

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Toll House, 6 Church Street, Littleborough, OL15 8AU

Client:

Rochdale Borough Council

Report date:

30th September 2025

Project:

This report is prepared to inform a planning application for the proposal described as:

The proposal includes the full refurbishment of the existing building to provide a commercial space on the ground floor level which will accommodate a flood defence warning hub, as well as the proposed internal works to the first-floor space will be used as a new apartment space. The proposed refurbishment includes for structural repairs to the existing structure, replacement of the existing doors and windows with new casements, style to complement the existing listed building character, as well as internal works to improve the spaces and make it suitable for the proposed use.

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2025) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

Roost Number	Species	Roost Type	Roost Location	Impact
1	Common pipistrelle x1	Day	From underneath the gutter from a gap in the eaves, above the top window on the southeast elevation of B2. The exact access point is not known currently, and will be clarified with further surveys.	Damage

A license is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not. The development of B2 will therefore need to be permitted by a license following further surveys during the optimal bat survey season 2026. The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any precommencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

Additional survey requirements:

- Two further emergence/re-entry surveys are required on B2 during the optimal bat activity season (May–August 2026). These will provide the data necessary to fully characterise the roost and inform a licence.
- Due to the connectivity between B1 and B2, an additional two surveys will also be required on B1.
- An updated internal and external inspection will be required prior to the additional surveys in 2026.

Background

PRA – Arbtech Consulting Ltd, 22 January 2025. The site comprises two residential dwellings (B1, B2), both with basements, associated hardstanding and a paved rear garden. Both residential dwellings (B1 and B2) were surveyed:

No evidence of roosting bats (e.g. droppings, staining, or feeding remains) was recorded internally or externally.

- B1 was assessed as having low habitat value for roosting bats, several potential roosting features were identified, including lifted tiles and missing mortar beneath ridge tiles. B1 does have a basement, due to structural works it was shored up with struts.
- B2 was assessed as having moderate habitat value for roosting bats due to the presence of lifted tiles along the western elevation and the lack of access to the loft space, which could not be inspected internally.

Number of buildings on site – 2 buildings.

Number of buildings surveyed – 2 buildings.

Scope of works

The following buildings were subject to emergence/re-entry surveys:

B1 – Low (1 survey)

B2 – Moderate (2 surveys)

Proposed development

Current use of building – Residential

Proposed use of building – Mixed Use (Ground floor: Commercial space to accommodate a flood defence warning hub, First floor: Conversion into a new residential apartment)

Structural changes to building – Full roof replacement on both B1 and B2, Structural repairs to the existing fabric of both buildings, Replacement of existing doors and windows with new casement styles.

Cosmetic/repair work – Full internal renovations, Repairs to masonry and infilling of mortar gaps.

Type of permission required – Full planning permission.

The site surveys were designed and managed by Graduate Ecologist Amal Waheed BSc (Hons) MSc with oversight from Nicola Baxter MSc, BSc (Hons), Graduate Ecologist, Accredited agent of Natural England Bat Licence Number 2018-33540-CLS-CLS.

See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2.

Limitations

Traffic Noise

Traffic noise from the adjacent busy road had the potential to reduce surveyor detection of bat activity. However, this was mitigated by detailed acoustic analysis of recordings after the survey and through constant radio communication between surveyors to ensure all activity was shared in real time. The use of full-spectrum detectors and IR cameras further reduced the impact of these conditions, ensuring the reliability of the results.

Survey Timing Limitations

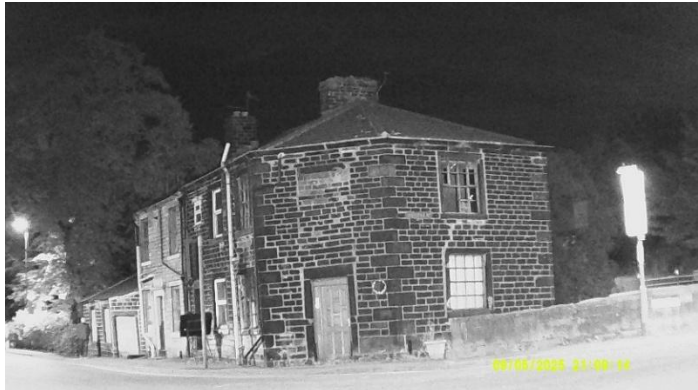
Both Bat Emergence/Re-entry Surveys (BERS) were undertaken in September, which falls outside the peak survey season (Mid-May to August) recommended by the Bat Conservation Trust (BCT). September is considered a suboptimal period, as bat activity typically declines with cooler temperatures and shorter daylight hours. Completing both surveys in September also means that the pipistrelle maternity season (mid-May to July) was missed, reducing confidence in concluding the absence of maternity roosts. To mitigate this limitation, two further BERS will be undertaken during the maternity and optimal season next year (mid-May to July) to ensure full roost characterisation and provide robust evidence to inform a license.

Field Survey					
Dusk Emergence Survey 1					
Buildings: B1 and B2					
<i>Building inspection prior to survey</i>	Due to lack of safe access, it was not possible to conduct an internal inspection of B1 or B2.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Amal Waheed	1 Year	Level 2	Observing northwestern elevation of B1 and B2.
	2	Astrid Jordan	2 Years	Level 1	Observing southeastern elevation of B2.
	3	Oliver Dodd	4 Years	Level 2	Observing southwestern elevation of B1.
	4	Abbie Saul	4 Years	Level 1	Observing the southeastern elevation of B1 and B2.
<i>Weather (start/end)</i>	Temperature (°C): 15 Relative humidity (%): 52.8 Cloud cover (%): 6 Wind (m/s): 0 Rain: None		Temperature (°C): 13 Relative humidity (%): 71 Cloud cover (%): 0 Wind (m/s): 0.1 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	4	
	Additional Illumination	Nightfox	XB5 PRO	4	

		Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	4	
			Magenta Electronics	Magenta Bat4	4	
		Two Way Radio	BAOFENG	FV-88E	4	
Results						
Date of survey				Sunset; Start - End		
05/09/2025				Sunset 19:52; 19:37– 21:22		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	CPx1	Day	B2	From underneath the gutter from a gap in the eaves, above the top window on the southeast elevation of B2. The exact access point is not known currently, will be clarified with further surveys.	From underneath the gutter from a gap in the eaves, above the top window on the southeast elevation of B2. The exact access point is not known currently, will be clarified with further surveys.	N/A
Surveyor observations						
Surveyor 1		Emergence observed: No Species observed: None Summary of general activity: No bat activity was seen or heard during the survey. No foraging areas or flight paths were recorded. Key foraging areas: None recorded. Key flight paths: None recorded.			Full elevation photo showing surveyor’s view. 	

<i>IR position 1</i> <i>Nightfox Whisker IR</i> <i>Camera and X50 Torch</i>	Camera position: Observing northwestern elevation of B1 and B2. Emergences observed: No No emergences were observed, and the footage was in line with the observations of Surveyor 1 with no additional activity.	Screenshot of darkest part of survey. 
Surveyor 2	Emergences observed: Yes (1 confirmed emergence) Roost: 1 Species: Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Number: 1 Time(s): 19:59 Location of access points: From underneath the gutter from a gap in the eaves, above the top window on the southeast elevation of B2. The exact access point is not known currently, will be clarified with further surveys. Direction of travel on emergence: Flew southwards from the gutter line. Species ID: Confirmed on site using EMT and magenta detector. Summary of general activity: The next activity was recorded at 20:09, with a common	Full elevation photo showing surveyor's view. 

	pipistrelle heard but not seen. Activity remained infrequent for the rest of the survey, with common pipistrelles occasionally foraging around the trees to the southwest of the property. Most calls were faint and brief, with the final faint call recorded at 21:04. Key foraging areas: Trees to the southwest of the property	Emergence point circled in red. 
<i>IR position 2</i> <i>Nightfox Whisker IR Camera and X50 Torch</i>	Camera position: Observing southeastern elevation of B2. -Emergences observed: No. The emergence was noted as a potential by Surveyor 2 during the survey but was not captured on IR from this position. The emergence was subsequently confirmed through IR footage from Surveyor 4's position.	Screenshot of darkest part of survey. 

Surveyor 3	Emergences observed: No Species observed: Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Summary of general activity: The first activity was recorded at 20:05, with a common pipistrelle heard but not seen. Additional calls were heard at 20:07, 20:13, and 20:16. Following the 20:16 call, there was a prolonged period with no activity until 20:58, when a final common pipistrelle call was recorded (heard but not seen). This was the last activity noted during the survey. Key foraging areas: None recorded Key flight paths: None recorded	Full elevation photo showing surveyor's view. 
<i>IR position 3</i> <i>Nightfox Whisker IR</i> <i>Camera and X50 Torch</i>	Camera position: Observing southwestern elevation of B1. Emergences observed: No No emergences were observed, and the footage was in line with the observations of surveyor 3 with no additional activity	Screenshot of darkest part of survey. 

Surveyor 4	Emergence observed: Yes (1 confirmed emergence) Roost: 1 Species: Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Number: 1 Time(s): 19:59 Location of access points: From underneath the gutter from a gap in the eaves, above the top window on the southeast elevation of B2. The exact access point is not known currently, will be clarified with further surveys. Direction of travel on emergence: Emerged southwards along the elevation. Species ID: Confirmed on site using EMT and magenta detector. Summary of general activity: At 20:06 and 20:10, a common pipistrelle was heard but not seen. At 20:15, two common pipistrelles were observed foraging after one another, flying southeast from the west. Foraging activity by common pipistrelles continued regularly until 20:26. At 20:40, two common pipistrelles were observed foraging, flying northwest towards the trees from the southeast. The final activity recorded was a common pipistrelle heard but not seen foraging at 21:10. Key foraging areas: Trees to the northwest of the property; general foraging around the southeast and west of B2. Key flight paths:	Full elevation photo showing surveyor's view.  Emergence point circled in red. 
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	• Two common pipistrelles flew southeast from the west • Two common pipistrelles flew northwest towards the trees from the southeast.	
<i>IR position 4</i> <i>Nightfox Whisker IR</i> <i>Camera and X50 Torch</i>	Camera position: Observing the southeastern elevation of B1 and B2. Emergences observed: Yes The footage confirmed one emergence at 19:59 from the gutter area of the southeast elevation of B2. Additional activity recorded on camera was consistent with the observations of Surveyor 4, with no further emergences noted	Screenshot of darkest point of survey. 

Dusk Emergence Survey 2					
Building B2					
Surveyor and position	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Amal Waheed	1 Year	Level 2	Observing southeastern elevation of B2.
	2	Astrid Jordan	2 Years	Level 1	Observing northwestern elevation of B2.
Weather (start/end)	Temperature (°C): 12 Relative humidity (%): 60.6 Cloud cover (%): 85 Wind (m/s): 0.3 Rain: None		Temperature (°C): 9 Relative humidity (%): 70.4 Cloud cover (%): 90 Wind (m/s): 0.1 Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	2	
	Additional Illumination	Nightfox	XB5 PRO	2	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2	
		Magenta Electronics	Magenta Bat4	2	
	Two Way Radio	BAOFENG	FV-88E	2	
Results					
Date of survey			Sunset; Start - End		
24/09/2025			Sunset 19:01; 18:46– 20:31		

Surveyor observations		
Surveyor 1	Emergences observed – No Species observed: Common pipistrelle (<i>Pipistrellus pipistrellus</i>) Summary of general activity: At 19:25 a faint common pipistrelle was heard but not seen. At 19:34 a common pipistrelle was recorded foraging, with a flight observed from the southeast near a tree. At 19:46 a common pipistrelle was again heard but not seen while foraging. Key foraging areas: Around trees to the southeast of the property. Key flight paths: Flight recorded at 19:34 from southeast near tree.	Full elevation photo showing surveyor's view. 
<i>IR position 1</i> <i>Nightfox Whisker IR</i> <i>Camera and X50 Torch</i>	Camera position: Observing southeastern elevation of B2 Emergences observed: No No emergences were observed, and the footage confirmed the observations of Surveyor 1, with no additional activity recorded.	Screenshot of darkest part of survey. 

Surveyor 2	Emergence observed - No Summary of general activity: First common pipistrelle activity was recorded at 19:16, with further activity at 19:21 and 19:25. Final activity was noted at 20:05 with a brief social call. All activity was heard only and not seen, with calls short and distant. Key foraging areas: None recorded Key flight paths: None recorded	Full elevation photo showing surveyor's view. 
<i>IR position 2</i> <i>Nightfox Whisker IR</i> <i>Camera and X50 Torch</i>	Camera position: Observing northwestern elevation of B2. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 2, with no additional activity recorded.	Screenshot of darkest part of survey. 

Conclusions, Impacts and Recommendations						
Survey Results Summary	Confirmed roosts:					
	Roost Number	Species	Roost Type	Peak number of individuals.	Roost Location	Impact
	1	Common pipistrelle	Day	1	From underneath the gutter from a gap in the eaves, above the top window on the southeast elevation of B2. The exact access point is not known currently, will be clarified with further surveys.	Impact: Disturbance Level: Site
General bat activity on site: Bat activity recorded across both survey visits was low and intermittent, with common pipistrelle (<i>Pipistrellus pipistrellus</i>) being the only species identified. Most records comprised brief or faint passes and occasional foraging activity, particularly around the site's tree lines and open areas during the early part of the surveys. Activity typically declined after the first hour, with later registrations limited to distant or brief calls. One confirmed emergence was recorded from the southeast elevation of B2, confirming the presence of a roost within the building. As only two surveys have been completed and both surveys were completed within the suboptimal season, the roost currently remains uncharacterised. In order to fully understand the roost, further surveys will be required. Key foraging areas: Foraging activity was repeatedly recorded around the trees to the southeast and southwest of the property, as well as along the boundary vegetation.						

	Key flight lines: Flight activity was consistently noted moving between the southeast and southwest of the property and towards the trees to the northwest, indicating limited but repeated use of these features for commuting and foraging. Hibernation suitability- Low B1 The loft void contains timber rafters, ridge beams, mineral wool insulation, and bitumen felt with plastic sheeting. Some damage to the lining was noted, creating limited potential crevices. However, no droppings or direct evidence of bats were recorded, and rubble/debris and mineral wool insulation reduced visibility during the inspection. Although the building is disused and undisturbed, offering some stability, overall, the internal conditions provide only low hibernation habitat value. B2 The loft void of B2 was inaccessible due to a narrow and unsafe hatch, preventing internal inspection. However, as it is structurally connected to B1 and likely constructed with the same internal composition, it is reasonable to assume that the hibernation potential is similarly low. The stone-walled basement was also assessed but lacked any suitable roosting features. No evidence of bat use was recorded, and the presence of undisturbed cobwebs suggests a long-term absence of use by bats. Given the lack of stable, humid conditions and absence of suitable roosting features, both B1 and B2 are assessed as having low hibernation suitability. The features present may offer day or transitional roosting opportunities but are not appropriate for hibernation. No further hibernation surveys are required. However, as a precautionary measure due to lack of access, works should be scheduled outside of the hibernation season, and a pre-commencement inspection should be carried out immediately prior to any demolition or disturbance works. Additional notes/discussion –
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	A single common pipistrelle emergence was recorded from B2, from underneath the gutter from a gap in the eaves, above the top window on the eastern elevation of B2. This confirms the presence of a roost within the building. The exact location of the roost is not known currently, will be clarified with the further surveys in 2026. From the PRA, potential roosting features were identified on B2 near the emergence point, including lifted roof tiles on the western and eastern elevations. These features could all provide access for crevice-dwelling bats, and the observed emergence point suggests that bats may be roosting within the roof of B2. Due to inaccessible loft space within B2, the full extent of roosting habitat could not be assessed, and it remains unclear whether the roost is restricted to the feature used during this survey or extends more widely into the roof structure. As B1 and B2 are directly connected, there is potential for bats to move between the two buildings via gaps beneath the roof tiles. Further surveys will therefore be required on both buildings to assess the extent of roosting activity and use of these features. As this is an interim report, the presence of a roost has been established, but its size, status, access point and extent remain undetermined. Two further emergence/re-entry surveys are required during the optimal bat activity season (Mid-May–August 2026). These will provide the data necessary to fully characterise the roost.		
<i>Impact Assessment</i>	The proposed development involves the full refurbishment of the existing building to provide a commercial space on the ground floor accommodating a flood defence warning hub, and a new apartment on the first floor. Works include structural repairs, replacement of existing doors and windows with new casements designed to complement the listed building character, and internal alterations to improve functionality and suitability for the proposed uses. These works have the potential to affect bat roosting features previously identified within Building 2 (B2), particularly where repairs and window replacements occur in proximity to known roost access points. Although no direct impacts on confirmed roost features have been identified at this stage, the proposed activity could result in indirect disturbance, and any increase in external lighting post-development could deter foraging or commuting common pipistrelles in the vicinity of the site. The table below summarises the predicted impacts on identified roosts: <table border="1" data-bbox="577 1315 2056 1356"> <thead> <tr> <th data-bbox="577 1315 1317 1356">Roost Number</th><th data-bbox="1317 1315 2056 1356">Impact</th></tr> </thead> </table>	Roost Number	Impact
Roost Number	Impact		

	1 (Common pipistrelle day roost)	No direct impacts are anticipated. However, potential disturbance may occur if works are undertaken close to the known access point, and any increase in external lighting could reduce foraging or commuting activity.
<i>Recommendations</i>	Any changes to, or additional lighting on site post-development could potentially deter foraging or commuting activity by bats.	
	Recommendations will be updated upon completion of further surveys. At present, only two surveys have been completed. The recommendations have been completed on the basis of the survey findings to date, but recommendations will be updated once the further survey effort has been undertaken and the roost has been properly assessed. At that stage, appropriate mitigation, compensation, and enhancement measures will be outlined to inform the licence application process and ensure compliance with relevant legislation and best practice guidance. An updated internal and external inspection is recommended, if safe and feasible access can be gained. A licence from Natural England is required to legally permit the works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not. Additional survey requirements: Two further emergence/re-entry surveys are required on both B1 and B2 during the optimal bat activity season (Mid-May–August 2026). These will provide the data necessary to fully characterise the roost. In addition, an updated internal and external inspection will be required The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of work. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission. While the licence requirements cannot be confirmed until the surveys are complete, this is expected to include the following measures: • The installation of bat boxes or replacement bat roosts prior to work commencing to form a receptor site for any bats found during the works. Boxes may be installed on buildings or trees or can be pole mounted but must be in an	

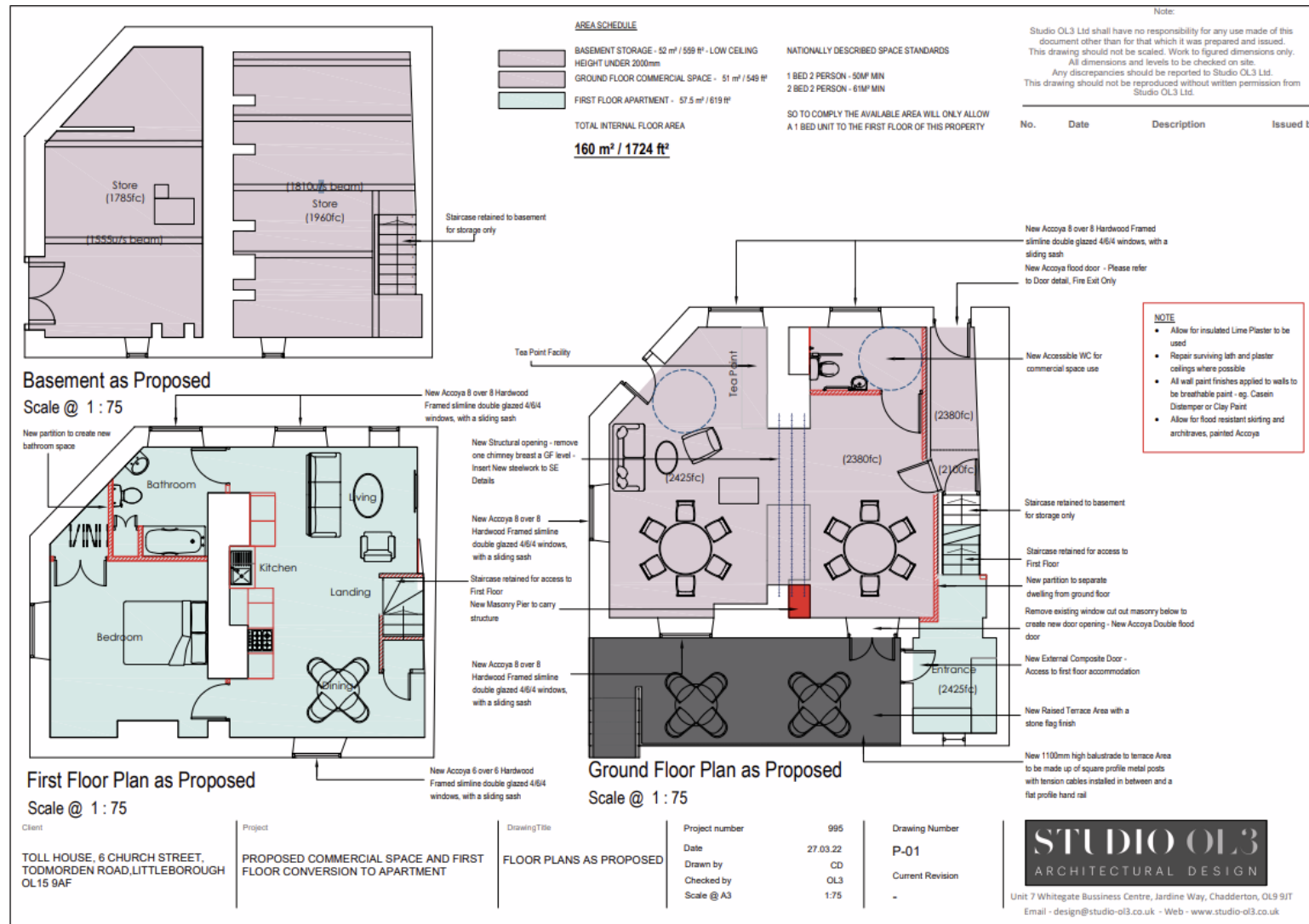
	undisturbed location and will need to be maintained in this location for post-development. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. • A pre-commencement inspection of any roost features by the Named Ecologist or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform). • Immediately prior to the start of work, the ecologist responsible for the licence or their accredited agent will inspect the structure for any signs of bat presence. They will provide a toolbox talk to all people working on the site, explaining the legal protection of bats, the licence details, and how to work to cause the least risk of harm to any bats present. The ecologist will then supervise the removal of all roof tiles by hand. • If any bats are found these will be moved by gloved hand into the appropriate bat box. • If species/numbers of bats are not in line with the licence are discovered, work will cease, and the Named Ecologist will advise how to proceed. In some cases, this may require further surveys and a licence amendment. • Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features. • Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roost or roost features. Wildlife Sensitive Lighting Strategy A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). The following measures could be included: • Light spill on to the tree line in the northeast/east, the tree line from the west/southwest to the northwest and the trees and garden in the east/southeast should be avoided. • Use narrow spectrum light sources to lower the range of species affected by lighting. • Use light sources that emit minimal ultra-violet light.
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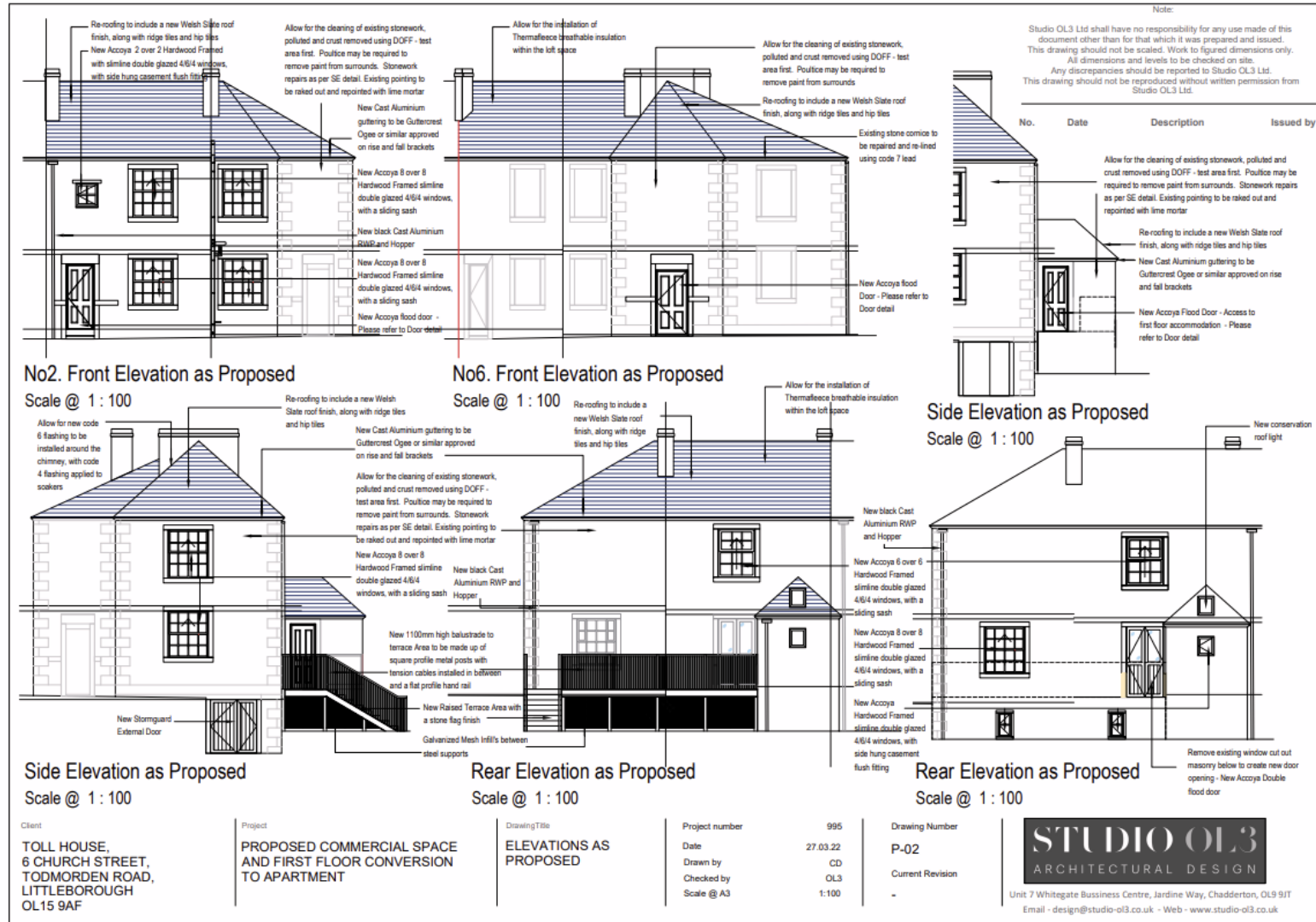
	• Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. • Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal. • Light spill will be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. • Lights will also be directional to ensure that light is directed to the intended areas only. • External lighting will be on PIR sensors that are sensitive to large objects only (so that they are not triggered by passing bats) and will be set to the shortest time duration to reduce the amount of time the lights are on. • Wall lights and security lights will be 'dimmable' and set to the lowest light intensity settings. There are several products on the market that allow the control of the light intensity and the duration that the lights are on. All lighting on the developed site will make use of the most up to date technology available.
<i>Enhancements</i>	Enhancements are dependent on the results of the recommended survey effort.

Appendix 1: BERS plan



Appendix 2: Proposed Plans





Limitations and Copyright

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Version control			
Status	Issue	Name	Date
Draft	0.1	Amal Waheed BSc, MSc (Hons) – Assistant Ecologist	30/09/2025
Proof	0.2	Amber Williams BSc (Hons) MSc MPhil, Graduate Ecologist	01/10/2025
Draft	0.3	Amal Waheed BSc, MSc (Hons) – Assistant Ecologist	01/10/2025
Proof	0.4	Ashleigh Domblides BA (Hons), Consultant Ecologist	05/10/2025
Draft	0.5	Amal Waheed BSc, MSc (Hons) – Graduate Ecologist	06/10/2025
Proof	0.6	Ashleigh Domblides BA (Hons), Consultant Ecologist	13/10/2025
Draft	0.7	Amal Waheed BSc, MSc (Hons) – Graduate Ecologist	14/10/2025
Proof	0.8	Ashleigh Domblides BA (Hons), Consultant Ecologist	15/10/2025
Final	1.0	Amal Waheed BSc, MSc (Hons) – Graduate Ecologist	16/10/2025