

2 Windrush Ave, Summerseat, Bury

**BAT SURVEY REPORT
(DUSK EMERGENCE SURVEY)**

June 2025



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Report Ref: 255_01

1 INTRODUCTION

1.1 Instruction and Report Aims

Knight Sky Ecology Ltd was commissioned to undertake a dusk emergence bat survey of 2 Windrush Ave, Summerseat, Bury, BL0 9TU. The survey was undertaken in relation to the demolition of a detached dwelling and construction of a replacement dwelling.

The dusk emergence bat survey follows on from a preliminary daytime survey undertaken in December 2022 (referenced in Section 2). It is advised to read the preliminary survey report in conjunction with this report for background and context.

The primary aim of the survey was to determine the presence or absence of bat roosts at the property. This report presents the survey results, providing the necessary data, assessment, and guidance to meet relevant planning and conservation policy obligations and legislative requirements. Details of the legislation afforded to bats is provided in Appendix A for further context.

1.2 Site Description

The detached property is situated at the junction of Windrush Avenue and Summerseat Lane (grid reference SD 78469 14915). The curtilage of the property includes gardens to the front, side and rear. The surrounding area is residential in character, comprising similar detached dwellings. Beyond the immediate vicinity, the wider landscape features a mix of residential development and agricultural land, with notable woodland areas located to the east and north-east. An aerial image of the property, along with supporting photographs, is provided below for additional context.

Figure 1.1. Property location (imagery dated 09/06/2023)



Photo 1.1. Front elevation



Photo 1.2. Rear elevation





2 METHODS

2.1 Survey Personnel

The bat survey was led by Ryan Knight MCIEEM who holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) and has held this licence for over 12 years. Ryan has also acted as the named ecologist on numerous European Protected Species (EPS) mitigation licences issued by Natural England which covered several bat species and roost types including day roosts, hibernation roosts and maternity roosts.

2.2 Overarching Guidance

The bat surveys were primarily based on the methods described in '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. Bat Conservation Trust, London.' (Collins, J., (ed.) (2023)). Any deviation from standard practice is justified where required.

2.3 Previous Data

The following bat survey report has been issued previously to support the development proposals:

- Angela Graham Bat Consultancy Service Limited (April 2025). Bat Survey Report (preliminary day-time survey): 2 Windrush Avenue, Summerseat, Ramsbottom, BL0 9TU.

The above report contains all the results of the preliminary inspection including a detailed assessment of potential bat roost features. A definitive assignment of a bat roost suitability category was not provided in the report. The report does state "*I've assessed the risk of bats roosting here as low to moderate. A dusk emergence-survey should be undertaken in the first half of the main bat activity survey season*".

The level of survey effort required to determine the likely absence of a bat roost in a building is defined by the bat roost suitability category (i.e., low, moderate, high). Knight Sky Ecology therefore decided that it would be prudent to undertake an updated preliminary site inspection along with one dusk emergence survey with an aim to assess bat activity levels and to aid a determination of overall suitability.

2.4 Dusk Emergence Surveys

A dusk emergence bat survey of the property was undertaken on 5th June 2025 to gather further information on the presence / absence of a bat roost.

With respect to the size and aspects of the structure, two survey positions were required to gain clear sightlines of all potential roost features identified during the preliminary roost assessment and to record the species and numbers of bats emerging from the property if present. All other non-emergence bat activity was also recorded including flight direction, type of activity, time of activity and species. The survey commenced at least 15mins before sunset and continued for at least 1hr and 30mins after sunset.

Each survey position during each dusk emergence survey comprised a surveyor with a bat detector supplemented by infra-red cameras (commonly referred to as Night Vision Aids (NVAs)).

All footage from the NVAs was fully reviewed via a desktop media player following the completion of the surveys. In addition, all bat calls were downloaded and checked with use of the relevant software

(e.g., BatExplorer) in the event that any bat activity was missed during the site survey. Table 2.1 details the survey times, weather conditions, equipment used and survey positions.

Table 2.1. Survey data and conditions

Date	5 June 2025
Sunset	21:33
Survey duration	21:18 to 23:15
Weather conditions	• Dry throughout • 13°C at survey start • 11°C at survey end • 100% cloud cover • Wind 1 (Beaufort scale) • No significant weather changes were encountered throughout the survey
Personnel & equipment	• Ryan Knight (RK) - Elekon Batlogger M2 Bat Detector (full spectrum) and 1no. Canon XA15 IR camera with 2no. Nightfox XC5 torches. • Catherine Wood (CW) (Level 2 Licence. 2016-24176-CLS-CLS) – Peersonic RPA3 (full spectrum) and 1no. Nightfox whisker with x1 Nightfox XC5 torch
Survey positions (X)	



2.5 Assessment Comments

Dusk Emergence Survey

The survey was undertaken within the main bat activity period during weather conditions deemed suitable to conduct bat surveys in accordance with the guidance (Collins, 2023). Overall, no significant constraints to the surveys were encountered.

General

This report will remain valid for a period of 18 months from the date of issue. An ecologist should be contacted for advice on the revalidation requirements of the report if planning permission is not obtained (if required) or works do not commence within this time period.



3 RESULTS

3.1 Preliminary Bat Roost Assessment (Update)

The dusk emergence survey was preceded by a brief inspection to validate previous findings and to search for evidence of bats. No changes to the building had occurred since the preliminary roost assessment was undertaken and no evidence of a bat roost was encountered. The dwelling was not occupied at the time of the visit.

3.2 Dusk Emergence Survey

The results of the dusk emergence survey are summarised in Table 3.1. **No evidence of bat roost was recorded by any surveyor or via NVA footage.**

The survey position on the south-west elevation recorded occasional to constant foraging activity of a single common pipistrelle bat within the garden in the earlier part of the survey and this activity decreased in the latter part of survey. The survey position on the north-west elevations recorded similar activity levels with occasional foraging passes on the roadside. Two passes of a noctule bat were also recorded. No indication of a nearby roost was observed.

Table 3.1. Summary of bat activity

05/06/2025 - RK: South-east elevations (sunset 21:33)			
Time	Species	No. of bats	Activity notes
21:55	Common pipistrelle	1	First bat recorded. Pass from east, over the garden.
21:55 to 22:25	Common pipistrelle	1	Constant foraging activity in garden
22:25 to 22:35	Common pipistrelle	1	Occasional foraging.
22:35 to 23:15	Common pipistrelle	1	Periods with no activity and very occasional foraging only.
23:15	Survey Ended – No evidence of emergence recorded by surveyor or on camera footage.		
05/06/2025 - CW: North-east elevations			
Time	Species	No. of bats	Activity notes
21:48	Noctule bat	1	Heard not seen.
21:52 to 22:30	Common pipistrelle	1	Frequent foraging with activity on north side and south side of property.
22:30 to 23:00	N/A	1	No activity
23:00	Noctule bat	N/A	Heard not seen.
23:15	Survey Ended – No evidence of emergence recorded by surveyor or on camera footage.		

3.3 Nesting Birds

No evidence of nesting birds was identified during the site visit.



4 EVALUATION & CONCLUSIONS

4.1 Bats

The main findings derived from the bat surveys are listed as follows:

- No evidence of a bat roost was recorded during the preliminary roost assessment in December 2022 and a further inspection in June 2025.
- No evidence of a bat roost was recorded during the dusk emergence survey completed in June 2025.
- The dusk emergence survey recorded low levels of bat activity. The activity comprised foraging of a single common pipistrelle bat. Two passes of a noctule bat were also recorded.
- The bat activity observed was as expected in consideration of the location of the property and surrounding environmental conditions.

In consideration of the previous roost suitability assessment (low to moderate) along with the limited extent of potential roost features, absence of evidence and very low levels of bat activity recorded, the property is considered to offer low roost suitability. The completed dusk emergence survey is considered sufficient to give a reasonable confidence level that **bat roosts are absent from the property.**

Therefore, bats do not present a potential ecological constraint to the development proposal. The works will not result in any impacts to bats and will therefore remain compliant with the legislation (Appendix A). No further assessment or detailed mitigation is required.

Given the nature of bats, there will always be a very low residual risk of encountering a bat during such works. This risk can be easily mitigated via the use of standard, good practice measures that can be adopted by the relevant contractors during the construction work. These measures are detailed in Section 5.



5 RECOMMENDATIONS

5.1 Bats

Mitigation

In the unexpected event that a bat is discovered during the works, the contractors will be advised to stop immediately and contact the licensed ecologist whom will travel to site to provide assessment and advice. Contractors will be specifically forbidden to handle bats. Contractors will be advised that if it is necessary to remove a bat to avoid it being harmed, gloves **MUST** be worn. It should be carefully placed in a cardboard box and kept in the dark in a quiet place until the licensed ecologist arrives on site.

Enhancements - Bat Boxes

The development presents a good opportunity to increase roosting provision for bats via the fixing of bat boxes within the site. Two boxes are recommended for the new dwelling. Each box can be integrated into the fabric of the dwelling as it is being built. There are many bat box styles to match the stone, brick or render. The boxes should be placed on each gable wall (adjacent to the boundaries). The boxes should be placed underneath the roof verge, maintaining a height in excess of 3m from the ground. Figure 1 provides examples of such boxes.

The bat box models should comprise a 'woodstone' type chosen from the 'integrated box boxes' list contained in the below link (from nhbs.com).

[Integrated bat boxes](#)

Figure 1. Bat box examples (images from Knight Sky Ecology)





APPENDIX A. LEGISLATION FOR BATS

The Wildlife and Countryside Act 1981

All bat species in England are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Section 9 of the Act make it an offence to intentionally or recklessly kill, injure or take any wild animal included in Schedule 5. In addition, it is an offence to (intentionally or recklessly):

- Damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Obstruct access to any structure or place which any such animal uses for shelter or protection.

In addition, under this legislation there are offences relating to sale, possession and control of bats.

The Conservation of Habitats and Species Regulations 2017

Bats are listed within Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) as European Protected Species of animals. Part 3 (Protection of animals); Regulation 43 (1) of the Habitats Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of a European protected species;
- Deliberately disturb wild animals of any such species;
- Deliberately take or destroys the eggs of such an animal; or
- Damages or destroy a breeding site or resting place of such an animal.

For the purposes of the legislation, the disturbance of wild animals includes any disturbance which is likely to impair their ability to survive, to breed or to reproduce, or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

In addition, under this legislation there are offences relating to possession, control sale and exchange of European Protected Species.

Natural Environment and Rural Communities (NERC) Act 2006

Section 41 of the NERC Act 2006 requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. There are 56 habitats and 943 species of principal importance, often referred to as priority habitats and priority species respectively, which were initially identified as requiring conservation action under the UK Biodiversity Action Plan and which continue to be regarded as priorities under the UK Post-2010 Biodiversity Framework. The Section 41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under Section 40 of the NERC Act 2006 “to have regard” to the conservation of biodiversity in England when carrying out their normal functions. Bat species listed under Section 41 and known to be present within the north of England comprise soprano pipistrelle, brown long-eared bat and noctule bat.

An amendment to the Natural Environment and Rural Communities Act 2006 (NERC Act) section 40 duty, provided for in the **Environment Act 2021**, extends the biodiversity duty on public authorities to include the enhancement of biodiversity alongside conservation by way of creating “the general biodiversity objective”.



APPENDIX B. NVA SCREENSHOTS

Screenshot 1.
North-west elevation.



Screenshot 2.
South-east elevation.

