



Bat Emergence Survey

For
Mike Watson
Spurr House
Pole Lane
Bury
BL9 8QL
Reference: Q16523

Prepared by
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Credentials

Jason Harker has 25 years of horticultural, arboricultural and ecological experience, is a member of CIEEM, a Certified Surveyor of Japanese Knotweed, accredited by the Property Care Association and has attended multiple tree surveying courses by the Arboricultural Association and LANTRA. Additionally, he is an experienced bat surveyor, conducting 30 – 35 surveys each year and has undertaken a number of bat surveying training courses (*Ecology Training UK*).

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Summary

ProHort Ltd were commissioned to assess bat roosting activity at Spurr House, Pole Lane, Bury, BL9 8QL. The current proposal for the site is to demolish the existing building, site clearance works including removal of areas of hardstanding and the erection of two blocks of apartments, comprising 60 no. residential units, relocation of existing site access, and associated landscaping. The existing onsite building was assessed by Thomson Environmental Consultants, in November 2024 and two Bat Emergence Surveys were undertaken on the 27th August 2025 and the 15th September 2025.

Key Findings:

- No bats were seen emerging from either building during the bat emergence surveys
- Roosting bats are considered unlikely to be present and no further surveys are recommended.

1. Introduction

1.1. Background

This report has been instructed by Mike Watson to conduct two Bat Emergence Surveys on the former care home at Spurr House, Pole Lane, Bury, BL9 8QL (grid reference: SD82090699). The building had significant numbers of potential external roosting features such as broken ridge tiles, multiple instances of broken cladding, a hole in the fascia, a damaged ventilation feature and gaps at the gable ends under the fascia.

It was concluded that the proposed works of demolishing the existing building will impact any roosting bats within the building.

1.2. Site Description

The site is located at Spurr House, Pole Lane, Bury, BL9 8QL (grid reference: SD82090699), hereafter referred to as 'Site'. The surrounding area is characterised by a suburban landscape comprising a mix of residential dwellings, public buildings, arable land, grassland and woodland with a motorway to the east of the Site. The Site is west of Bowlee and east of Radcliffe.



Figure 1 – The site layout

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Table 1 – Description of all onsite buildings

Building name	Description
Care home (B1)	B1 is the main old care home building, with a large footprint (1903m ²) and brick walls, with plastic cladding covering the upper half of the walls. A total of 16 PRFs were recorded on the exterior of the building in the survey in 2022, and this survey confirmed these PRFs are unchanged and there are no new ones.

The site contains areas of woodland, with hedgerows and other small pockets of woodland connecting to the wider area that contains woodland, grassland and hedgerows, which are all suitable for commuting and foraging bats. There are also multiple waterbodies within 250m of the site and the wider area. The woodland and scrub habitat on site was found to have moderate potential for foraging and commuting bats, with the grassland habitat having low suitability. Overall, the site has good connectivity to the wider area, mostly along hedgerows, where areas of high potential for bat commuting and foraging within woodland and waterbodies are present.

2. Methods

2.1. Aims and Objectives of the Surveys

The aim of the surveys is to collect sufficient data to draw conclusions about the use of the buildings by roosting bats, primarily by observation of bats leaving the building at dusk.

The objectives of the surveys are as follows:

- To ascertain presence or likely absence of roosting bats within the onsite buildings.
- If bats are found to be present, to determine species, number of individuals and the nature of the roosts within the building
- Assess the value of the structures to bats and provide recommendations for further surveys, mitigation, compensation and enhancement measures and licensing requirements.

2.2. Legislation

All species of Bats found in the UK receive a high level of legal protection under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations, 2019. In summary, it is an offence:

- To kill, injure or handle a bat.
- To damage, destroy or obstruct access to any place that a bat uses for shelter or protection (known as a roost).
- To disturb any wild bat while it is occupying a structure or place used for protection.
- To possess a bat (living or dead).
- To sell or offer a bat for sale without a licence.

2.3. Bat Emergence Survey Methods

Two bat emergence surveys were undertaken on the 27th of August and the 15th of September 2025, at dusk, on the former care home. Survey methodology followed the Bat Conservation Trust's *Bat Surveys for Professional Ecologists* (Collins, 2023). These surveys fall within the optimal period of bat emergence activity. To provide the ultimate coverage of the potential roosting features and access points, seven surveyor positions were identified (see Figure 2 for locations).

Surveyors used the following equipment to conduct the survey:

- Anabat Walkabout and Anabat Express Static Bat detectors.
- Nightfox Corsac 2 Digital Infrared Night Vision goggles
- Darkbeam Infrared torch
- Video camcorder with infrared night vision.
- Echo Meter Touch 2 active Bat detector
- 8mm Dual Lens Cavity Camera and Endoscope with 4.5 inch HD IPS Colour Screen



Figure 2 – The equipment used on site.

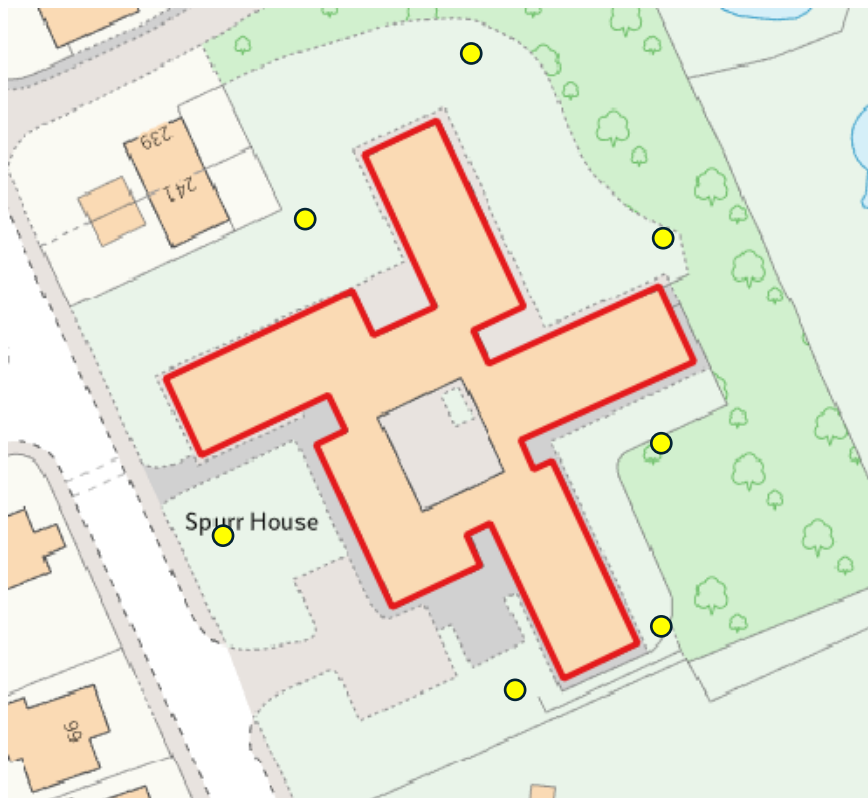


Figure 3 – The site layout and locations of surveyors (yellow circles)

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The emergence surveys were carried out from at least 15 minutes before sunset until at least 90 minutes after sunset.

Both surveys were led by an experienced bat surveyor: Jason Harker. The location, appearance, flight characteristics and time of sightings of bats were noted on recording forms during the surveys. Infrared cameras were used to supplement human surveyors.

Weather conditions during the surveys are outlined in Table 2 below.

Table 2 – Dates and weather conditions of the two emergence surveys

Date	Survey type	Sunset/sunrise time	Survey start	Survey end	Cloud cover (%)	Precipitation	Wind (Beaufort)	Temperature (°C)
27/08/2025	Dusk	20:10	19:55	22:10	10	None	2	16
15/09/2025	Dusk	19:27	19:12	21:27	100	Showers	4	13

2.4. Limitations

- The two emergence surveys only provide a snapshot of the presence of bats within the site as individual bats move between roosts throughout the year and changes to the building structure can alter the number and quality of potential roosting sites. Therefore, the results of the emergence surveys can only be considered valid for 12 months from the survey dates, after which time it is recommended an updated assessment is undertaken.
- In sites where a high number of potential roost features exist, there remains some possibility of bats roosting within features not identified as roosts during the surveys. As such, mitigation measures should include a precautionary approach to features with high potential to be used by bats, even where their presence was not recorded during surveys.
- The lower amplitude of calls of species such as brown long-eared or barbastelle are more difficult to detect. Therefore, passes by these species may be under-recorded.

3. Results

3.1. Roosting Bats

During the dusk emergence surveys, no bats were seen emerging from any part of either building.

3.2. Non-Roosting Bat Activity

During the dusk emergence surveys, levels of bat activity were moderate during the survey on the 27th August 2025 and low during the survey on the 15th September 2025.

On the 27th August 2025 calls of common pipistrelle (*Pipistrellus pipistrellus*) and noctule (*Nyctalus noctule*) were recorded during the survey on the 27th and common pipistrelles were observed foraging and commuting around the Site.

On the 15th September 2025 calls of common pipistrelle (*Pipistrellus pipistrellus*) and noctule (*Nyctalus noctule*) were recorded during the survey on the 27th and no bats were seen foraging or commuting around the Site.

4. Conclusion

The surveys found that bats utilise the site for foraging and commuting, however, they were not found to be roosting within either of the onsite buildings.

No further surveys are required; however, mitigation practices should be followed during the work. An artificial lighting strategy is recommended to minimise light pollution if works are scheduled to take place overnight.

The following strategy for artificial lighting around the property will be adhered to:

- Where lighting is required for health and safety purposes only, any external lighting required as part of the scheme (e.g. security lighting) will be motion triggered, set on timers (1 minute or less) and directional towards the ground to avoid upward light spill.
- Any light spill must be directed away from the roof and from surrounding tree canopies and vegetation.
- All luminaires used will lack UV elements when manufactured. Metal halide, fluorescent sources will not be used.
- LED luminaires will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700 Kelvin) must be adopted to reduce blue light component.
- Luminaires must feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- Internal luminaires will be recessed where installed in proximity to windows to reduce glare and light spill.
- The use of specialist bollard or low level downward directional luminaires to reduce upwards lighting spill can be considered, however, should be used as a final resort.
- Column heights should be carefully considered to minimise light spill. Only luminaires with an upward light ratio of 0% and with good optical control must be used.
- Luminaires will always be mounted on the horizontal, i.e., no upward tilt.

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In the unlikely event bat(s) are encountered at any stage, work will cease and Natural England or a suitably qualified licensed bat ecologist must be sought for advice by the applicant/landowner. The applicant must be aware of the severe penalties associated with bat crimes and their legal obligations to report this information.

The two emergence surveys only provide a snapshot of the presence of bats within the site as individual bats move between roosts throughout the year and changes to the building structure can alter the number and quality of potential roosting sites. Therefore, the results of the emergence surveys can only be considered valid for 12 months from the survey dates, after which time it is recommended an updated assessment is undertaken.

4.1. Mitigation

All the following measures should be adhered to throughout the proposed works to protect bats:

- Before commencing works, one bat box suitable for crevice-dwelling species will be installed on a nearby linear feature. This should provide suitable roosting opportunities for any bats exiting the building or being removed from the building during the works. This box should be 1FW Schwegler Bat Hibernation Boxes (available at nhbs.com) or of a similar standard and be mounted at least 4m from the ground. The boxes should face between southeast and southwest and should remain unobstructed.
- All workers on the project will be provided with information that outlines the legislation that protects bats, an introduction to species, indicators of bat presence, precautions to take during work and instructions on what to do in the event a bat is observed.
- A soft strip demolition will be undertaken on the roof tiles.
- In the situation where a bat is encountered during work, all work must stop, and a suitable ecologist should be consulted before continuing.
- Any on-site lighting will be in-line with the BCT lighting guidelines (Bat Conservation Trust 2023). Lighting will be directed away from any roosting locations or linear features. All lights will be downwardly deflected and low level.

4.2. Artificial Lighting Strategy

Artificial lighting can impact local bats as it can impede their ability to forage successfully and can deter bats from commuting across the property. Therefore, to ensure any lighting disturbance on bats is minimised, the following strategy for artificial lighting around the property will be adhered to:

- Where lighting is required for health and safety purposes only, any external lighting required as part of the scheme (e.g. security lighting) will be motion triggered, set on timers (1 minute or less) and directional towards the ground to avoid upward light spill.
- Any light spill must be directed away from the roof and from surrounding tree canopies and vegetation.
- All luminaires used will lack UV elements when manufactured. Metal halide, fluorescent sources will not be used.
- LED luminaires will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700 Kelvin) must be adopted to reduce blue light component.
- Luminaires must feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
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- Column heights should be carefully considered to minimise light spill. Only luminaires with an upward light ratio of 0% and with good optical control must be used.
- Luminaires will always be mounted on the horizontal, i.e., no upward tilt

Appendix 1 Reference List and Useful Sources

- **Collins, J. (ed.) (2023)** Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.
- **HMSO (1981)** Wildlife and Countryside Act 1981 [online]. Available at: <http://www.legislation.gov.uk/ukpga/1981/69>
- **HMSO (2017)** Conservation of Habitats and Species Regulations 2017 [online]. Available at: <http://www.legislation.gov.uk/uksi/2017/1012/contents/made>
- **Reason, P.F. & Wray, S. (2023)** UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Ampfield, CIEEM.
- **Bat Conservation Trust (2023)** Bats and Artificial Lighting At Night [online]. Available at: [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](https://www.batconservationtrust.org.uk/guidance-note-8-bats-and-artificial-lighting/)

Appendix 2 Bat Sonograms

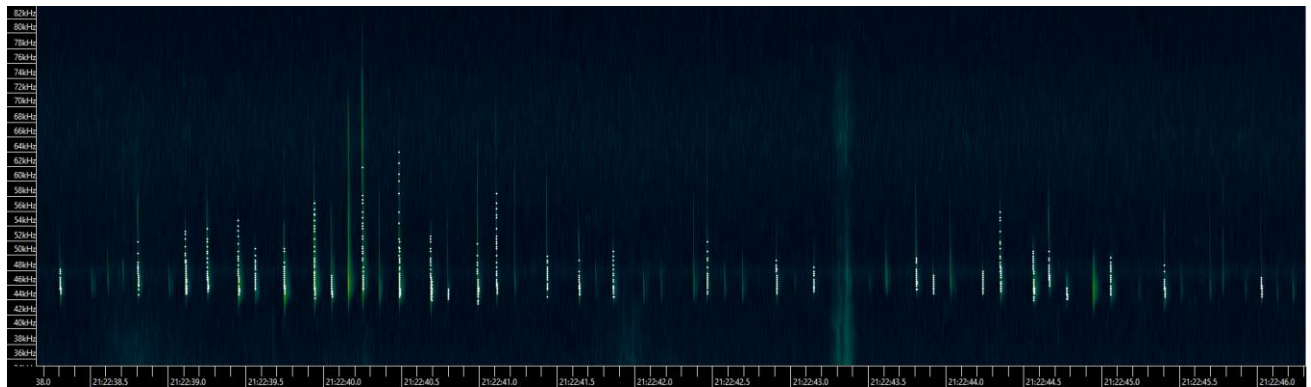


Figure 3 – Sonogram of common pipistrelle (*Pipistrellus pipistrellus*)

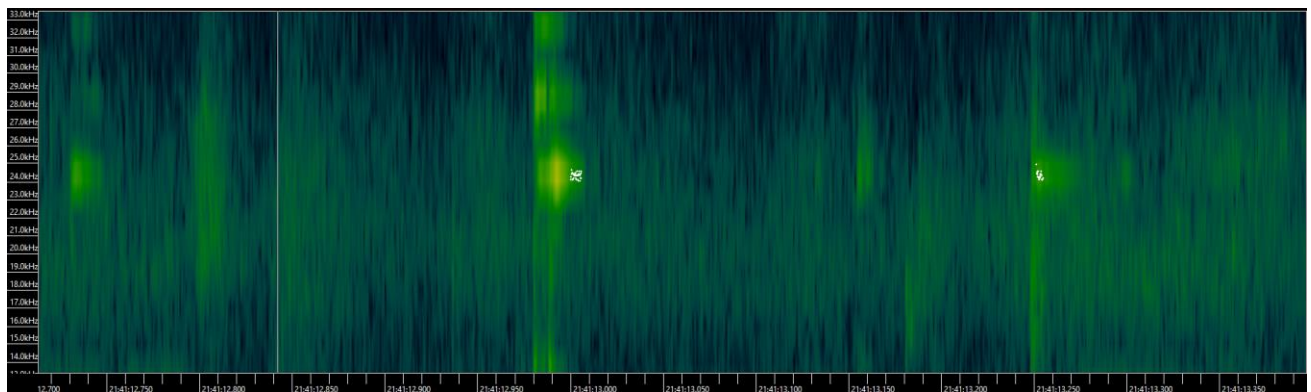


Figure 4 – Sonogram of noctule (*Nyctalus noctule*)

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Appendix 3 Bat Flight Activity

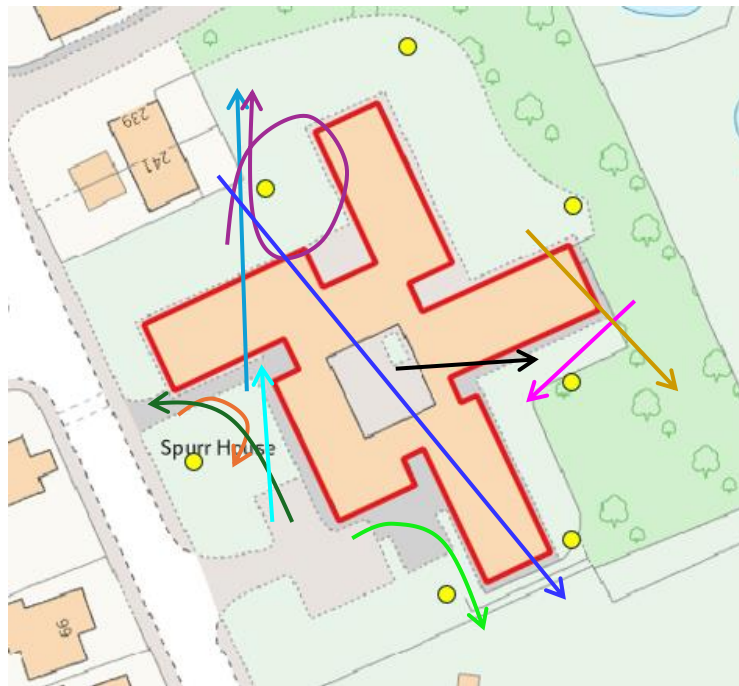


Figure 5 – Bat flight paths from 27th August 2025

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