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**Dawn return-to-roost survey at
4 Tor Avenue,
Greenmount,
Bury,
BL8 4HG.**

OS grid reference:
SD 7781 1449

Commissioned-by:
Charlotte Wood

Survey Date: 16/5/22
Previous surveys: day-time - 7/9/21, dusk - 20/9/21

Report Date: 16/5/22
Previous reports: day-time - 7/9/21, dusk - 24/9/21

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Summary.

(This summary should be read in conjunction with the conclusions and recommendations.)

Bat activity was found to be similar to what was recorded at the dusk survey: relatively low-level with some feeding activity. No bats were roosting on either occasion.

I understand it is now proposed to sell the property with planning consent. I am not recommending more survey work currently, but a third survey should be undertaken during the months of May and August inclusive if the new owners intend to undertake any development work, including demolition, to double check on the absence of a maternity colony of bats. This could be done in a subsequent season if necessary, as up-date activity survey work (emergence-at dusk or return-to-roost-at-dawn) is recommended in any case if the development is not underway by May 2023.

Introduction.

I was engaged to undertake a dawn return-to-roost survey of this building further to my day-time and dusk surveys in **September 2021**.

No roosting was discovered at either survey, but a risk of use at other times, possibly including a maternity colony in summer, was identified.

This report should be read in conjunction with the report of the previous surveys.

Survey.

I returned on **16/5/22** to carry out the dawn return-to-roost survey. I had 2 assistants with me.

We took up fixed positions to watch for bats returning to the building. See Fig 1 below. We all had the use of heterodyne “bat detectors” to help alert us to the presence of bats and to help us distinguish the species present, and synchronised watches to help us piece together the flight paths of bats.

Watches are checked as quickly as possible after sighting a bat and times are recorded to the second.

The usual aim of the survey is to position surveyors so that even if areas of roof cannot be seen directly, the building is covered well enough that, by a process of elimination, it can be worked-out whether or not bats entered to roost or continued in flight to leave the site.

In addition I placed Anabat Express and Anabat Swift detectors front and back of the building. See Fig 1 below. These record bat calls for analysis on computer later. They are extra tools for helping to confirm the species present.



Fig. 1.

Key: Approximate locations of surveyors shown by red stars, approximate locations of recording devices shown by yellow crosses.

Findings.

The main results are shown in Table 1 below:

Table 1. Summary of surveys and significant findings

Date	Survey type	Sunset / sunrise time	Time of survey	Conditions °C/weather	Comments
16/5/22	dawn	05.07	03.40 - 05.20	11.3°C at start, cloudy, still, slight rain from 04.44 11.3°C at end	Occasional bat pass until 04.52 when a single bat fed intermittently off-site until 05.14. No bats returned to roost. All bats recorded were common pipistrelles.
20/9/21	dusk	19.14	18.55 - 20.30	13.9°C at start, clear, still 12.6°C at end	No bats emerged. Common pipistrelle bats recorded from 19.22. Mainly passing-by, sometimes feeding briefly in the back garden. A few recordings included social calls suggesting a territorial male. Single soprano pipistrelle recorded at 20.06.

Survey type key: **dusk** = dusk emergence survey, **dawn** = dawn re-entry survey

Conclusions/Discussion

Bat activity was found to be similar to what was recorded at the dusk survey: relatively low-level with some feeding activity. No bats were roosting on either occasion.

I understand it is now proposed to sell the property with planning consent. I am not recommending more survey work currently, but a third survey should be undertaken during the months of May and August inclusive if the new owners intend to undertake development work, including demolition, to double check on the absence of a maternity colony of bats. This could be done in a subsequent season if necessary, as up-date activity survey work (emergence-at dusk or return-to-roost-at-dawn) is recommended if the development is not underway by May 2023.

Recommendations.

These recommendations should be read in conjunction with the conclusions above.

Have an additional bat activity survey (emergence-at dusk or return-to-roost-at-dawn) undertaken between May and August inclusive prior to any development work, including demolition.

The bat activity survey work needs updating in any case if the development is not underway by May 2023.

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