

Martin Prescott Environmental Services

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

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Daylight and Evening Bat Survey of 129 Croft Lane, Formerly The Roach Bank Inn, Bury

Surveyor- Martin Prescott

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Summary

No signs of bat occupation were found.

Work can commence with minimal risk to roosting bats, however see recommendations.

This report is further to the following reports:

Daylight and Evening Survey of the Roach Bank Inn, Bury - 27.7.2015. Martin Prescott

Bat Survey: Preliminary Roost Assessment 129 Croft Lane Bury - March 2024, Verity Webster

1. Introduction

1.1 Reason for Survey

It is proposed to convert this building into living accommodation.

There is the potential to affect bat roosts and a bat survey was required.

A recent survey - "Bat Survey: Preliminary Roost Assessment 125 Croft Lane Bury - March 2024, Verity Webster" - recommended one activity survey in May.

This report covers that recommendation.

1.2 The Site

The site was at 129 Croft Lane, Bury.

2. Method

2.1 Risk Assessment, Possible Hazards

There were no hazards other than those normally encountered when surveying at night.

2.2 Evening Emergence Survey

Two surveyors were sited around the building such that any emerging bats would be in view. The surveyors were Martin Prescott and Gabrielle Simms, both experienced in the use and limitations of bat detectors. The detectors used were a Batbox III, a Magenta and an Anabat Express.

The survey started about 15 minutes before sunset and ended when it was too dark to see clearly, about 100 minutes after sunset.

All observed bat activity and the weather conditions were recorded.

Any signs of nesting birds were recorded.

3. Results

3.1 Evening Survey, 10.05.2024

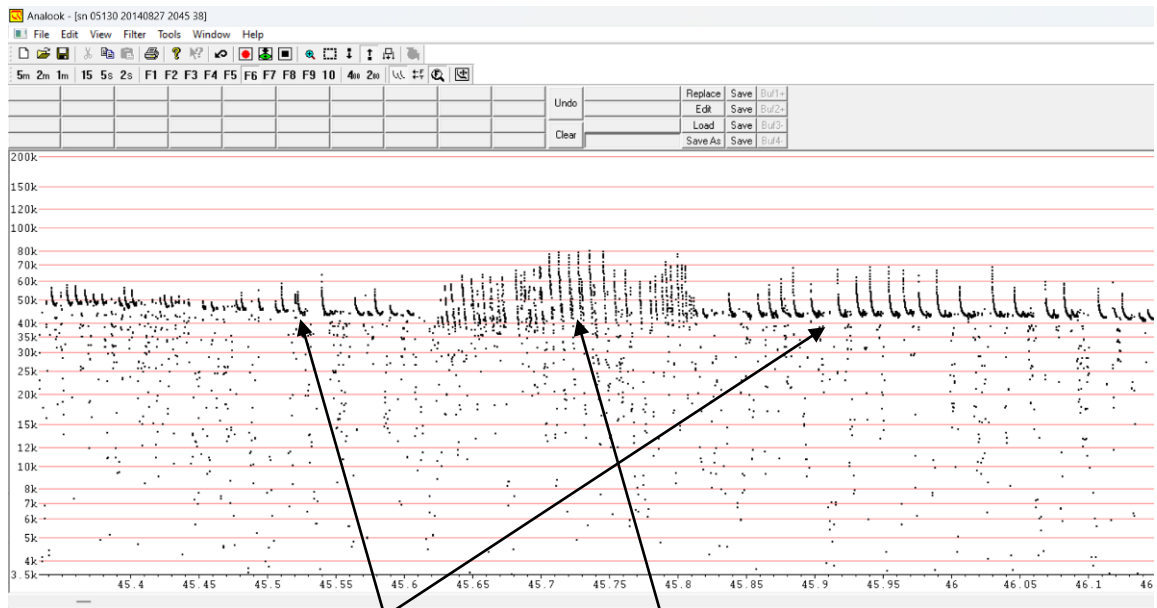
The survey started at 20.39 and ended at 22.36. Sunset was at approximately 20.55.

The weather conditions at the start of the survey were 21.5c, calm, 1/8 cloud, and at the end, 19.5, calm, 1/8 cloud.

The first bat contact was a Common Pipistrelle, heard only at 21.23.

A moderate level of Common Pipistrelle foraging activity was recorded.

The Anabat Express picked up a brief contact with a *Myotis sp.* No emergence was recorded.



Anabat recording of Common Pipistrelle and a *Myotis sp.*

No signs of nesting birds were recorded.

4. Conclusions

4.1 No bats were roosting in the building at the time of the survey.

The probability of affecting roosting bats during this work is very low.

4.2 The nearby habitat is important for foraging Common Pipistrelles and possibly used by other species. Daubenton's bats, Noctules, a *myotis sp.*, Soprano Pipistrelles and Brown Long-eared bats have been recorded in the immediate area. (pers. obs.)

4.3 Nesting birds were not using this building at the time of the survey.

5. Recommendations

5.1 Work can proceed with very low risk to roosting bats. However, if work is required which requires removal of any roofing, including guttering and soffit boards, after July 2025 further surveys will be required. Activity should be done when bats are fully active, between May and September under suitable weather conditions.

If bats are found, a EPSM licence will be required to legalise the destruction or disturbance of the roost or disturbance of the bats.

5.2 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) or the local bat group should be notified and work stopped immediately.

5.3 Care must be taken to avoid disturbing nesting birds. Working between August and February will minimise this problem.

Any active nests must be left undisturbed until the young have fledged, refer to consultant if in doubt.

6. Photos



P1



P2



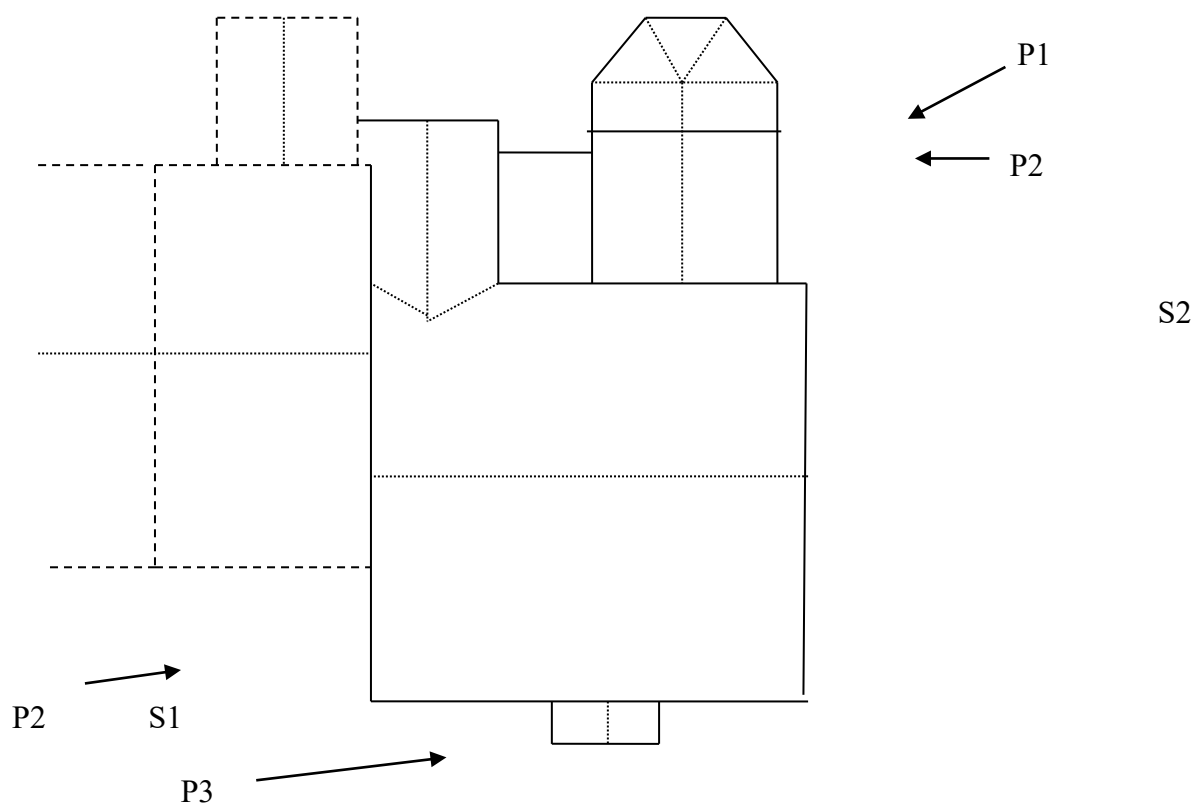
P3

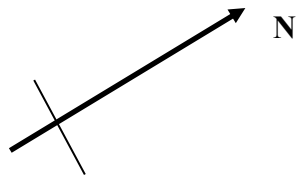


P4

7. Plan

not to scale





P = photos
S = Surveyors

Martin Prescott