

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

The Church Inn, Castle Hill Road, Rochdale, Bury, Greater Manchester, BL9 6UH

Client:

James Campbell Associates

Report date:

2nd September 2024

Project:

This report is prepared to inform a planning application for the proposal described as: The conversion of a public house/restaurant to an office with an associated parking and landscaping.

This report is supplementary to the Preliminary Ecological Appraisal and 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 - 2025](#).

This report is an addendum to and must be read in conjunction with the Preliminary Ecological Appraisal and 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 x2	Day roost	Lifted rake roof tiles on southern elevation of B1	Destruction
2	Common Pipistrelle x1	Day roost	Middle section of roof tiles on the southern elevation of B1.	Damage

A Bat Mitigation Class Licence (BMCL) 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.

If the licence is not submitted by 14th November 2025 a Material Changes Check will be required.

If the licence is not submitted by 1st May 2026, updated dusk surveys 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 works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

Background

PRA/PEA – Arbtech Ltd, 02/04/2025. Two buildings (B1 and B2) were surveyed:

- Number of buildings on site - 2 buildings.
- Number of buildings surveyed - 2 buildings (only B1's internal void inspected due to B2's negligible value).

Building 1 (B1): Assessed as having high bat roost suitability due to the presence of an unlined internal void, lifted tiles, an open ridge beam, gaps beneath tiles, and a vaulted ceiling. Although no droppings were recorded, the building remains suitable for void-dwelling species. A single common pipistrelle day roost was confirmed beneath a lifted roof tile.

Building 2 (B2): A small pebbledash-rendered outbuilding with a pitched asbestos roof. No features of bat interest were identified, and the structure was assessed as having negligible roost suitability.

BRD

The following are local records of bats within a 2km radius of the site as returned from the ecological search map and tabular results for the location 'The Church Inn, BL9 6UH'. The closest confirmed roost records to the site are 2 Common pipistrelle Day roosts, recorded on 13/06/2023 and 11/09/2023. This record lies approximately ~ 1.1 km southeast of the site.

There are 171 records within a 2km radius of site as detailed below:

Bat Species	Number of records	Distance from site (Closest)	Types of records
Common pipistrelle	103	~1.29 km - South	18 roosts and 85 other signs of bats.
Brown Long-eared bat	1	~1.1km - Northeast	1 roost.
Soprano pipistrelle	4	~1.1km - Northeast	2 roosts and 2 other signs of bats (Casualties).
Whiskered bat	1	~3.4km - East	1 other signs of bats (2 recorded foraging).
Noctule bat	5	~ 37.2km - Southwest	5 other signs of bats (Presence heard with aural bat detector).
Unknown bat species	3	~3.3km- Southwest	2 roosts and 1 bat recorded in flight
Unknown pipistrelle species	53	~1.1km - Northwest	26 roosts and 27 other signs of bats.
Daubenton's' bat	1	~3.1km - East	1 other signs of bats (Bat foraging over river).

Proposed development Current use of building – Commercial (Public House) Proposed use of building – Conversion to residential. Structural changes to building – Roof tiles to be removed and replaced; internal modifications proposed to facilitate the conversion. Cosmetic/repair work – Broken or missing slates will be replaced and damaged bargeboards repaired. Type of permission required – Full planning permission	
The site surveys were designed and managed by Amal Waheed, Assistant Ecologist BSc MSc (Hons).	
See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2, and BRD in Appendix 3.	
<i>Limitations</i>	No specific limitations to this survey.
Field Survey	
Dusk Emergence Survey 1	
Building B1	
<i>Building inspection prior to survey</i>	Carried out on 14/08/2025 by – Kayleigh Davies BSc (Hons) MSc, Consultant Ecologist and License (details on request) Structures inspected - Internal loft void and associated roof structure, one of the loft space voids within B1 was sealed shut and unopenable, thus could not be internally inspected. However, this is not considered to be a significant limitation as the recommended bat emergence surveys should record any roosts within the building, after completion. A narrow gap was noted within the internal view loft space of B1, where the internal wall meets the roof structure (see photo). The feature was too restricted to inspect internally; however, no evidence of bat use (such as droppings, staining, or feeding remains) was observed around the gap. Bat evidence found - No droppings recorded; however, the void remains suitable, and bat evidence could be concealed deeper within the roof structure. A hornet's nest was also noted.
	Photos



B1 Loft: Vaulted ceiling – internal view showing exposed beams.



B1 Loft: Loft void – unlined roof with timber rafters and ridge beam.



B1 Loft: Hornet's nest located on loft floor.



B1 Loft: Potential PRF circled – no bat evidence recorded.

		
	B1 Loft: View along unlined loft void showing open rafters.	B1 Loft: Accessible loft hatch (central); western hatch sealed shut.

		
	B1 Loft: Narrow cavity within the internal view loft of B1 – too restricted to inspect; no evidence of bat use observed	B1 Loft: Close-up view of the narrow cavity within the internal view loft of B1, showing limited space and restricted access for inspection
Building B2		

Building inspection prior to survey	N/A - An internal inspection of a loft void was not applicable for Building B1, as no loft void is present within the structure.				
Building B1					
Surveyor positions	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Amal Waheed	1 Year	Level 2	Observing southern elevation of B1.
	2	Michael Copestick	1 Year	Level 1	Observing north and western elevation of B1.
	3	Margaret Warren	2 Years	Level 2	Observing northern and eastern elevation of B1.
	4	Nadia Patel	2 Years	Level 1	Observing eastern elevation of B1.
	5	Astrid Jordan	2 Years	Level 1	Observing southeastern elevation of B1
Weather (start/end)	Temperature (°C): 20 Relative humidity (%): 65.5 Cloud cover (%): 30 Wind (m/s): 0.1 Rain: None		Temperature (°C): 19 Relative humidity (%): 75.8 Cloud cover (%): 90 Wind (m/s): 1.4 Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	5	
	Additional Illumination	Nightfox	XB5 PRO	5	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5	

		Magenta Electronics	Magenta Bat4	5
	Two Way Radio	BAOFENG	FV-88E	5
Results				
Date of survey		Sunset; Start - End		
30/06/2025		Sunset 21:41; 21:26– 23:06		
Surveyor observations				
Surveyor 1	Emergences observed: No emergences observed Summary of general activity: Species: common pipistrelle Flight paths: - Frequent passes along the roof ridge of B1 (southern elevation), commuting east–west - Repeated flight path from behind Position 1 over B2 roof towards Surveyor 4 and back - Passes across the car park (north to south) - Circling between chimneys on the southern elevation of B1 - Occasional activity above flat roof structures on the southern elevation of B1 Foraging areas: Consistent foraging recorded in the vegetated area to the rear and left of Surveyor 1, confirmed by circling, prolonged presence, and social calls Additional notes: - First activity: Common pipistrelle pass at 22:10 along the roof ridge of southern elevation of B1 - Regular activity continued throughout the evening, with up to three common pipistrelles active at once		Full elevation photo showing surveyor’s view. 	

	- Foraging and social calling frequent between 22:24–22:53 behind Surveyor 1 - Several commuting passes observed across car park and rooflines, including repeated flights between southern elevation chimneys and towards B2 roof - Final activity at 23:02: two common pipistrelles commuting to field behind Surveyor 1	
<i>IR position 1</i> <i>Nightfox whisker</i> <i>IR camera and</i> <i>X50 torch</i>	Camera position: Observing southern elevation of B1 Emergences observed upon review of footage: No additional observations or bat activity recorded upon review, confirms surveyor observations. Other notable bat activity: 22:33 – Single bat foraging in front of elevation, west to northeast 22:42 – Foraging from northeast to west in front of IR camera 22:47 – Foraging from west to east in front of IR camera 22:55 – Foraging again from northeast to west (likely same individual) 23:04 – Foraging bat passed south to north in front of IR camera	Screenshot of darkest part of survey. 
<i>Surveyor 2</i>	Emergences observed: No emergences observed Summary of general activity: Species: common pipistrelle Flight paths:	Full elevation photo showing surveyor's view.

	• 22:10 – common pipistrelle foraging in front of Position 1 by western elevation of building • 22:49 – common pipistrelle commuting north past Position 1 Foraging areas: • Frequent foraging in front of Position 1 between 22:10–22:49 • Activity included small groups of 2–3 common pipistrelle's/pipistrelles, as well as single individuals. Additional notes: 8 HNS detections between 22:14–22:30 (all common pipistrelle's/pipistrelles)	
<i>IR position 2</i> <i>Nightfox whisker</i> <i>IR camera and</i> <i>X50 torch</i>	Camera position: Observing northern and western elevation of B1. Emergences observed upon review of footage: No additional observations or bat activity recorded upon review, confirms surveyor observations.	Screenshot of darkest part of survey. 
<i>Surveyor 3</i>	Emergences observed: No emergences observed Summary of general activity:	Full elevation photo showing surveyor's view.

	Species: common pipistrelle, <i>Myotis</i> sp. Flight paths: • 22:08 – common pipistrelle flying away from southern elevation • 22:15 – common pipistrelle passed close to eastern elevation heading north • 22:24 – common pipistrelle pass over middle of building, south to north • 22:42–22:43 – common pipistrelle foraging between surveyor position 3 and building Foraging areas: From 22:38 onwards, common pipistrelles heard continuously in the area Additional notes: <i>Myotis</i> sp. heard at 22:58	
<i>IR position 3</i> <i>Nightfox whisker</i> <i>IR camera and</i> <i>X50 torch</i>	Camera position: Observing northern and eastern elevations of B1. Emergences observed upon review of footage: No additional observations or bat activity recorded upon review, confirms surveyor observations.	Screenshot of darkest part of survey. 
<i>Surveyor 4</i>	Emergences observed: No emergences observed	Full elevation photo showing surveyor's view.

	Summary of general activity: Species: common pipistrelle Flight paths: • 22:18 – common pipistrelle heard but not seen • 22:21 onwards – Frequent common pipistrelle foraging activity around surveyor position and adjacent shrubbery • Occasional commuting around the south side of the building • 23:05 – common pipistrelle foraging around surveyor position Foraging areas: Adjacent shrubbery and area around surveyor position used consistently for foraging	
<i>IR position 4</i> <i>Nightfox whisker</i> <i>IR camera and</i> <i>X50 torch</i>	Camera position: Observing eastern elevation of B1. Emergences observed upon review of footage: No additional observations or bat activity recorded upon review, confirms surveyor observations.	Screenshot of darkest part of survey. 
<i>Surveyor 5</i>	Emergences observed: No emergences observed Summary of general activity:	Full elevation photo showing surveyor's view.

	Species: common pipistrelle, Nathusius pipistrelle, Noctule, Daubenton's bat (<i>Myotis</i> sp.) Flight paths: • 21:54 – Noctule heard, not seen • 22:26–end – Frequent common pipistrelle foraging activity (heard not seen) Foraging areas: Foraging activity consistent from 22:26 onwards by common pipistrelles Additional notes: 22:42 – Nathusius pipistrelle detected (HNS) 22:58 – Daubenton's bat detected (HNS)	
<i>IR position 5</i> <i>Nightfox whisker</i> <i>IR camera and</i> <i>X50 torch</i>	Camera position: Observing southeastern elevation of B1 Emergences observed upon review of footage: No additional observations or bat activity recorded upon review, confirms surveyor observations. Other notable bat activity: • 21:42:32 – Bat travelling south over ridge • 22:07:58 – Bat crossed from south to north over IR field of view 22:28:04, 22:30:30 – Bat passes south to north in front of IR	Screenshot of darkest part of survey. 

Field Survey					
Dusk Emergence Survey 2					
Building B1					
	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Ennis Joyce	1 Year	Level 1	Observing southern elevation of B1.
	2	Vanessa Ferguson	1 Year	Level 1	Observing north and western elevation of B1.
	3 – Lead	Amal Waheed	1 Year	Level 2	Observing northern and eastern elevation of B1.
	4	Paige Robertson	1 Year	Level 2	Observing eastern elevation of B1.
	5	Astrid Jordan	2 Years	Level 1	Observing southeastern elevation of B1
Weather (start/end)	Temperature (°C):	17	Temperature (°C): 13.8		
	Relative humidity (%):	76	Relative humidity (%): 68		
	Cloud cover (%):	60	Cloud cover (%): 50		
	Wind (m/s):	0.2	Wind (m/s): 0.3		
	Rain:	None	Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	5	

	Additional Illumination	Nightfox	XB5 PRO	5
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5
		Magenta Electronics	Magenta Bat4	5
	Two Way Radio	BAOFENG	FV-88E	5
Results				
Date of survey		Sunset; Start - End		
24/07/2025		Sunset 21:18; 21:03– 22:48		
Surveyor observations				
Building B1				
Surveyor 1	Emergences observed: No confirmed emergences observed Summary of general activity: Species: common pipistrelle Flight paths: 22:01 – common pipistrelle foraging along driveway, flying south 22:16 – common pipistrelle passing over the building, south to north Foraging areas: Driveway used for foraging (confirmed at 22:01) Additional notes: 21:53,22:07,22:29 – common pipistrelle heard not seen		Full elevation photo showing surveyor’s view. 	
IR position 1	Camera position: Observing southern elevation of B1		Screenshot of darkest part of survey.	
Nightfox whisker IR	Emergences observed upon review of footage:			

<i>camera and X50 torch</i>	No additional observations or bat activity recorded upon review, confirms surveyor observations.	
<i>Surveyor 2</i>	Emergences observed: No emergences observed Summary of general activity: Species: common pipistrelle, Daubenton's bat (<i>Myotis</i> sp.), Barn owl Flight paths: • 21:51 – common pipistrelle passed south to north, then back south • 22:00 – common pipistrelle passed north to south • 22:01, 22:12 – common pipistrelle foraging behind Position 2, heading west to north Foraging areas: Foraging activity behind Position 2 between 22:01–22:12 Additional notes: • Common pipistrelle heard not seen at 21:59, 22:03, 22:08, 22:10, 22:28, 22:31 • 22:25 – Daubenton's bat heard not seen • 21:32 – Barn owl observed passing	Full elevation photo showing surveyor's view. 
<i>IR position 2</i> <i>Nightfox whisker IR</i>	Camera position: Observing north and western elevation of B1. Emergences observed upon review of footage: No additional observations or bat activity recorded upon review, confirms surveyor observations.	Screenshot of darkest part of survey.

<i>camera and X50 torch</i>		
<i>Surveyor 3</i>	Emergences observed: No emergences observed Summary of general activity: Species: common pipistrelle, Barn owl Flight paths: • 21:32 – Barn owl flew from behind Position 5 over the building in a southerly direction • 22:13 – common pipistrelle passed south to north, then shortly after north to south Foraging areas: • 22:18 & 22:24 – common pipistrelle heard not seen (HNS) • 22:28 – Sustained common pipistrelle foraging activity heard not seen, likely near adjacent treeline or vegetation	Full elevation photo showing surveyor's view. 
<i>IR position 3 Nightfox whisker IR camera and X50 torch</i>	Camera position: Observing northern and eastern elevation of building B1. Emergences observed upon review of footage: No additional observations or bat activity recorded upon review, confirms surveyor observations.	Screenshot of darkest part of survey.

		
Surveyor 4	Emergences observed: No emergences observed Summary of general activity: Species: common pipistrelle, Myotis sp. (suspected Daubenton's), Barn owl Flight paths: • 21:31 – Barn owl flew north to south across west end of B1 • 22:02 – common pipistrelle commuting from field east of B1, behind Surveyor 4, west along south elevation • 22:04 – Two common pipistrelles commuting north to south across grassed area east of B1 (same path reused at 22:12, 22:16, 22:18, 22:22) • 22:06 – common pipistrelle commuting west to east over B1 • 22:10 – common pipistrelle passing southeast to northwest • 22:11 – common pipistrelle commuting east field to grassed area north of B1 • 22:24 – Myotis sp. (suspected Daubenton's) commuting northwest to southeast over NE corner of B1 • 22:28 – common pipistrelle using same NW–SE flight path over NE corner of B1 Foraging areas: common pipistrelle foraging observed in grassed area east of B1 at 22:14 and 22:23, before leaving north	Full elevation photo showing surveyor's view. 

	Additional notes: common pipistrelle heard not seen at 22:03, 22:15, 22:30	
<i>IR position 4</i> <i>Nightfox whisker camera and X50 torch</i>	Camera position: Observing eastern elevation of B2. Emergences observed upon review of footage: No additional observations or bat activity recorded upon review, confirms surveyor observations.	Screenshot of darkest part of survey. 
<i>Surveyor 5</i>	Emergences observed: No emergences observed by surveyor (confirmed emergence at 21:51 on IR review) Summary of general activity: Species: common pipistrelle, Noctule, Barn owl Flight paths: • 21:31 – Barn owl flew north to south over ridge of Building 1, northeast to southwest • 22:13 – Noctule heard not seen • 22:18 – common pipistrelle passed along southern elevation from southwest heading east Foraging areas: No distinct foraging activity observed Additional notes: At 21:51, a bat was observed by Position 3 flying close to the ridge of Building 1 (SW to E) – later confirmed on IR as an emergence	Full elevation photo showing surveyor's view. 

IR position 5 Nightfox whisker IR camera and X50 torch	Camera position: Observing southern elevation of B1. Emergences observed upon review of footage: Roost 2: Common pipistrelle day roost Number: 1 Time: 21:51 Location of access point: Lifted roof tile on roof of southern elevation Building 1 Direction of travel on emergence: West to east Species ID confirmed as common pipistrelle by EMT on site.	Screenshot of darkest part of survey.   Emergence point circled in red*
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Field Survey						
Dusk Emergence Survey 3						
Building B1						
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence		BCT Competency	Elevation
	1	Sonny Williams	1 Year		Level 2	Observing southern elevation of B1.
	2	Oliver Dodd	1 Year		Level 1	Observing north and western elevation of B1.
	3 - Lead	Amal Waheed	2 Years		Level 2	Observing northern and eastern elevation of B1.
	4	Paige Robertson	2 Years		Level 1	Observing the eastern elevation of B1.
	5	Astrid Jordan	2 Years		Level 1	Observing southeastern elevation of B1
<i>Weather (start/end)</i>	Temperature (°C):		20	Temperature (°C):		18
	Relative humidity (%):		58	Relative humidity (%):		82.3
	Cloud cover (%):		20	Cloud cover (%):		20
	Wind (m/s):		0.4	Wind (m/s):		0.3
	Rain:		None	Rain:		None
<i>Equipment used</i>	Equipment	Make	Model		Count	

	NVAs	Nightfox	Whisker	5
	Additional Illumination	Nightfox	XB5 PRO	5
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5
		Magenta Electronics	Magenta Bat4	5
	Two Way Radio	BAOFENG	FV-88E	5
Results				
Date of survey		Sunset; Start - End		
14/08/2025		Sunset 20:39; 20:24– 22:09		
Surveyor observations				
Building B1				
Surveyor 1	Emergences observed: yes Roost 1: Common pipistrelle day roost Number: 1 Time: 21:02 Location of access point: Furthest west rake tiles beneath the chimney stack on the south-facing roof slope of B1. Direction of travel on emergence: West Species ID confirmed as common pipistrelle by EMT onsite. Summary of general activity: Species: common pipistrelle Flight paths: 21:24 - Bat (suspected common pipistrelle) flew southwest over the roof of B1.		Full elevation photo showing surveyor’s view. 	

	21:25 - common pipistrelle passed west along the southern elevation of B1. Foraging areas: None observed. Additional notes: common pipistrelles heard but not seen intermittently between 21:15 and 21:52.	
<i>IR position 1</i> <i>Nightfox whisker</i> <i>IR camera and</i> <i>X50 torch</i>	Emergences observed: yes Roost 1: Common pipistrelle day roost Number: 1 Time: 21:02 Location of access point: Location of access point: Furthest west lifted rake tiles beneath the chimney stack on the south-facing roof slope of B1. Direction of travel on emergence: West Species ID confirmed as common pipistrelle by EMT on site.	Screenshot of darkest part of survey. 
<i>Surveyor 2</i>	Emergences observed: yes Roost 1: Common pipistrelle day roost Number: 1 Time: 21:02 Location of access point: Furthest west lifted rake tiles beneath the chimney stack on the south-facing roof slope of B1. Direction of travel on emergence: Northwest Species ID confirmed as common pipistrelle by EMT on site.	Full elevation photo showing surveyor's view.

	Summary of general activity Species: common pipistrelle, soprano pipistrelle Flight paths: • 21:25 - common pipistrelle passed west between B1 and Surveyor 2. • 21:43 - Soprano pipistrelle flew south between B1 and Surveyor 2. Foraging areas: None recorded. Additional notes: • common pipistrelles heard not seen between 21:08-21:20, 21:34, and 21:37. • 21:41 - Soprano pipistrelle heard making social calls	
<i>IR position 2</i> <i>Nightfox whisker</i> <i>IR camera and</i> <i>X50 torch</i>	Camera position: Observing northern and western elevation of B1. Emergences observed: yes Roost 1: Common pipistrelle day roost Number: 1 Time: 21:02 Location of access point: Furthest west lifted rake tiles beneath the chimney stack on the south-facing roof slope of B1. Direction of travel on emergence: Northwest Species ID confirmed as common pipistrelle by EMT on site.	Screenshot of darkest part of survey. 

		
<i>Surveyor 3</i>	Emergences observed: No emergences observed Summary of general activity Species: common pipistrelle, Myotis spp. Flight paths: • 21:25 - common pipistrelle passed and circled in front of vegetation in front of B2, near Surveyor 2. • 21:42 - common pipistrelle again passed and circled in front of vegetation in front of B2, near Surveyor 2. Foraging areas: Vegetation in front of B2, with circling behaviour indicating foraging activity. Additional notes: · 21:05 - common pipistrelle heard not seen. · 21:43 - Myotis species heard not seen.	Full elevation photo showing surveyor's view. 
<i>IR position 3</i> <i>Nightfox whisker</i> <i>IR camera and</i> <i>X50 torch</i>	Camera position: Observing northern and eastern elevation of B1. No additional observations or bat activity recorded upon review; confirms surveyor observations.	Screenshot of darkest part of survey.

		
Surveyor 5	Emergences observed: yes Roost 1: Common pipistrelle day roost Number: 1 Time: 21:02 (adjusted - IR time noted to be 1 min ahead when cross-checked) Location of access point: Furthest west lifted rake tiles beneath the chimney stack on the south-facing roof slope of B1. Direction of travel on emergence: West Species ID confirmed as common pipistrelle (by surveyors at positions 3 and 4 with EMT on site). Re-entries observed: yes Roost 2: Common pipistrelle day roost (re-entry) Number: 1 Time: Between 20:56-21:11 (IR footage shows a bat entering from the southwest into the middle roof tiles on the south elevation, adjacent to the single-storey structure)	Full elevation photo showing surveyor's view.  Emergence point circled in red*, Re-entry point marked on in yellow*

	Location of access point: Middle section of roof tiles on the south elevation, next to the one-storey building Species ID confirmed as common pipistrelle by EMT on site. Summary of general activity: Species: common pipistrelle, Noctule Flight paths: • common pipistrelles commuting repeatedly west to east and east to west in front of the southeastern elevation. • Occasional common pipistrelle flights north to south across the roof ridge before continuing west. Foraging areas: In front of the southeastern elevation, with repeated commuting and circling flights west to east.	
<i>IR position 5</i> <i>Nightfox whisker</i> <i>IR camera and</i> <i>X50 torch</i>	Camera position: Observing southeastern elevation of B1. Review confirms one emergence and one re-entry, with sustained commuting and foraging activity. Emergences observed: yes Roost 1: Common pipistrelle day roost Number: 1 Time: 21:02 (adjusted - IR timestamp approximately 1 min ahead) Location of access point: From lifted rake tiles at the western end of the roof, beneath the chimney stack Direction of travel on emergence: West Species ID confirmed as common pipistrelle by EMT on site. Re-entries observed: yes Roost 2: Common pipistrelle day roost	Screenshot of darkest part of survey. 

	Number: 1 Time: Between 20:56 and 21:11 Location of access point: Into roof tiles on the south elevation, middle roof section adjacent to single-storey building. Species ID confirmed as common pipistrelle by EMT on site. Additional notes: Frequent common pipistrelle activity recorded after emergence, with commuting west to east and east to west in front of the elevation, and occasional flights north to south across the ridge. Review confirms one emergence and one re-entry.	
Building B2		
<i>Surveyor 4</i>	Emergences observed: No emergences observed. Summary of general activity: Species: common pipistrelle Flight paths 21:14 - common pipistrelle observed arriving from the northwest and foraging within the field to the east of B1 21:19 - common pipistrelle passed from the south into the same field and began foraging 21:23 & 21:29 - common pipistrelles passed east to west in front of the south elevation of B1 21:32 - common pipistrelle passed north to south across the field east of B1 Foraging areas: Sustained foraging activity by at least three common pipistrelles within the field east of B1 from 21:19 until 21:50	Full elevation photo showing surveyor's view. 
<i>IR position 4</i> <i>Nightfox whisker</i> <i>IR camera and</i> <i>X50 torch</i>	Camera position: Observing eastern elevation of B2. No additional observations or emergences recorded. Confirms surveyor observations.	Screenshot of darkest part of survey.



Conclusions, Impacts and Recommendations

Survey Results Summary

Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
1	Common pipistrelle	Day roost	2	Lifted rake roof tiles on the southern elevation of Building 1, including beneath chimney stack and mid-roof section adjacent to single-storey structure.	Impact to roost - Destruction Level of impact - Local
2	Common pipistrelle	Day roost (re-entry confirmed)	1	Middle section of roof tiles on the southern elevation of Building 1,	Impact to roost - Damage Level of impact - Site

				adjacent to single-storey structure.	
General bat activity on site: · Key foraging areas - Vegetated area to the rear of Building 1, shrubbery adjacent to Building 2, and the field east of Building 1. · Key flight lines - Along the roof ridge of Building 1 (east-west commuting), across the car park (north-south), and repeated flight paths between the southern elevation chimneys and the roof of Building 2. · Species observed - Common pipistrelle (dominant), soprano pipistrelle, Nathusius pipistrelle, Daubenton' s bat, Myotis spp. (unidentified), noctule. Barn owl also recorded. Hibernation suitability – Low The internal loft void of B1 was inspected and found to comprise unlined rafters and exposed beams with no evidence of bats. One loft space was sealed and could not be accessed, but this is not considered a significant limitation as emergence surveys were undertaken. Gaps under roof tiles and occasional potential roosting features provide limited suitability for day or transitional use, but conditions are not stable or humid enough for hibernation. No underground features are present on site. No further hibernation surveys required. Additional notes/discussion – The confirmed common pipistrelle roost appears to utilise two main access points located along the southern elevation of Building 1, one beneath the chimney stack at the western gable, and another likely re-entry point into the mid-roof section of the adjacent single-storey structure. This suggests the roost may extend across a section of the southern roof utilising					

	gaps beneath tiles and felt, rather than the full elevation. Such functional connectivity is common in pipistrelle roosts, which can shift between access points depending on environmental conditions. Although B2 was assessed as having negligible roosting potential during the Preliminary Roost Assessment and was not subject to further survey, consistent foraging activity was recorded in the adjacent vegetation, suggesting that the area in and around B2 may serve as a commuting and feeding corridor. The variety of species detected across the surveys (including soprano pipistrelle, Nathusius pipistrelle, Daubenton's, Myotis spp., and noctule) highlights the ecological value of the surrounding habitats and their contribution to supporting local bat assemblages. Barn owls were incidentally recorded commuting across the site on multiple occasions during the surveys. While this species is not relevant to the BMCL application, the presence of commuting barn owls highlights the importance of sensitive lighting design. External lighting should be minimised or designed to avoid illuminating adjacent fields and hedgerows to maintain suitable foraging opportunities.				
<i>Impact Assessment</i>	The proposed development involves the conversion of the existing public house/restaurant into an office, including the removal and replacement of roof tiles, replacement of windows on the southern elevation, and internal reconfiguration works. These activities will directly affect known bat roosting features in Building 1 (B1) and could lead to the loss or disturbance of roosting opportunities for common pipistrelles. The table below summarises the predicted impacts on identified roosts: <table border="1"> <thead> <tr> <th>Roost number</th><th>Impact</th></tr> </thead> <tbody> <tr> <td>1 (Common pipistrelle day roost) – Southern elevation roof</td><td>The roost will be damaged during roof tile removal and replacement works on the southern elevation. Any bats present on wall tops or between tiles and felt could be killed or injured. While roost access points further along the southwest elevation may remain, the overall extent of the roost will be reduced.</td></tr> </tbody> </table>	Roost number	Impact	1 (Common pipistrelle day roost) – Southern elevation roof	The roost will be damaged during roof tile removal and replacement works on the southern elevation. Any bats present on wall tops or between tiles and felt could be killed or injured. While roost access points further along the southwest elevation may remain, the overall extent of the roost will be reduced.
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	<table><tr><td>2 (Common pipistrelle day roost) – Lintel/Brickwork gap</td><td>The proposed works include removal and replacement of windows on the front (southern) elevation, which will seal gaps in lintels and brickwork currently used by bats. This will result in destruction of these roosting features. Bats could be killed or injured during works and may be entombed within walls if gaps are sealed when bats are present.</td></tr></table>	2 (Common pipistrelle day roost) – Lintel/Brickwork gap	The proposed works include removal and replacement of windows on the front (southern) elevation, which will seal gaps in lintels and brickwork currently used by bats. This will result in destruction of these roosting features. Bats could be killed or injured during works and may be entombed within walls if gaps are sealed when bats are present.
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	No impacts foreseen to roosting bats. Any changes to, or additional lighting on site post-development could potentially deter foraging or commuting activity by bats.		
Recommendations	A Bat Mitigation Class Licence (BMCL) 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: • If the licence is not submitted by 14th November 2025 a Material Changes Check will be required. • If the licence is not submitted by 1st May 2026, updated dusk surveys 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. A BMCL application to Natural England will be required to legally permit the proposed works. The BMCL application requires that surveys have been undertaken within the most recent active bat season, and at a suitable time of year to fully characterise the roosts present. Planning permission must have been granted, and all relevant wildlife-related conditions have been discharged prior to submission, where possible to do so. A Material Changes Check will be required within three months of the BMCL submission, if no survey work has been undertaken within that period.		

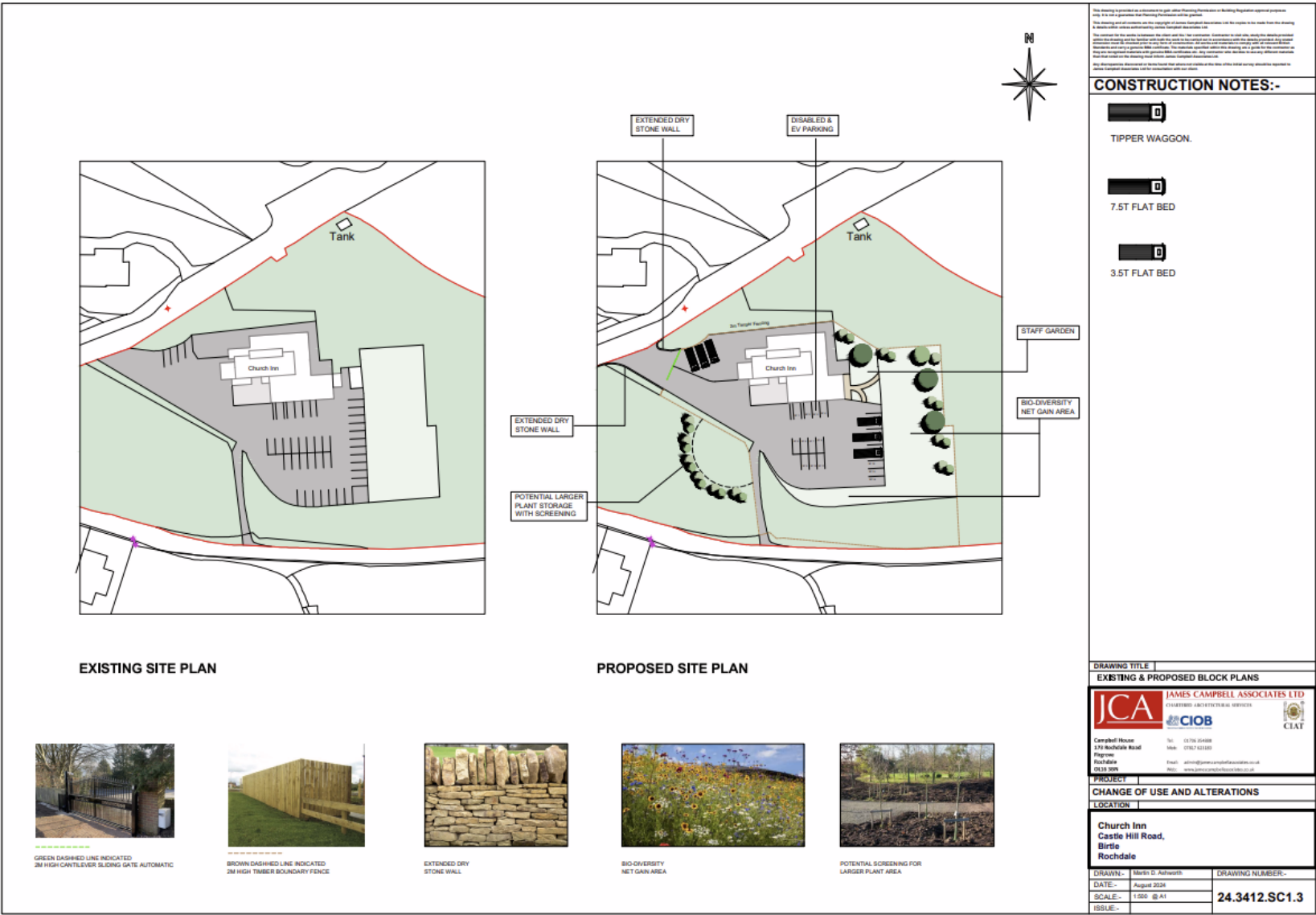
	The BMCL will detail any mitigation and compensation measures that will be required for the proposed development to comply with the standing advice and will be designed to reduce any impacts to an acceptably low level to maintain (or enhance) the Favourable Conservation Status (FCS) of the local bat population. The BMCL will include (but are not limited to) 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. The BMCL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favourable to move bats to the receptor bat box.
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	BMCLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period or if any unexpected bat species or roost types are identified, works must cease and advice must be sought from the Named Ecologist regarding the possible requirement for timing restrictions for works, the completion of further bat surveys or a modification to the BMCL. 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. · 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>	Two external bat boxes will be installed on suitable existing walls of Building 1 (B1), ideally positioned close to the southern elevation roof and lintel/brickwork gap, where confirmed roosting activity was recorded during the surveys.

	Boxes will be: · Positioned at eaves level, 3–5 m above ground. · Oriented to face south or south-west where possible. · Located with a clear flight path, unlit by artificial light, and not above windows or doors. Specification: · Integrated models such as Vivara Pro Build-In Woodstone Bat Tube or Ibstock Enclosed Bat Box 'C'. · If integration is not feasible, external alternatives such as the Beaumaris Woodstone Bat Box (crevice dwelling) or Isabella Bat Box (void dwelling) may be fixed to walls or suitable trees. · All boxes will be installed prior to commencement of works and retained in situ post-development.
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Appendix 1: BERS plan

Appendix 2: Existing and Proposed Plans



Appendix 3: BRD

A 2km biological records data search was not obtained from Greater Manchester Local Record Centre (GMLRC) at the client's request.

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Final	1.0	Amal Waheed BSc (Hons) MSc Assistant Ecologist	05/09/2025