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HOLLYMOUNT FARM, HOLLYMOUNT LANE, TOTTINGTON,
BURY, BL8 4HP

BRIEFING NOTE – PRELIMINARY BAT ROOST ASSESSMENT

INTRODUCTION

1. Ecology Solutions were instructed by Jeremy Buckley of Hollymount Farm, Hollymount Lane, Bury, BL8 4HP in March 2022 to undertake a survey of the property, to determine whether it supported any roosting bats.
2. The purpose of this survey was to support proposals to include the demolition of several agricultural sheds and barns within the Site and for the construction of a series of residential dwellings. It is currently proposed that the main farm building within the Site will be retained as part of the development proposals, with no works anticipated on the roof of this dwelling, which the applicant currently resides in.
3. This note sets out the results of the specific internal/external building bat surveys undertaken at the property.
4. Previous surveys of the buildings have been undertaken in 2014 and 2019 respectively. The findings of these surveys shall be referenced in this report, where applicable.

RELEVANT LEGISLATION

5. All bats are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and included on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitats Regulations"). These include provisions making it an offence to:
 - Deliberately kill, injure or take (capture) bats;
 - Deliberately disturb bats in such a way as to be likely to significantly affect:-
 - (i) the ability of any significant group of bats to survive, breed or rear or nurture their young; or to hibernate; or
 - (ii) to affect significantly the local distribution or abundance of the species concerned;
 - Damage or destroy any breeding or resting place used by bats;

- Intentionally or recklessly obstruct access to any place used by bats for shelter or protection (even if bats are not in residence).
6. The words 'deliberately' and 'intentionally' include actions where a court can infer that the defendant knew 'the action taken would almost inevitably result in an offence, even if that was not the primary purpose of the act.
 7. The offence of damaging (making it worse for the bat) or destroying a breeding site or resting place is an absolute offence. Such actions do not have to be deliberate for an offence to be committed.
 8. In accordance with the Habitats Regulations the licensing authority (Natural England) must apply the three derogation tests as part of the process of considering a licence application. These tests are that:
 1. the activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
 2. there must be no satisfactory alternative; and
 3. the favourable conservation status of the species concerned must be maintained.
 9. Licences can usually only be granted if the development is in receipt of full planning permission (and relevant conditions, if any, discharged).

BAT ECOLOGY

10. There are seventeen breeding bat species in Britain. Many of them are considered threatened due to a variety of factors including habitat loss and disturbance / damage to roosts. Of these seventeen species, a number regularly use buildings as roost sites.
11. Bats are highly mobile flying mammals, which, in Britain, feed entirely on insects. They are able to fly and feed in the dark by using a system of echolocation that gives them a 'sound picture' of their surroundings.
12. In winter when prey is scarce, British bats hibernate in humid parts of buildings, caves or hollow trees where temperatures are typically stable. They may wake occasionally but only become fully active again in the spring.
13. Female bats gather together in maternity roosts in summer to give birth and rear their single offspring. Like other mammals bats have fur and give birth to live young. Infant bats suckle on their mother's milk for several weeks until they can fly and hunt insects for themselves. Bats are long-lived mammals and some British species are known to live to over twenty-five years of age.
14. Seven species of bat are Priority Species, these are Barbastelle *Barbastrella barbastrellus*, Bechstein's *Myotis bechsteinii*, Noctule *Nyctalus noctula*, Soprano Pipistrelle *Pipistrellus pygmaeus*, Brown Long-eared *Plecotus auritus*, Greater Horseshoe *Rhinolophus ferrumequinum*, and Lesser Horseshoe *Rhinolophus hipposideros*.

METHODOLOGY

15. **Field Survey.** A field surveys was undertaken by Ecology Solutions with regard to best practice guidelines issued by the Joint Nature Conservation Committee (2004¹) and the Bat Conservation Trust (2016²).
16. The property was subject to an internal and external survey in February 2022 using ladders, torches, and binoculars where necessary. The survey was undertaken by a Natural England Class 2 bat licenced worker.
17. Evidence of the presence of bats was searched for, with particular attention paid to the roof areas and gaps between rafters and beams. Specific searches were made for bat droppings, which can indicate present or past use and extent of use, and other signs to indicate the possible presence of bats e.g. presence of stained areas, or areas that are conspicuously cobweb-free.
18. The probability of a building being used by bats as a roost site increases if it:
 - is largely undisturbed;
 - dates from pre-20th Century;
 - has a large roof void with unobstructed flying spaces;
 - has access points for bats (though not too draughty);
 - has wooden cladding or hanging tiles; and/or
 - is in a rural setting and close to woodland or water.
19. Conversely, the probability decreases if a building is of a modern or pre-fabricated design/construction, is in an urban setting, has small or cluttered roof voids, has few gaps at the eaves or is a heavily disturbed premises.
20. The main requirements for a winter/hibernation roost site are that it maintains a stable (cool) temperature and humidity. Sites commonly utilised by bats as winter roosts include cavities/holes in trees, underground sites and parts of buildings. Whilst different species may show a preference for one of these types of roost site, none are solely dependent on a single type.
21. The 2014 survey (as shown in Appendix 1) undertook a suite of emergence surveys at the Site, mainly focussing on the current farmhouse.

SURVEY RESULTS & EVALUATION

Internal and External Survey

22. The buildings present in the Site consist of a stone cottage and series of outbuildings, previously used for storage of agricultural equipment.
23. Aside from the main farmhouse, the buildings present within the Site were determined to hold negligible suitability for roosting bats, given the lack of suitable roosting features. The 2022 check indicated that there were no significant material changes in the structures within the Site from the 2014 survey.

¹ Mitchell-Jones, A.J. & McLeish, A.P. (Eds.) (2004). *Bat Workers' Manual*. 3rd edition. Joint Nature Conservation Committee, Peterborough.

² Bat Conservation Trust (2016). *Bat Surveys for Professional Ecologists – Good Practice Guidelines (3rd Edition)*. Bat Conservation Trust, London.

24. The 2014 surveys found roosting bats to be present in the main farmhouse building within the Site. This record was associated to a single Common Pipistrelle that was found to be roosting under a tile on the eastern gable end of the main farmhouse. An additional update survey was undertaken in September 2015, with no roosting bats identified within any of the buildings on the Site. The proposed development includes the retention of the main farmhouse, with only the outbuildings scheduled to be demolished.

Summary

25. The buildings that are scheduled to be demolished as part of the development proposals contained no suitable features associated with roosting bats and thus were determined to hold negligible roosting suitability for bats. The main farmhouse where an individual Common Pipistrelle was identified in 2014 is due to be retained as part of the development proposals. It is proposed that as part of the development of the Site, no direct impacts will be brought about the main farmhouse. As such, the recommendations laid out within Appendix 1 should still be adhered to.
26. In addition to the above, no nesting birds were found to be present within any of the buildings within the Site.

CONCLUSION

27. In conclusion, no bats were confirmed roosting within the buildings during the course of the survey and therefore they are not considered to be a constraint to the proposed redevelopment of the property. No further recommendations are made with respect to bats and no mitigation or avoidance measures would be required in support of the proposals.

APPENDICES

APPENDIX 1

2014 Bat Survey - Martin Prescott



Martin Prescott Environmental Services

**Woodland Management, Ecological
Surveying, Wildlife Events...**

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10.6.2014

Bat Survey of Buildings at Holly Mount Farm, Greenmount.

3, 6 and 8th June 2014.

Surveyor- Martin Prescott Lic. no. 2013/1281

Contents

1. Introduction

2. Method

3. Results

4. Conclusions

5. Recommendations

6. Plan and Photos

Summary

A single Common Pipistrelle was seen emerging from the gable of the attached house. As the house is not directly affected, the effect of the proposed development will have minimal effect on this roost as long as precautions are taken.

1. Introduction

1.1 Reason for Survey

It is planned to demolish the outbuildings and re-build into dwellings. There is the potential to affect at roosts in the outbuildings and the house and a bat survey was required as part of the planning process.

1.2 The Site

The site was at Holly Mount Farm, Greenmount, Bury. Map ref. SD722140.

2. Method

2.1 Daylight Survey

The daylight survey took place on 3rd and 8th June 2014.

This survey was carried out in order to assess the site and search for potential roosting sites and signs of bat occupation such as droppings and prey remains.

The outside walls, roofs and eaves were searched for potential bat access points.

The house roof void, inside floors, where accessible, were searched for signs of bat occupation.

The inside of the house was not accessible on the 3rd June. It was searched on 8th June.

2.2 Evening Emergence Survey, 3.6.2014

Two surveyors, equipped with heterodyne bat detectors, were sited either side of the house such that any bats emerging would be in view. See plan S1 and S2.

The survey started about 15 minutes before sunset and ended about an hour after sunset by which time it was too dark to see clearly.

All observed bat activity and the weather conditions were recorded.

2.3 Anabat Monitoring Survey, 3-6.6.2014

An "Anabat" monitoring detector was left inside the outbuildings about 15 minutes before sunset on 3rd June 2014 and retrieved on 6th June about 70 minutes after sunset. The resulting sonograms were analysed.

2.4 Evening Emergence Survey, 6.6.2014

Two surveyors, equipped with heterodyne bat detectors, were sited either side of the outbuildings such that any bats emerging would be in view. The previously detected emergence point was also in view. See plan S3 and S4.

The survey started about 15 minutes before sunset and ended about an hour after sunset by which time it was too dark to see clearly.

All observed bat activity and the weather conditions were recorded.

2.5 Evening Emergence Survey, 8.6.2014

Two surveyors, equipped with heterodyne bat detectors, were sited either side of the house and outbuildings such that any bats emerging would be in view. See plan S5 and S6.

The survey started about 15 minutes before sunset and ended about an hour after sunset by which time it was too dark to see clearly.

All observed bat activity and the weather conditions were recorded.

2.6 Risk Assessment, Possible Hazards

The required access to the site was easy and posed no hazards other than those normally encountered when surveying sound buildings in daylight or at night.

2.7 Equipment

The equipment used consisted of powerful hand held torches, ladders, a camera, close-focus binoculars, heterodyne and Anabat detectors.

3. Results

3.1 Possible Roost Sites

The buildings consisted of a stone cottage attached to a row of outbuildings.

Building 1 and 2, The House, see photos 1, 2 and 8.

The roof void of the house was insulated at floor level and the roof was felt lined.

The pitched roof was of slate on the south aspect and stone tile on the north aspect.

The house was of stone and there many gaps suitable for at access such as under end slates, under stone tiles and under lead flashing at the chimneys.

There was a small attached building (building 1) of corrugated sheeting with minimal bat roosting potential.

No signs of roosting bats were found. A scattering of mouse droppings was found in the attic.

The house was considered to have high bat roosting potential.

Buildings 3 and 5, see photos 1 and 4

Both these buildings were of stone with corrugated sheeting roofs. They were considered to have low bat roosting potential.

Buildings 4, 8 and 9, see photos 3, 4 and 7

These three buildings had walls and roofs of corrugated sheeting, board-lined in parts. They were considered to have minimal bat roosting potential.

Building 6, see photos 5, 6 and 7

This small barn was of stone with a pitched slate roof lined with planking. It was considered to have low bat roosting potential.

Building 7, see photo 5

This building was of breeze block walls with a corrugated sheeting roof. It was considered to have very low bat roosting potential.

There were nesting Swallows in the building 6 and many other suitable nesting sites throughout the outbuildings.

3.2 Evening Emergence Survey, 3.6.2014

Sunset was at approximately 21.32. The weather conditions were 12.5c, 6/8 cloud, calm.

The survey started at 21.15 and ended at 22.35.

The first bat recorded was a Common Pipistrelle, emerging from the east gable of the house at 21.51. See photo 1.

A very low level of Common Pipistrelle activity was recorded. No other species were recorded. No other emergence was recorded.

3.3 “Anabat” Monitoring Survey, 3-6.6.2014

No bat sounds were recorded.

3.4 Evening Emergence Survey, 6.6.2014

Sunset was at approximately 21.34. The weather conditions were 16.5c, light breeze, 2/8 cloud.

The survey started at 21.19 and ended at 21.38.

The first bat recorded was a Common Pipistrelle emerging from the house roof at 21.55.

A very low level of Common Pipistrelle activity was recorded

No further emergence was recorded.

3.5 Evening Emergence Survey, 8.6.2014

Sunset was at approximately 21.36. The weather conditions were 16.5c, calm, clear, the temperature dropped to 13.5c by the end of the survey.

The survey started at 21.15 and ended at 22.42.

The first bat recorded was a Common Pipistrelle emerging from the house roof at 21.55.

A very low level of Common Pipistrelle activity was recorded

No further emergence was recorded.

Emergence followed the same pattern for all three surveys.

3.6 Foraging Potential

The immediate area was vegetated with scattered mature and semi-mature trees and was considered to have low bat foraging potential.

Within 200-400 metres were small areas of woodland likely to have moderate bat foraging potential.

1. Introduction

1.1 Reason for Survey

It is planned to demolish the outbuildings and re-build into dwellings. There is the potential to affect at roosts in the outbuildings and the house and a bat survey was required as part of the planning process.

1.2 The Site

The site was at Holly Mount Farm, Greenmount, Bury. Map ref. SD722140.

2. Method

2.1 Daylight Survey

The daylight survey took place on 3rd and 8th June 2014 and 1st September 2015.

This survey was carried out in order to assess the site and search for potential roosting sites and signs of bat occupation such as droppings and prey remains.

The outside walls, roofs and eaves were searched for potential bat access points.

The house roof void, inside floors, where accessible, were searched for signs of bat occupation.

The inside of the house was not accessible on the 3rd June. It was searched on 8th June.

2.2 Evening Emergence Survey, 3.6.2014

Two surveyors, equipped with heterodyne bat detectors, were sited either side of the house such that any bats emerging would be in view. See plan S1 and S2.

The survey started about 15 minutes before sunset and ended about an hour after sunset by which time it was too dark to see clearly.

All observed bat activity and the weather conditions were recorded.

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An "Anabat" monitoring detector was left inside the outbuildings about 15 minutes before sunset on 3rd June 2014 and retrieved on 6th June about 70 minutes after sunset.

The resulting sonograms were analysed.

2.4 Evening Emergence Survey, 6.6.2014

Two surveyors, equipped with heterodyne bat detectors, were sited either side of the outbuildings such that any bats emerging would be in view. The previously detected emergence point was also in view. See plan S3 and S4.

The survey started about 15 minutes before sunset and ended about an hour after sunset by which time it was too dark to see clearly.

All observed bat activity and the weather conditions were recorded.

2.5 Evening Emergence Survey, 8.6.2014

Two surveyors, equipped with heterodyne bat detectors, were sited either side of the house and outbuildings such that any bats emerging would be in view. See plan S5 and S6.

The survey started about 15 minutes before sunset and ended about an hour after sunset by which time it was too dark to see clearly.

All observed bat activity and the weather conditions were recorded.

2.6 Update of Evening Emergence Survey, 1.9.2015

Two surveyors, equipped with heterodyne bat detectors, were sited either side of the house and outbuildings such that any bats emerging would be in view. See plan S5 and S6.

The survey started about 15 minutes before sunset and ended about an hour after sunset by which time it was too dark to see clearly.

All observed bat activity and the weather conditions were recorded.

2.7 Risk Assessment, Possible Hazards

The required access to the site was easy and posed no hazards other than those normally encountered when surveying sound buildings in daylight or at night.

2.8 Equipment

The equipment used consisted of powerful hand held torches, ladders, a camera, close-focus binoculars, heterodyne and Anabat detectors.

3. Results

3.1 Daylight Survey, June 2015

The buildings consisted of a stone cottage attached to a row of outbuildings.

Building 1 and 2, The House, see photos 1, 2 and 8.

The roof void of the house was insulated at floor level and the roof was felt lined.

The pitched roof was of slate on the south aspect and stone tile on the north aspect.

The house was of stone and there many gaps suitable for at access such as under end slates, under stone tiles and under lead flashing at the chimneys.

There was a small attached building (building 1) of corrugated sheeting with minimal bat roosting potential.

No signs of roosting bats were found. A scattering of mouse droppings was found in the attic.

The house was considered to have high bat roosting potential.

Buildings 3 and 5, see photos 1 and 4

Both these buildings were of stone with corrugated sheeting roofs. They were considered to have low bat roosting potential.

Buildings 4, 8 and 9, see photos 3, 4 and 7

These three buildings had walls and roofs of corrugated sheeting, board-lined in parts. They were considered to have minimal bat roosting potential.

Building 6, see photos 5, 6 and 7

This small barn was of stone with a pitched slate roof lined with planking. It was considered to have low bat roosting potential.

Building 7, see photo 5

This building was of breeze block walls with a corrugated sheeting roof. It was considered to have very low bat roosting potential.

There were nesting Swallows in the building 6 and many other suitable nesting sites throughout the outbuildings.

3.2 Daylight survey 1.9.2015

There had been no significant changes since the surveys of June 2014.

3.2 Evening Emergence Survey, 3.6.2014

Sunset was at approximately 21.32. The weather conditions were 12.5c, 6/8 cloud, calm.

The survey started at 21.15 and ended at 22.35.

The first bat recorded was a Common Pipistrelle, emerging from the east gable of the house at 21.51. See photo 1.

A very low level of Common Pipistrelle activity was recorded. No other species were recorded. No other emergence was recorded.

3.3 "Anabat" Monitoring Survey, 3-6.6.2014

No bat sounds were recorded.

3.4 Evening Emergence Survey, 6.6.2014

Sunset was at approximately 21.34. The weather conditions were 16.5c, light breeze, 2/8 cloud.

The survey started at 21.19 and ended at 21.38.

The first bat recorded was a Common Pipistrelle emerging from the house roof at 21.55.

A very low level of Common Pipistrelle activity was recorded

No further emergence was recorded.

3.5 Evening Emergence Survey, 8.6.2014

Sunset was at approximately 21.36. The weather conditions were 16.5c, calm, clear, the temperature dropped to 13.5c by the end of the survey.

The survey started at 21.15 and ended at 22.42.

The first bat recorded was a Common Pipistrelle emerging from the house roof at 21.55.
A very low level of Common Pipistrelle activity was recorded
No further emergence was recorded.
Emergence followed the same pattern for all three surveys.

3.5 Evening Emergence Survey, 1.9.2015

Sunset was at approximately 20.00. The weather conditions were 13.5c, calm, 2/8 cloud, the temperature dropped to 12c by the end of the survey.
The survey started at 19.45 and ended at 21.03.
The first bat recorded was a Common Pipistrelle arriving from the North at 20.26.
There was a low level of bat activity mostly around the trees to the NW of the buildings.
No emergence was recorded.

3.6 Foraging Potential

The immediate area was vegetated with scattered mature and semi-mature trees and was considered to have low bat foraging potential.
Within 200-400 metres were small areas of woodland likely to have moderate bat foraging potential.

4. Conclusions

4.1 There was a single Common Pipistrelle roosting under an end tile of the east gable of the house at the times of the June 2014 surveys. No other roosting bats were detected nor suspected and no emergence was recorded on 1st September 2015.
The proposed development includes demolishing the outbuildings and attaching a dwelling to the east gable of the house. The roof of this attached dwelling will be approximately two feet below the level of the house roof. There will be minimal obstruction of the bats exit route as the emerging bat flew almost horizontally and would not be obstructed by a roof below the exit point, see photo 1.
The roof of the house will not be directly affected.
Work in demolishing the outbuildings and attaching the new build to the house gable will potentially cause vibration and disturbance to the bat.
The roost will not be directly affected.

4.2 There were many sites in the outbuildings suitable for nesting birds.
A Swallows' nest was found in building 6.

4.3 The area was likely to have low-moderate value for foraging bats.

5. Recommendations

5.1 It must be ensured that any work likely to cause vibration near the roost, such as demolition and building, is carried out when the bat is unlikely to be present, November to mid-March inclusive.
Any structure, such as scaffolding, must not obstruct the roost area outside these times.
It is recommended that extra bat roosting potential is created in the new build by reproducing the gap in the eventual east gable.

The gap should be about 5cms long and no more than 2cms wide, and be high on the gable under the eaves. The felting at this point must be of the traditional bituminous type at modern fibrous types tangle bats causing harm to the bats and damage to the felting. The site of the gap must not be obstructed or directly lit. See plans 2 and 3.

5.2 If there is to be any tree planting on the site as part of the development, it is recommended that the trees used are British native trees as far as is possible. These trees are more likely to attract insects and are therefore beneficial to foraging bats. Suitable species include: Hawthorn, Rowan, Bird Cherry, Holly and Crab Apple. These have been chosen for their attractive blossom and fruits.

5.3 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, the consultant (0161 796 6211, 07946 488467) should be notified and work stopped immediately.

5.4 Nesting birds are likely. It is an offence to disturb and active birds' nest. If any such nests are found they must left undisturbed until the young have fledged. To avoid such problems it is better that work avoids the nesting season (March to August inclusive). If in doubt, please refer to the consultant.

5.5 If start of work is delayed until after March 2016, further surveys will be required.

5.6 The gap under the slates around the bat exit point must be retained. If there is any proposed repair work on the roof, advice from Natural England must be sought; contact the local bat group (South Lancashire or the Bat Conservation Trust).

6. Plan and Photos



P1 House (2) and building 3, bat exit point P2 House, building 2 and building 1



P3 Building 8 and house. Bat exit point P4 Buildings 8, 4 and 5.

 Direction of emerging bat



P5 Buildings 7 and 6



P6 Plank-lined roof, building 6

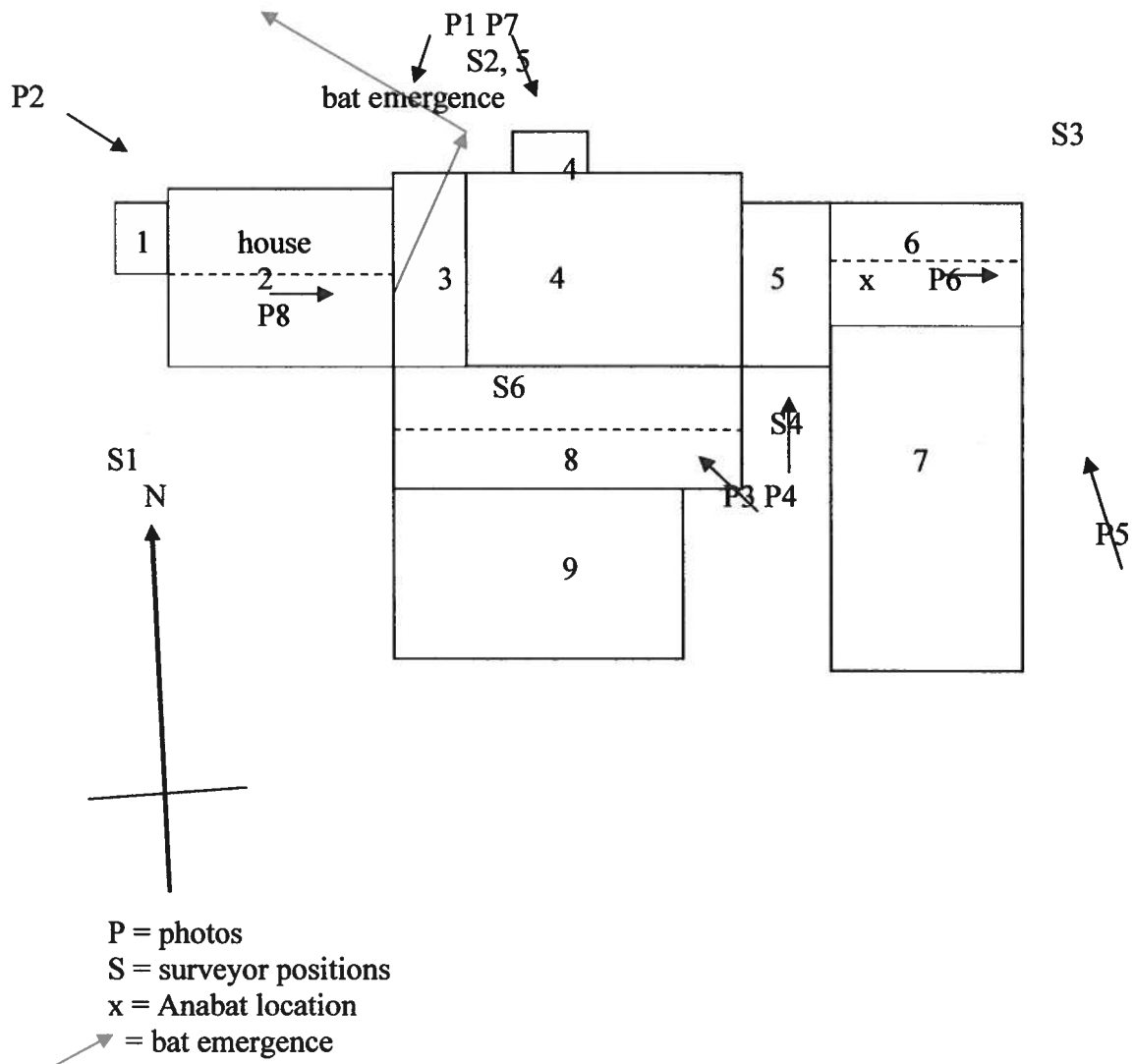


P7 Buildings 4, 5 and 6

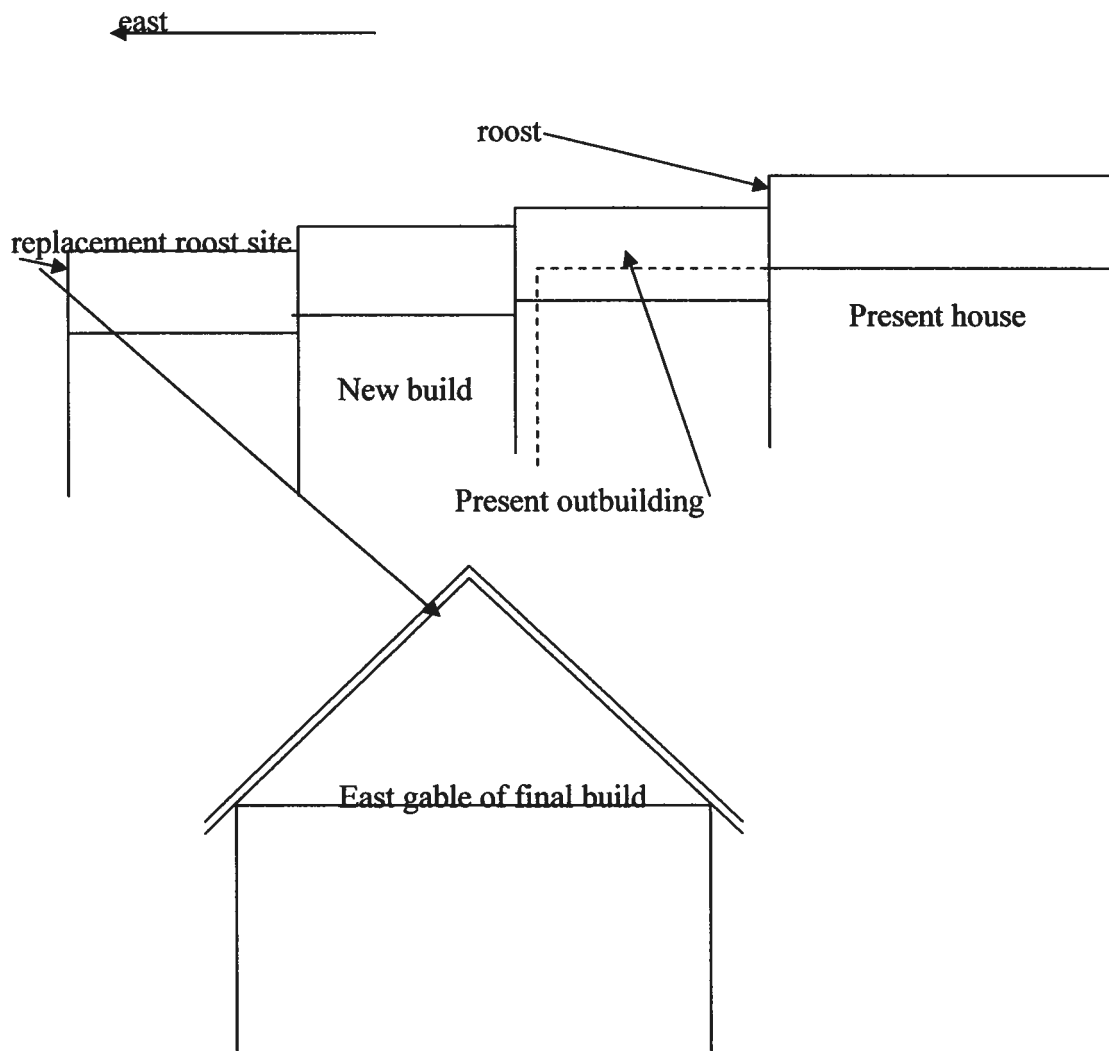


P8, House loft, building 2

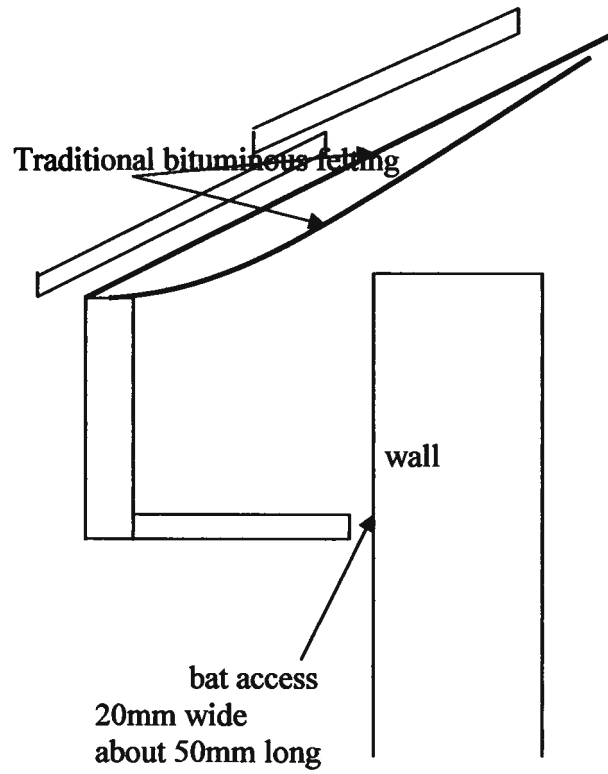
Plan 1, not to scale



Plan 2, illustrative only

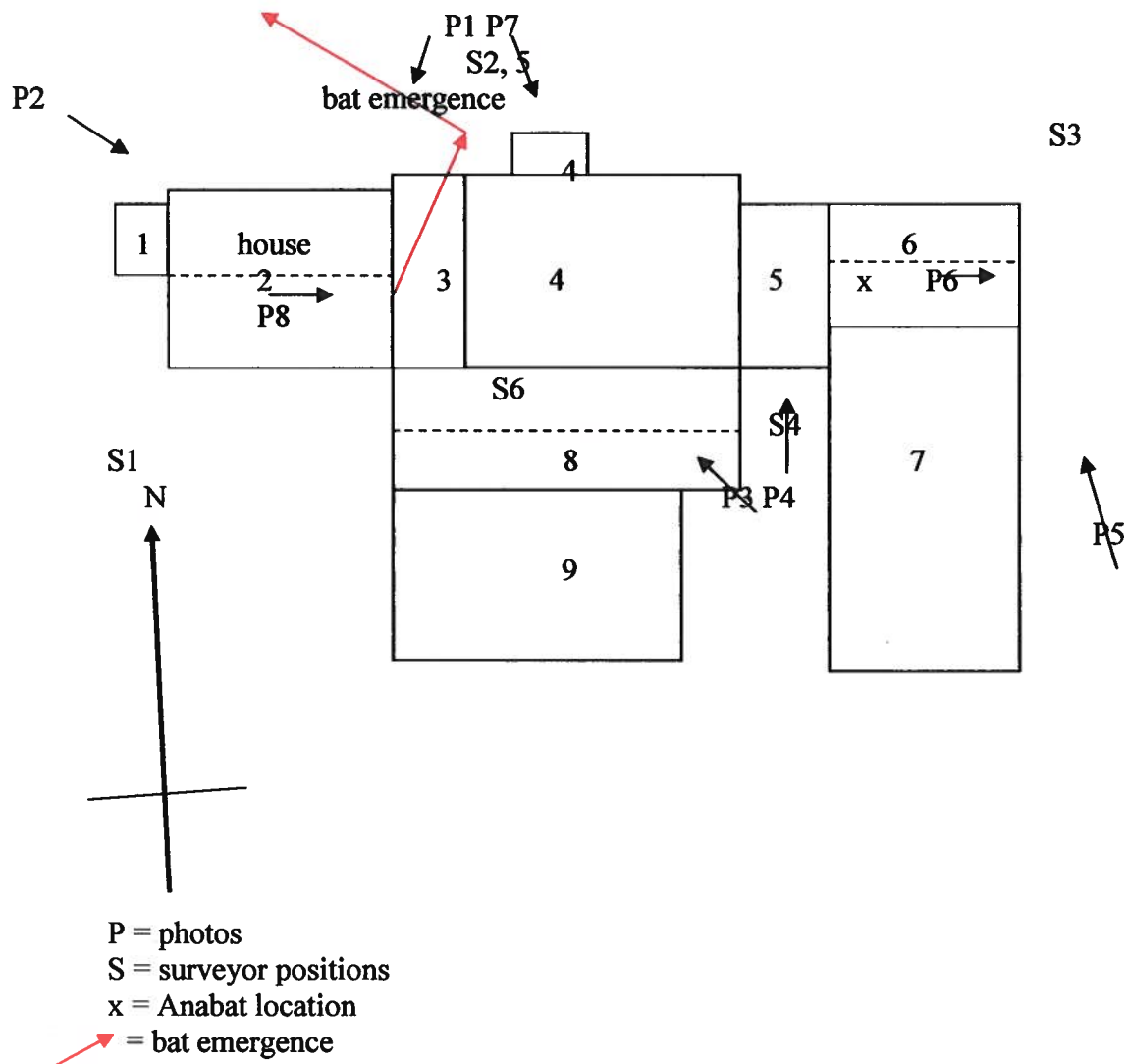


Plan 3, extra roosting potential



M.G. Prescott

Plan 1, not to scale





P5 Buildings 7 and 6



P6 Plank-lined roof, building 6



P7 Buildings 4, 5 and 6



P8, House loft, building 2

4. Conclusions

4.1 There was a single Common Pipistrelle roosting under an end tile of the east gable of the house at the times of the surveys. No other roosting bats were detected nor suspected.

The proposed development includes demolishing the outbuildings and attaching a dwelling to the east gable of the house. The roof of this attached dwelling will be approximately two feet below the level of the house roof. There will be minimal obstruction of the bats exit route as the emerging bat flew almost horizontally and would not be obstructed by a roof below the exit point, see photo 1.

The roof of the house will not be directly affected.

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5.6 The gap under the slates around the bat exit point must be retained. If there is any proposed repair work on the roof, advice from Natural England must be sought; contact the local bat group (South Lancashire or the Bat Conservation Trust).

6. Plan and Photos



P1 House (2) and building 3, bat exit point **P2 House, building 2 and building 1**



P3 Building 8 and house. Bat exit point **P4 Buildings 8, 4 and 5.**

 Direction of emerging bat

Plan 2, illustrative only

