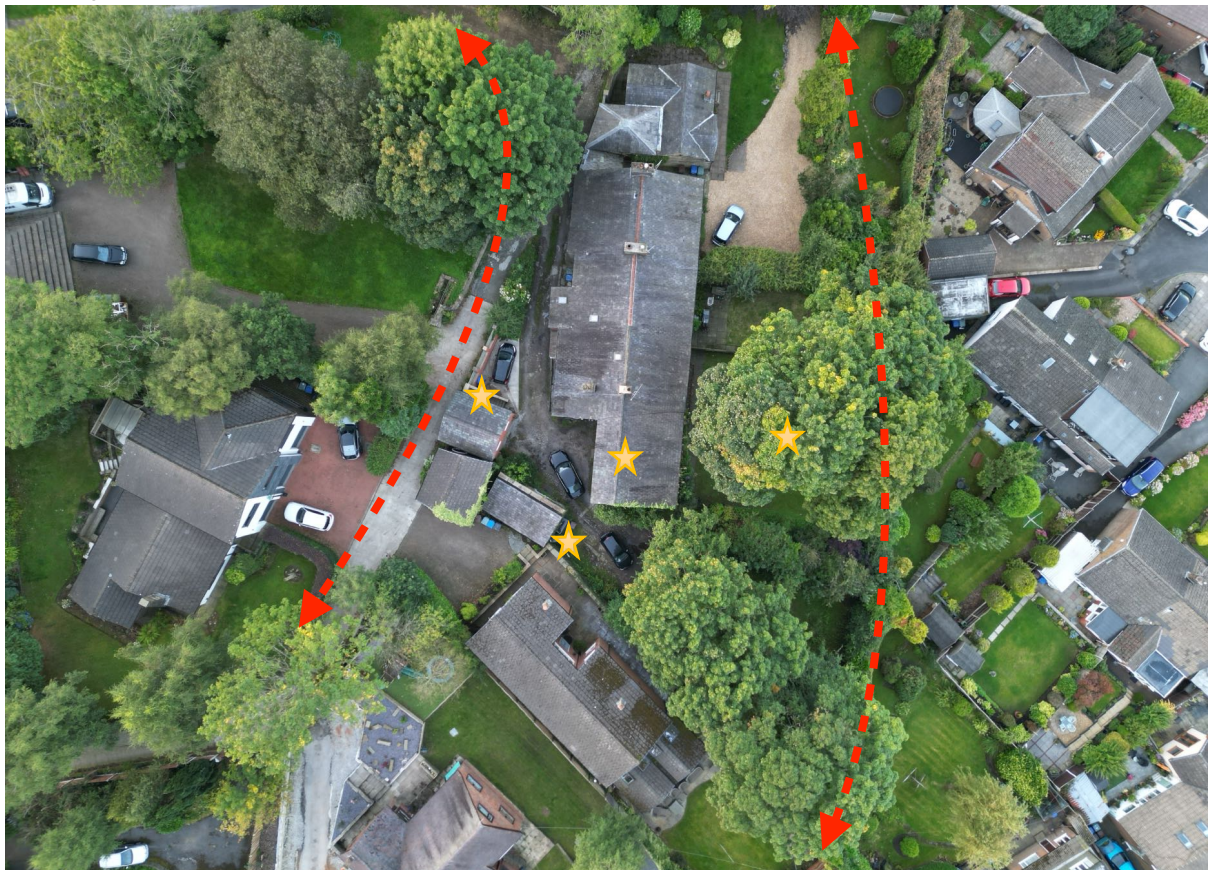
- No bats were recorded emerging from the building during the survey. Foraging activity was recorded around trees to the front and rear of the building, and bats were seen foraging around adjacent gardens.

Limitations

None. The survey was completed on a warm dry evening. Temperatures throughout the survey were suitable for bat activity and bats were recorded in flight during the survey.



4.2. Survey 2



4.2a – Surveyor locations and bat activity.

Date	Survey type	Sunrise / sunset	Start time	End time
29/08/24	Dusk	20:05	19:50	22:05

Surveyor / position	Equipment
1 - west of building	EM Touch II Pro & infrared camera
2 - inside coach house	Batlogger A+ & infrared camera (remote)
3 - south of building	EM Touch II Pro & infrared camera
4 - east of building	Batlogger M & infrared camera

Temperature	Wind	Rain	Cloud	Other
17°C	Still	Dry	10%	N/A

Description Warm dry evening following a warm day, with showers.
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4.2b - Weather, surveyor locations, and equipment.



The first bat recorded during the survey was at 20:18, 13 minutes after sunset. The bat was seen foraging above trees 50-100m northeast of the building, while it was still fully light.

At 20:23 a single common pipistrelle was recorded passing from north to south along the tree-line to the east of the building.

After this point there were frequent foraging passes along the tree-line to the east of the building, with lower levels of activity recorded to the west.

The level of bat activity during the survey was relatively low with only 9 passes recorded between 20:18 and 21:16, after which no further activity was recorded. All activity was from single common pipistrelle bats foraging around trees and adjacent gardens. A maximum of one bat was recorded in flight at any one time during the survey.

No bats were recorded emerging from the building during the survey.

The bat species below were recorded:

- Common pipistrelle - *Pipistrellus pipistrellus*

Survey 2 - summary of activity

- No bats were recorded emerging from the building during the survey. Foraging activity was recorded around trees to the front and rear of the building, and bats were seen foraging around adjacent gardens.

Limitations

None. The survey was completed on a warm dry evening. Temperatures throughout the survey were suitable for bat activity and bats were recorded in flight during the survey.



5. Evaluation

The building is set in an area which, in general, provides moderate quality habitat, for foraging, commuting and roosting bats.

Areas of open farmland, woodlands, trees, and linked back gardens locally provide foraging opportunities for bats, in an area which is subject to little disturbance from light and human activity.

No bats were recorded roosting in the building during the emergence surveys, and no bat droppings, or other indications of use by bats were recorded during the building inspections.

The building has some external features which could be used by roosting bats, and which could allow access to the inside of the building. However, no indications of use were found during the building inspections, and no bats were seen to use these features during the emergence surveys.

The lack of any indications of use inside the building, such as droppings or feeding remains, reduces the likelihood of a significant roost being present. If bats were present inside the building, even in lower numbers, some evidence of use would be likely to persist.

Gaps around the eaves and gables, were checked using a torch prior to the start of the emergence survey, and observed throughout the survey. No bats, droppings, or other signs of use by roosting bats were found during the survey.

Window and door frames are fixed into the brickwork, gaps are filled with sealant, or cement, and offer no suitable roosting opportunities.

Minor gaps in roof and ridge tiles were observed during the dusk surveys. No indications of use by bats were found, and no bats were seen to use these features during the emergence survey.

The building is set close to the edge of a suburban area, with open farmland to the north and west. It is subject to low levels of disturbance from light, noise, and other human activity, and although it has features which could be used by roosting bats, no indications of use were found, and no bats were recorded roosting in the building during the emergence surveys.

5.1. Legal and planning context

All species of bats in the UK and their roosts are legally protected by UK and European legislation. The UK the legal protection is summarised as follows:

You will be committing a criminal offence if you:

1. Deliberately* capture, injure or kill a bat
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
3. Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
4. Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
5. Intentionally or recklessly obstruct access to a bat roost even if bats are not present at the time

*In a court, 'deliberately' will probably be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence his/her action would most likely have.



If bats or bat roosts are present in the building, the proposed works would likely result in an offence being committed.

5. Impact assessment

The development proposals are for the conversion of a section of the coach house abutting 33 Sunny Bower Street for residential use, including works to the roof, work to stabilise the structure, and changes to the internal layout.

The building inspections carried out by Angela Graham Bat Consultancy Service in July 2024, and by Gritstone Ecology in August 2024 found no indications of use by bats; and no bats were recorded roosting in the building during the emergence surveys.

The Level of bat activity recorded during the surveys was relatively low. The proposed work is unlikely to impact bats or bat roosts; and, once completed is unlikely to provide any increase in levels of disturbance for bats locally.

6. Required actions

No field signs of use by bats were found internally or externally during the building inspections, no bats were recorded roosting in the building during the emergence survey, and no further survey or licensing work is required.



7. References

Department for Communities and Local Government (2012). National Planning Policy Framework.

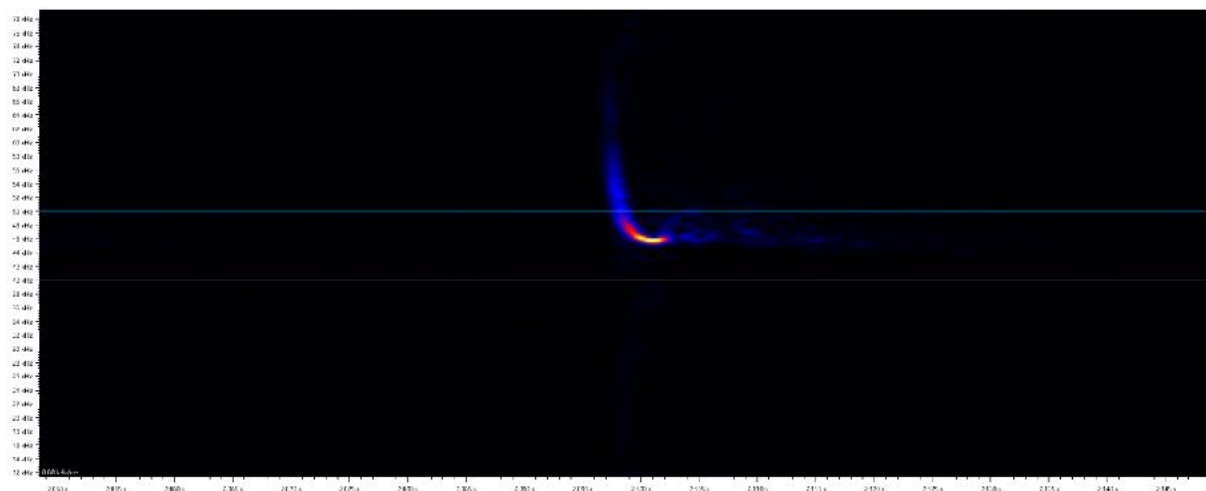
Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines. (4th ed.) The Bat Conservation Trust, London.

Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature.

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8. Appendix 1 - Sonograms



Common pipistrelle.

