

batreport

for

62 Starling Road,
Radcliffe
Manchester,
M26 4LN

May 2023



bringing ecological excellence to local environments

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bringing ecological excellence to local environments

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1.0 Introduction

- 1.1 Whistling Beetle Ecological Consultants were commissioned in May 2023 to carry out a Preliminary Roost Assessment (bats) and Dusk Emergence Survey on 62 Starling Road, Radcliffe, Manchester, M26 4LN
- 1.2 The objectives of the survey were to provide an assessment of the current status of bats on site and if present to assess any impact from the proposed development. If evidence of bats were recorded further survey effort would be necessary to develop mitigation proposals for the protection of this species.
- 1.3 The survey would consist of a detailed evidence/opportunity survey on all external elevations of the property followed by a Dusk Emergence Survey to record any bat activity.
- 1.4 The development proposals are to remove and replace the property
- 1.5 All assessments and surveys were supervised by Principal Ecologist Graham Workman who has over forty five years professional experience in the ecology field. He has the specialist knowledge and ecological skills to undertake and complete all the surveys contained within this report.

2.0 Legislation

- 2.1 This legal information is a current summary and intended for general guidance only. Significant changes could occur as a result of Brexit. It is recommended that the original documentation be referred to for detailed and definitive information. Web addresses are located in the References and Bibliography section of this report.
- 2.2 In England and Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, *“to have due regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”* [Section 40 (1)]. It notes that *“conserving biodiversity includes restoring or enhancing a population or habitat”* [Section 40 (3)].
- 2.3 All British bats and their roosts are afforded full protection under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). All bat species are also listed under Annex IV of the Conservation (Natural Habitats &c) Regulations 1994 which requires that they are given full protection. All bat species in the UK are therefore classed as European Protected Species and as such are a material consideration in the determination of any planning application which may affect them or their habitat.
- 2.4 Legal protection makes it an offence to:
 - intentionally or deliberately kill, injure or capture (or take) bats;
 - deliberately disturb bats (whether in a roost* or not);
 - recklessly disturb roosting bats or obstruct access to their roosts;
 - damage or destroy bat roosts
 - possess or transport a bat or any part of a bat, unless acquired legally;
 - sell (or offer for sale) or exchange bats, or parts of bats.

(Mitchell-Jones and McLeish, 2004)

**The term ‘roost’ has been used to simplify the phrasing within the legislation*



which refers to ‘any structure or place which any wild animal...uses for shelter or protection’. As bats generally re-use the same roosts after periods of vacancy, legal opinion is that the roost is protected whether or not the bats are present at the time.

- 2.5 Circular 06/05: Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system “provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements the expression of national planning policy in Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) and the accompanying Guide to Good Practice”.
- 2.6 The Circular states that “It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”.
- 2.7 If a European protected species is recorded during the survey then a licence to derogate from the Habitats Regulations will be required from Natural England to implement any proposals. A licence application will require the preparation of a detailed mitigation package that will ensure the protection of the species and maintenance of its ‘favourable conservation status’ within the area.
- 2.8 In the case of a building, tree or other feature not already known to be a bat roost, **if bats are found during the course of work contractors must stop work immediately and seek advice from the consultant involved with the project**, if one had been appointed, or Natural England, before proceeding. Assuming a good-quality bat survey had been carried-out before the commencement of work and its recommendations followed, it would be unlikely that the discovery of bats during the course of the work would be considered to be “reckless” interference.
- 2.9 **The National Planning Policy Framework**
The National Planning Policy Framework (NPPF) has replaced the existing Planning Policy Guidelines. (PPG’s) In relation to wildlife PPG 9 was one of the documents to which Planning Authorities referred to, particularly where a specially protected species is or may be present and will be affected by a development for which a Planning application seeks consent. The aims of the NPPF in relation to species and habitats are that it places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage on the consideration that should be given to Protected Species where they may be affected by development. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.
This is supported by a guide to good practice entitled ‘Planning for Biodiversity and Geological Conservation: Building in Biodiversity’ in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependent upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles. If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission



should be refused

2.10 Biodiversity Action Plans

The original objective of the UK Biodiversity Action Plan (UKBAP) was to fulfill the requirements of the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. A list of national priority species and habitats has been produced with specific action plans defining the measures considered necessary to ensure their conservation. Regional and local BAPs have also been developed for species/habitats of nature conservation importance both regionally and locally.

The UK BAP, which details conservation plans for the biological resources of the UK, lists seven bat species as conservation priorities, including soprano Pipistrelle, *Pipistrellus pygmaeus*, noctule, *Nyctalus noctula* and brown long-eared bat, *Plecotus auritus*. The Cheshire LBAP, which contributes to national targets wherever these are relevant to Cheshire but also sets local targets based upon local expertise, considers six species (all listed in the UKBAP) to be of local conservation importance.

2.11 Biodiversity Duty

The Natural Environment and Rural Communities (NERC) Act 2006 Section 40 requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'Biodiversity duty'.

Section 40(1) imposes a duty to conserve biodiversity:

"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

Section 40(3) of the Act explains that:

"Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat".

The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of habitats and species which are of Principal Importance for the conservation of biodiversity in England. The S41 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 Act, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 56 habitats of principal importance and 943 species of principal importance (list updated 2010).

2.12 Seven bat species are species of principal importance (SPI) these are –

- Barbastrelle Bat
- Bechstein's Bat
- Brown Long-eared Bat
- Greater Horseshoe Bat
- Lesser Horseshoe Bat
- Noctule Bat
- Soprano Pipistrelle Bat

2.13 These bat species are protected under Schedule II of the Conservation of Habitats and Species Regulations 2017. The Conservation of Habitats and



Species Regulations makes it an offence to kill, capture or damage a bat, or to destroy a breeding site or resting place of a bat. Any development which compromises the protection afforded to bats under the regulations will require a European Protected Species License from Natural England.

3.0 Bats and Buildings

- 3.1 Most bat species have been recorded using buildings as roost sites, both for breeding or hibernation, or for temporary shelter. Breeding roosts are typically used between early May and late August, with hibernation roosts occupied between October and April. The micro-climate and conditions within a building (e.g. temperature variations, humidity, air-flow, regular disturbance) will affect the likelihood of use by bats.
- 3.2 Species such as common pipistrelle (*Pipistrellus pipistrellus*) most commonly occur in houses and prefer confined roost sites, such as soffit boxes, eaves or under hanging tiles. The most common roosts are found between underfelt and boards or tiles, and inside cavity walls. Others such as the horseshoe bats (*Rhinolophus sp.*) and long-eared bats (*Plecotus sp.*) show a preference for open roof voids that allow for flight inside (Mitchell-Jones, 2004).
- 3.3 Factors affecting the probability of a building being used by bats are set out in Table 1 overleaf.

Table 1: Factors affecting the probability of bats being present

Increase probability	Disused or little used; largely undisturbed Large roof void with unobstructed flying spaces Large dimension roof timbers with cracks, joints and holes Uneven roof covering with gaps, though not too draughty Entrances that bats can fly in through Hanging tiles or wood cladding, especially on south-facing walls Rural setting Close to woodland and/or water Pre-20th century or early 20th century construction Roof warmed by the sun Within the distribution area of horseshoe bats and serotine bats
Decrease probability	Urban setting or highly urbanised area with few feeding places Small or cluttered roof void (esp. for <i>Plecotus</i>) Heavily disturbed Modern construction with few gaps around soffits or eaves (but be aware these may be used by pipistrelles in particular) Prefabricated with steel and sheet materials Active industrial premises Roof shaded from the sun

(Mitchell-Jones, 2004)

- 3.4 The species of bats most likely to be encountered within a residential property in this area are Pipistrelle (Common and Soprano) and Brown Long-eared bats. Examples of places used by these bat species for shelter and protection during the winter are:
- Pipistrelle – small crevices in buildings, trees, stone walls, bridges, barns and also in bat boxes. Often in fairly exposed locations to take advantage of warmer winter days for feeding. Rarely in caves and tunnels.
 - Brown long-eared – Buildings, caves, mines, tunnels and ice houses. Will roost in crevices.

(Bat Conservation Trust, 2007)



- 3.5 The property at 62 Starling Road is a dormer bungalow with no roof void. The upstairs room replaces any roof void. The building was visually assessed for evidence of bat activity and/or for the potential to be used by bats. Evidence of a roost is determined as the presence of live or dead bats, droppings, feeding remains, scratch marks and/or staining. When a roost is positively identified during an External Visual Assessment the building within which the roost is located is classified within the category Roost Present. Other buildings are classified as having High, Medium or Low Potential to contain bat roosts based upon the number and quality of features present, and the buildings position in relation to the surrounding environs. Table 2 gives the features considered when attributing a potential classification to a building.
- 3.6 A High Potential building would typically be an older building situated close to high quality bat foraging habitats such as woodland, water features or substantial hedgerows. Buildings falling within this class will usually offer a variety of roosting opportunities suitable for use by a range of bat species.
- 3.7 Conversely a Low Potential building will typically be well sealed and of modern construction, offering no or few clear access points or roosting opportunities. The risk of a building housing a bat roost is further reduced if located within an area of poor-quality habitat such as hard standing or amenity grassland.
- 3.8 Features typical of buildings within the different potential categories are set out in table 2

Table 2: Features typical of buildings within the different potential categories

Low Potential	Medium Potential	High Potential
No easily identifiable access points such as gaps within stonework or between tiles.	Some access points. Typically obscured by cobwebs or detritus.	Several possible access points. Some clean showing potential use.
No roof void	Small or cluttered roof void	Large roof void with Un obstructed flying spaces
No external cavities such as crevices within wall or behind fascia boards	Few external cavities with cavities present of low suitability	A variety of external features offering a range of roosting locations
Located within areas of poor quality habitat, away from bat foraging or commuting routes	Area offering some habitat features likely to be used by bats	Good connectivity to high quality habitats
Not part of a group of buildings	Part of a group of buildings, all offering similar roosting opportunities	Part of a group of buildings offering a range of different conditions and potential roost locations
Heavily disturbed	Potential roosting locations suffering little disturbance	Building disused or little used, largely undisturbed

- 3.9 **The property at 62 Starling Road was assessed as having low potential to support a bat roost.**



4.0 Bats and Trees

- 4.1 All bats rely upon woodland for either foraging or as roost sites, some species, such as Noctule (*Nyctalus noctula*) are more dependent upon trees than others. Places used by bats vary from small crevices, gaps behind loose bark, natural/woodpecker holes and cracked or rotted limbs.
- 4.2 The identification of tree roosts is generally more difficult to confirm by comparison with those in buildings, as evidence quickly degrades and bats often will have more than one roost within woodland.
- 4.3 Where woodland or individual trees are affected by works, it is important to assess its value to local bat populations and how best to mitigate during and following those works.
- 4.4 No trees suitable for bat roosting are affected by the proposed development

5.0 Site Description

- 5.1 The site is located at 62 Starling Road, Radcliffe, Manchester, M26 4LN, The survey focused on a detached dormer bungalow constructed during the mid 20th century. The property has associated areas of lawns and formal gardens at the rear where a number of mature broadleaf and conifers trees are present.

An aerial view of the property location is included in Appendix 1 62/SL/WB/01 Photo sheets of the property and site are located in Appendix 2, 62/WB/PS01, 62/WB/PS02.

- 5.2 The property is situated in an area with optimum opportunities for roosting, commuting and foraging. The immediate area and its environs provide prime bat habitat e.g. wide tracts of woodland and countryside, large residential gardens with mature native deciduous trees and the majority of roads in the area are tree lined. The garden of the property backs on to a large area of deciduous woodland made up of native species.
- 5.3 The property is bordered by similar sized residential properties in the wider area.
- 5.4 The property is occupied and obvious regular maintenance has been undertaken which is reflected in its current state of repair. The external walls are of brick with no obvious cracks or gaps being accessible to bats.
- 5.5 The roof to the property is constructed of tiles, which are in a good state of repair with no obvious cracked or missing tiles. Ridge Tiles and flashing around the roof joins has been well maintained providing no significant access opportunities. Within the roof there is a single dormer window. A single chimney stack is present on the property which is in a good state of repair with all flashing intact and well fitting around the areas where the brickwork joins the roof.
- 5.6 The external doors and windows in the property are constructed of UPVC with no access opportunities for bats.
- 5.7 All extended eaves, fascia boards and soffits are of timber and are in good condition and have been well maintained in the past. Where the eaves and



soffits join the building there are no gaps present that could allow access to the loft space for bats.

- 5.8 The property has no roof space or roof void. This space has been converted into a bedroom.
- 5.9 Overall the property has been well maintained with no potential access opportunities for bats.

6.0 Survey

- 6.1 An initial opportunity assessment, detailed evidence and opportunity survey of the property was carried out on the 23rd May 2023. The surveys were to assess the potential for bats to utilise the property and surrounding habitat and the results would determine if further surveys were necessary. The surveys were supervised by experienced Principal Ecologist Graham Workman accompanied by an ecological technicians who has experience in undertaking evidence opportunity and emergence surveys.
- 6.2 The evidence, opportunity surveys were followed by a Dusk Emergence Survey
- 6.3 A close examination of the outside of all the building from ground level was undertaken, to establish if there were opportunities for bats to use any cavities or holes. Evidence of roosting bats such as droppings or staining around potential roost entrances would be recorded if present.

The features that were given special attention included:

- holes in walls, pipes, gaps behind window frames, lintels and doorways;
- cracks and crevices in stonework and brickwork;
- gaps between ridge tiles and ridge and roof tiles, usually where the mortar has fallen out;
- gaps between lintels above doors and windows;
- broken or lifted roof tiles;
- lifted lead flashing around chimneys, dormer windows, roof valleys and ridges and hips or where lead flashing replaces tiles;
- gaps between the eaves, soffit board and outside walls;
- gaps behind weatherboarding, hanging tiles and fascia boarding;
- suitable entry and exit points around the eaves, soffits, fascia and barge boarding and under tiles;
- bat droppings on the ground, ledges, windows, sills or walls or urine on window sills (Bat Conservation Trust, 2007).

- 6.4 The surveys were carried out in line with the recommended methods contained in the following publications “The Bat Workers Manual “(JNCC 2004), “The Bat Mitigation Guidelines” (EN 2004) and the Bat Conservation Trust Bat Survey Good Practice Guidelines (2012).

7.0 Limitations of the survey

- 7.1 There were no limitations in accessing any external area of the building .



- 7.2 There were no limitations in surveying the property. Views of all elevations and angles of the walls, eaves and roof were accessible by the use of binoculars.
- 7.3 There were no limitations in gaining access to the ground areas around the bottom of the property and window glass to check for droppings or other evidence of bats.
- 7.4 Any droppings are often washed or blown away quickly, so evidence of use often doesn't last long once the bats have moved, but an assessment has been made of potential bat roosting places associated with the site.
- 7.5 As bats can utilise very small cracks and crevices it is not possible to completely discount their use of any suitable property or mature trees although the survey did not identify any evidence of use.

8.0 Results

Building Survey

- 8.1 A detailed inspection of the exterior of the property including all external walls, extended eaves, soffit boxes and fascia boards confirmed that there were some opportunities where gaps between wall and soffits were present on the rear elevation suitable for use by individuals or groups of bats for access into the roof space and provide potential roosting opportunities.
- 8.2 A detailed search of the ground at the base of the buildings concentrating on these areas found no evidence of any current or historic use by bats. No staining was present on the walls.
- 8.3 The doors and windows in the property are of UPVC with no opportunities for bat roosting. Special attention was paid for signs of droppings, moth wings or other forms of evidence to show current or past occupation by bats. No evidence to show current or past activity by bats was recorded.
- 8.4 All aspects and elevations of the chimneystacks and flashing were systematically searched using binoculars. No evidence to show current or past occupation by bats was recorded.
- 8.6 Swarovski Swarovision 12X42NL binoculars are employed during surveys and if any form of evidence is present more detailed views would be obtained by using a Kowa TSN 833 spotting scope.
- 8.7 All external roof areas were systematically searched using binoculars. The roof is constructed of slate tiles that are well fitting and in a good state of repair.
- 8.8 **Dusk Emergence Survey Results 23rd May 2023**
The two surveyors, who were equipped with heterodyne ultrasonic bat detectors, and positioned in selected locations that allowed full coverage on all elevations and aspects of the building during emergence survey. (see Appendix 3, drawing number 62/WB/BSL/01).
- 8.9 **Weather Conditions**
Weather conditions on the 23rd May 2023 were clear skies with a slight breeze. The temperature taken at the start of the survey was 18°C. Humidity 88%



The emergence survey was conducted during the evening, firstly in good light, and then at dusk and the post dusk period.

Sunset: 21:09hrs

Survey Start Time: 20.45hrs.

Survey Finish Time: 22.30hrs

Finish temperature: 16°C

Weather conditions were considered optimal for bat surveys from professional judgement and in reference to the Bat Mitigation Guidelines (Mitchell-Jones, 2004).

- 8.10 During the dusk survey, which confirmed no bats emerging from the property, low level activity was recorded of Common Pipistrelle in the general area over mature trees to the rear of the property (see Table 3: Emergence Survey Results)

Time	Species	Activity	Notes
21.32 To 22.05	Common Pipistrelle (Pipistrellus pipistrellus)	Two bats were visually recorded flying over trees to the rear of the property. These two bats were actively foraging and feeding over the trees. Numerous feeding buzzes recorded during the time the bats were foraging in this area. No bats were recorded emerging from the building. 22.05 was the last record of any bat activity	See drawing number WTF/BSL/01 Approx areas of flight activity marked Number 1. The mature trees at the rear of the site was the focus of the recorded activity See drawing number 62/BSL/01 Approx areas of flight activity marked Number 2. Both recorders confirmed bat activity recorded originated from outside the boundary of the site.

Table 3: Emergence Survey Results

- 8.11 The emergence survey commenced at 20.45 hours approx. 20mins before sunset and ended at 22.30. This time was chosen to allow for species of bats to emerge from their roosts and commence foraging.
- 8.12 Continuous bat activity was recorded focusing over and around the mature trees. The surveyors confirmed that the activity recorded of the two bats originated from outside the boundary of the site.
- 8.13 No bats were recorded emerging from the property.
- 8.14 Bat activity occurs in the immediate area as there are optimum opportunities for foraging.
- 8.15 The presence of two bats recorded during the activity survey is unlikely to fully reflect the number of species using the general area; this is because activity surveys can only provide an incomplete 'snapshot' of the bat community using the site at the time of the surveys.

Species recorded

- 8.16 **Common Pipistrelle** (Pipistrellus pipistrellus)



Pipistrelles are the commonest and most widespread of all British bat species. There are two very similar species, common pipistrelle and soprano pipistrelle. Pipistrelles are the most commonly recorded bat in the north west (Cheshire Mammal Group 2008) and are present across the north west region (Richardson 2000). It is likely that this species is common in the locality.

8.17 All of the ten bat species occurring in the region are listed in the U.K. Biodiversity Steering Group Report Volume 2 (Action Plans). Both common and soprano pipistrelles have been UK Priority Species since 1994 due to their unfavourable conservation status in Europe. The common Pipistrelle is considered widespread in the UK and was removed from the UK Priority List during the 2007 review. The soprano pipistrelle remains a UK priority and as a result of the review has been joined by noctule and brown-long eared bats. New UK targets for soprano pipistrelle have been produced however details of the new action plans for the noctule and the brown-long eared bats are awaited. The remaining seven species are UK Species of Conservation Concern. There are no national action plans for these species as yet. (Cheshire Mammal Group)

8.18 **The behaviour of animals can be unpredictable and may not conform to characteristics recorded in current scientific literature. This Report, therefore, cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats or that they will not occur in locations or habitats that appear unsuitable.**

9.0 Conclusions

9.1 The survey results indicate that 62 Starling Road offers no roosting opportunity for bats and no evidence of their presence was recorded during the surveys.
No evidence of bat activity or occupation was recorded either on or within 62 Starling Road. No bats were recorded emerging from any part of the building during the dusk activity survey
No further efforts are considered necessary as the surveys confirmed no bat presence either current or historic.

10.0 Recommendations

- 10.1 Although no evidence of bat activity was found within the property it is recommended that during any work on the building for any roof tiles and fascia boards to be removed carefully by hand. The contractor undertaking the work must be made aware that in the unlikely event that any bats are found then work must cease immediately, and advice sought from a licensed bat worker. **Failure to do so would be a criminal offence**
- 10.2 As an overall increase into the biodiversity value of the site it is recommended that opportunity provision for bats could be enhanced by the incorporation of a bat brick into the extension. (See Appendix 4 for details of suitable bat roost opportunities)
- 10.3 As all wild birds, their nests, eggs and young are protected during the bird breeding season any proposed removal or pruning of trees or shrubs should be undertaken outside this period (April to August inclusive).
- 10.4 Please note that birds can nest outside the bird-breeding season and therefore should any nests be identified or suspected to be present on site at



any time, then works should cease and an ecologist contacted to attend site and provide advice on appropriate working methods.

- 10.5 If there is an urgent requirement during the bird breeding season for any trees to be felled, then they should be checked for the presence of breeding birds prior to any works by a suitably experienced ecologist.
- 10.6 **Mammal Ramps**
During construction works any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape.
- 10.7 In the interest of best ecological practice, between October and March, any piles of wood or suitable materials should be checked for hibernating hedgehogs before disturbance. Any hedgehogs found should ideally be left alone. If this is not possible, the hedgehog should be carefully and safely relocated to suitable habitat away from the development site.
- 10.8 Although the presence of construction waste is unavoidable, it is recommended that waste is removed at the earliest opportunity to avoid contamination of ground and possible disturbance to wildlife. Contractors should also avoid leaving construction waste within the site.

11.0 Closure

This report has been prepared by Whistling Beetle Ecological Consultants Limited with all reasonable skill, care and diligence. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited in this document.

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12.0 References

Bat Conservation Trust (2007) *Bat Surveys - Good Practice Guidelines*, Bat Conservation Trust, London.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*, English Nature, Peterborough.

Mitchell-Jones, A.J. and McLeish, A.P. (Eds) (2004) *Bat Workers' Manual*, Joint Nature Conservation Committee, Peterborough.

Cheshire Mammal Group (2008). *The Mammals of Cheshire*. Liverpool University Press.

Richardson P (2000). *Distribution atlas of bats in Britain and Ireland 1980 – 1999*. Bat Conservation Trust, London.

Bat Conservation Trust (2012) *Bat Surveys - Good Practice Guidelines 2nd Edition*, Bat Conservation Trust, London.

Web addresses for access to full UK legislation and policy text:

Conservation of Habitats and Species Regulations 2010:

http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Wildlife and Countryside Act 1981:

www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1981/cukpga_19810069_en_1

Countryside and Rights of Way Act 2000:

www.legislation.hmso.gov.uk/acts/acts2000/20000037.htm

Natural Environment and Rural Communities Act 2006:

http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1

Planning Policy Statement 9:

www.communities.gov.uk/documents/planningandbuilding/pdf/147408

Appendix 1



Project

Bat Survey

Site Location

62 Starling Road,
Radcliffe
Manchester,
M26 4LN



62 Starling Road

Photo Sheet 62/SL/WB/01

Date May 2023

Scale N/A

Appendix 2



1. Front elevation



2. Rear elevation



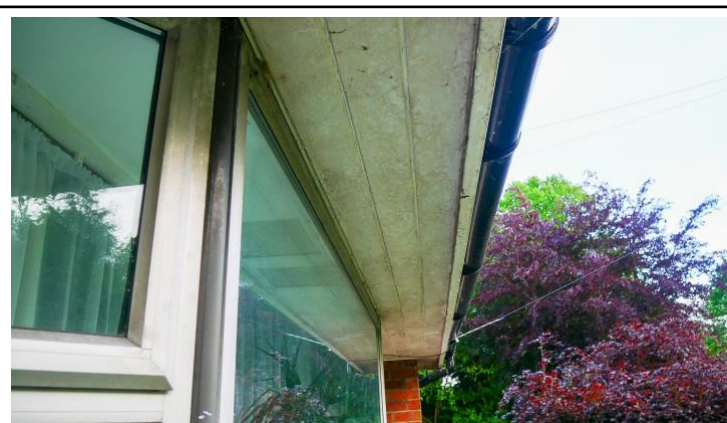
3. Rear elevation roof



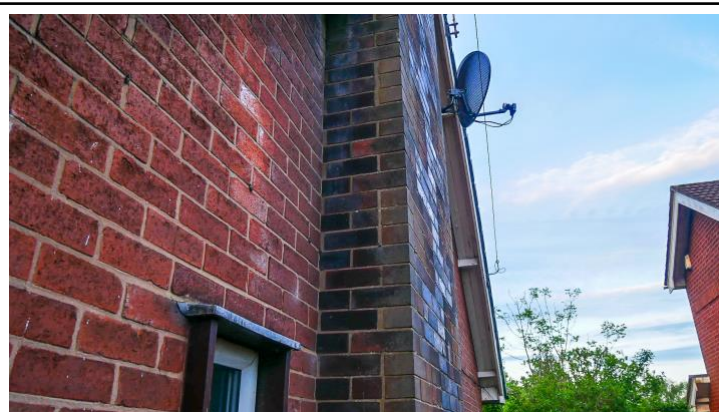
4. Front elevation window and surrounds detail



5. All glass surfaces checked for evidence of bat activity – droppings present on surfaces



6. Extended soffits in UPVC



7. Side elevation



8. Side elevation



9. Roof join and fascias detail



Project

62 Starling Road,
Radcliffe
Manchester,
M26 4LN

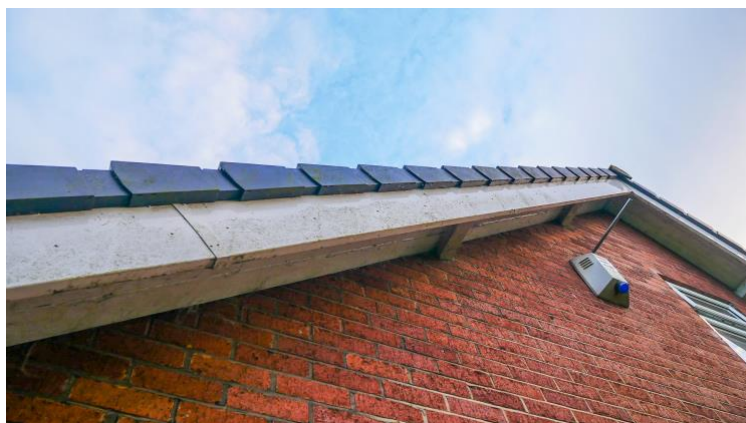
Title

Photos of Site

Photo Sheet 62/WB/PS/01

Date May 2023

Scale N/A



1. Side elevation



2. All glass surfaces checked for evidence of bat activity – droppings present on surfaces



3. Under roof area with bay window all areas sealed



4. Ventilation grills in soffit boxes with no gaps or cracks preventing access by bats



5. Gutters and drain pipes all in good order



6. Dormer window and chimney flashing all well fitting with no opportunities for bats



7. Area of front roof heavily mossed



8. Moss detail



9. Rear roof in very good condition with no access opportunity for bats



Project

62 Starling Road,
Radcliffe
Manchester,
M26 4LN

Title

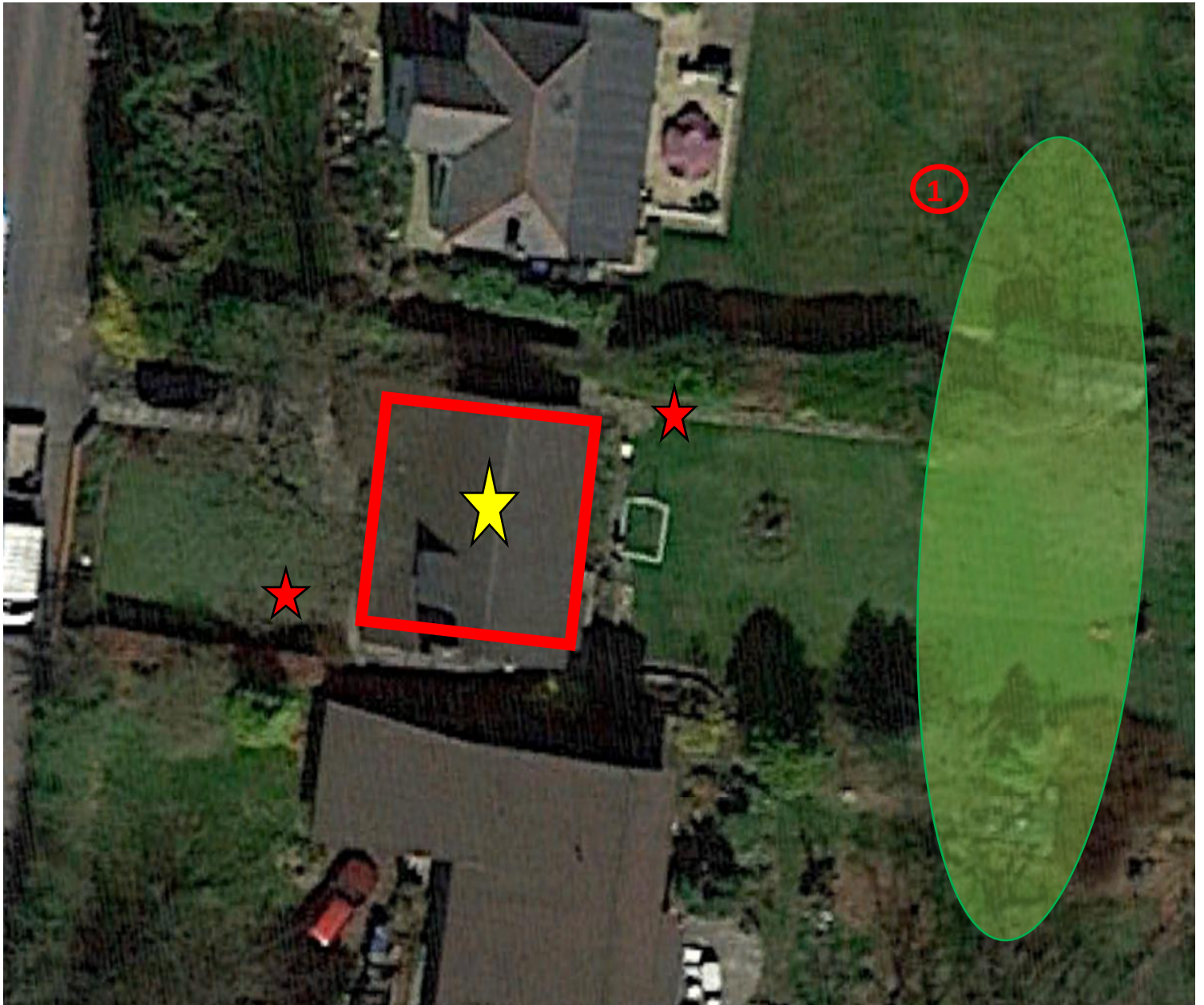
Photos of Site

Photo Sheet 62/WB/PS/02

Date May 2023

Scale N/A

Appendix 3



62 Starling Road



Approximate locations of surveyors during the Dusk Emergence Survey



Approximate area of bat activity

Project: 62 Starling Road, Radcliffe, Manchester,
M26 4LN

Drawing Number
62/BSL/WB/01

Date: May 23rd 2023

Scale N/A

Title: Surveyor locations during dusk emergence survey and
bat activity detail



whistlingbeetle
ecological consultants

Appendix 4

Bat Conservation Trust



Below is a list of bat related products that may be used for bat enhancement. However, please be aware that BCT does not endorse any particular product or brand as very little evidence is available to demonstrate that they are successful.

Bat Boxes	In situ	Description	Company	Estimated price
For external surfaces of buildings:				
		Schwegler 1 WQ Summer & Winter Roost Dimensions: 580 H x 380 W x 120 D Weight: 22Kgs	Alana Ecology Jacobi Jayne The Code Store	£90 to £139
		Schwegler 1 FQ Bat Roost Dimensions: 600H x 350W x 90D mm Weight: 15.8 Kgs	Alana Ecology Jacobi Jayne NHBS The Code Store	£70 to £90
	Internal or external 	1 Schwegler FE Bat Access Panel with optional back plate External Dimensions: H 30 x W 30 x D 8 cm Weight: 7.8 kg	Alana Ecology Jacobi Jayne NHBS The Code Store	£38 to £49
To integrate into walls:				
HABIBAT ACCESS BOX 001  	Can be built with timber, brick or stone facing to match walls. *BCT is using the Habibat as a research and monitoring tool.	Habibat Dimensions: 215 x 215 mm Or 215 x 290 mm	Habibat NHBS	£82.50 to £129

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		Schwegler 1FR Bat Tube Dimensions: H 475 x W 200 x D 125 mm Entrance W 150 x D 20mm Weight: 9.5kg	Alana Ecology Jacobi Jayne NHBS	£72 to £75
		Schwegler 2FR Bat Tube The 2FR bat box is based on the same design as the 1FR, but with the addition of holes in the sides. This allows multiple tubes to be placed next to each other to form a much larger bat roost.	Alana Ecology Jacobi Jayne NHBS	£72 to £76
		Ibstock enclosed bat box	Ibstock	
For trees:				
	Trees or flat surfaces	Schwegler 1FF Bat Box Dimensions: 430H x 270W x 140D mm. Entrance hole: 120 x 240mm	Alana Ecology Jacobi Jayne NHBS	£56 to £60
	Trees	Schwegler 2F Bat Box (General Purpose) Woodcrete 33cm H x diameter 16cm Note: location of access hole means that box is not self-cleaning.	Alana Ecology NHBS	£27.95

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	Trees	Schwegler 2FN Bat Box The 2FN Bat Box has two entrances - one at the front and one at the rear against the tree. It has a domed roof to form clusters and an increased internal height. 36cm H x diameter 16cm 4.3kg	NHBS Nature Counters	£34.95
	Trees	Schwegler 1FD Bat Box The 1FD is a large general purpose bat box. Effectively it is a larger version of the Schwegler 2F bat box, with the addition of two roughened wood panels inside the box which simulate crevices. Note: location of access hole means that box is not self-cleaning.	Alana Ecology NHBS	£49 to £55
Wooden bat boxes				
	Fitted to walls, other flat surfaces or trees	Kent Bat Box Materials to be made from untreated rough-sawn timbers. Timber should be 20mm thick. The box should be rainproof and draught-free. Crevices can be between 15 & 25mm wide	Self constructed. Instructions from BCT.	

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Access tiles or bricks	In situ	Description	Company	Estimated price
		Tudor Bat access tile set	Tudor Clay Roof Tiles	
		Ventilation tiles that can be adapted for bat access	Aspect Roofing	
		Bat access brick	Tamworth Property Services t) 01827 310475 chris@bat-survey.co.uk	
		Ibstock bat roost entrance arch brick	Ibstock	
		Bat access slate	JD Products Owens Slate Service Summit Slate	£40-80
		Habibat Roof Access Tile	Dreadnought Tiles Habibat	

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Positioning considerations:

Aspect

Temperature is known to be the major factor influencing successful uptake of artificial roost by bats. In general, bats seek warm spaces to help them with rearing young. For this reason, bat boxes should be located where they will receive the maximum amount of sunlight. In the northern hemisphere this will be the southerly aspects/orientation (south, south-west and south-east). However, it is helpful to install bat boxes in more than one aspect to allow a choice of roosting conditions. Bat boxes located on a shady side will remain cooler and will be more suitable for use during the hibernation period (winter) or by male bats all year round.

Height

Position the bat boxes a minimum of 2 meters above ground. Avoid placement above windows, doors and wall climbing plants, thereby reducing the likelihood of predation by cats. A position near the eaves or gable apex of the property would be preferable.

Other considerations

To make the bat box a potential roost for a wider range of bat species, it is helpful to consider whether there is nearby linear vegetation features such as hedges. This is because some bat species use these features for navigation between their roosting site and feeding ground and to avoid flying in open and exposed areas.

Resources:

- Williams, C. 2010. *Biodiversity for low and zero carbon buildings: a technical guide for new build*. RIBA Publishing, UK
- Bat Conservation Trust, 2010. *Bats in Buildings*. Bats and the Built Environment Series: Volume 1.
http://www.bats.org.uk/publications_download.php/247/Bats_and_Buildings_finalDec2010.pdf
- BCT webpages: http://www.bats.org.uk/pages/bats_and_buildings.html

Version 5: updated June 2012

