

**BAT EMERGENCE SURVEY
REPORT**

**at
Land West of 19 Broad Lane
Burnedge
Rochdale
Lancashire
OL16 4QQ**

**Client:
A & J Properties**

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**JCA Ref:
23010/JF**

**Date of Report:
20/08/2025**



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
Planning	16/02/24	James Foster	05/08/25	James Foster Lorraine Spink Kathy Westwood	19/08/25	James Foster	20/08/25	Alex Donovan

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct*.

Summary

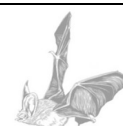
JCA Ltd was commissioned by **A & J Properties** to provide ecological advice to inform works at **Land West of 19 Broad Lane**, hereafter referred to as 'the site'. The site is located at **Burnedge, Rochdale, Lancashire, OL16 4QQ**, Ordnance Survey (OS) National Grid Reference SD 91801 10443. The Preliminary Ecological Appraisal (PEA) undertaken on the 16/02/24 identified one building on site with low bat roost potential which would be impacted by the proposed development.

The purpose of this report is to present the findings of the surveys, an interpretation of the findings and to provide recommendations for undertaking the proposed works in accordance with relevant legislation.

Bats and their roosts are protected under UK law. Development works that are likely to affect bats or their roost sites must be completed under licence from the statutory conservation body, in this case Natural England (NE).

Field surveys were undertaken on 05/08/2025 to identify any bat use of the building and habitats on site. The surveys found relatively low levels of bat activity, with no more than two individuals of one species commuting and foraging on site. The surveys also found no evidence of roosting bats in the building.

An evaluation of the site, likely impacts of the scheme upon bats and recommendations for proceeding with works in compliance with legislation are presented in Chapters 4, 5 and 6 of this report.



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1. Introduction

1.1 Background

1.1.1 In July 2025, JCA Ltd was commissioned by **A & J Properties** to undertake a Preliminary Ecological Appraisal (PEA) of a site located at **Land West of 19 Broad Lane, Burnedge, Rochdale, Lancashire, OL16 4QQ** hereafter referred to as 'the site'. The PEA survey identified one building on site with low bat roost potential that would likely be disturbed as part of the proposed work.

1.2 Details of Proposed Development

1.2.1 The scheme is the conversion of an existing stable building, which includes the construction of a new roof, into a two-storey residential property with two bedrooms.

1.3 Site Location

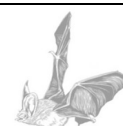
1.3.1 The site is located at Ordnance Survey (OS) National Grid Reference SD 91801 10443, with nearby postcode OL16 4QQ. The site is bordered to the north by broad lane (B6194) and arable fields, to the east and the west by residential and commercial properties with arable fields and lines of trees further afield, and to the south by a group of trees, arable land with sudden brook further afield.

1.4 Previous Studies

1.4.1 A Preliminary Ecological Appraisal (JCA Ref: 21785/JF) was conducted by James Foster, (Assistant Ecologist, JCA Ltd.) in February 2024. The survey found that the building on site has potential to support roosting bats, and the scrub has the potential to support commuting and foraging bats. The building on site has the potential to support a low number of bats roosting opportunistically during the active season (May - September). However, due to the open nature of the building, lack of any insulation and presence of a breathable roof membrane it does not have the necessary features to support a large number of bats or to support hibernating bats. The building on site has been judged to be of low roosting potential.

1.4.2 A Preliminary Survey & Assessment in Respect of Protected/Notable Species Including Bats etc., and Nesting Birds (including Barn Owl) was conducted by Mike Fisher of Echo Calls Bat Surveys in December 2023. The findings from the survey are as follows.

- No evidence of current or historical use of the building or site by roosting bats. However, the building was judged to have low potential to support a small number of bats using the site occasionally. The likelihood of a significant roost, being established is very unlikely.



- No trees on site were judged to have any potential roosting features for bats.
- The adjacent habitats to the site were judged to have the potential to support low – moderate numbers of foraging common pipistrelle, but large numbers of other species were deemed to be unlikely.
- Any proposed modifications to the site, will not have significant implications on the population status of local bat species.
- Any small loss of the habitats, and any future development works on the site, would not affect the overall foraging or commuting potential for bats in the area.

1.5 Scope of Works

1.5.1 The following elements of work were included in the bat survey programme:

- Desktop study – a review of historical records of bats in the surrounding area, including the results of recent ecological surveys in the area.
- Field surveys – one dusk survey, during peak bat activity season (May-August) to assess whether bats are using the building to roost in.
- Ecological report – detailing the survey results, implications for the disturbance of the buildings/trees and recommendations.

1.6 Survey and Report Aims

1.6.1 The main aim of the dusk emergence and dawn re-entry bat surveys was to determine the presence/likely absence of roosting bats that will be impacted by the proposed development.

1.6.2 If roosting bats are present, to:

- Identify the species and numbers of bats present.
- Determine the type of roost (e.g. maternity roost, transitional roost, hibernation site, etc).
- Gain sufficient information to allow the potential impacts on bats of the proposed works to be assessed and for appropriate avoidance, mitigation and/or compensation measures to be designed.

1.6.3 The aims of the report presented are to:

- Outline the legislative protection given to bats.
- Report on the findings of a desk-based study undertaken to identify any existing records for bats which are relevant to the site.
- Summarise the findings of the bat surveys and provide an assessment of the potential ecological constraints to the proposed works at the site.
- Provide recommendations for further survey, avoidance, mitigation and/or enhancement where appropriate.

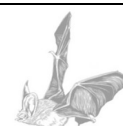
1.7 Legislative Context

1.7.1 In the UK all species of bat and their roosts are fully protected under Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, with additional protection offered under Schedule 5 of the Wildlife and Countryside (WCA) Act 1981 (as amended). This makes it an offence to:

- Deliberately or recklessly capture, injure or kill a bat;
- Deliberately or recklessly disturb in a way that would affect their local distribution or abundance, or affect their ability to survive, breed or rear young;
- Damage or destroy a bat roost (this is an 'absolute' offence);
- Intentionally or recklessly obstruct access to a bat roost; and/or
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

1.7.2 Under this legislation a roost is determined as any structure or place used for shelter. As bats tend to re-use the same roosts, the roost is protected whether the bats are present at the time or not.

1.7.3 Please see **Appendix 1** for a more detailed overview of the UK legislation protecting bats.



2. Methodology

2.1 Desktop Study

- 2.1.1 A desktop study was carried out as part of the PEA undertaken by JCA in February 2025. The local biological records centre, Greater Manchester Ecology Unit (GMEU), was commissioned to provide details of historical protected and notable species records within a 2km radius of the site.
- 2.1.2 Ordnance Surveys maps (1:25000 scale), MAGIC maps and aerial imagery (Google Earth) were used to assess habitat availability and connectivity in the wider area around the site.

2.2 Field Surveys

- 2.2.1 The field surveys were planned and conducted with reference to Bat Surveys: Good Practice Guidelines 4th Edition (Collins, 2024). Surveys were conducted in August 2025
- 2.2.2 The surveys were led by James Foster (Assistant Ecologist, JCA Ltd.) and assisted by Lorraine Spink and Kathy Westwood (Seasonal Surveyors, JCA Ltd.). The locations of the surveyors and Night Vision Aids (NVA) is given in **Appendix 2** and photographs are supplied in **Appendix 4**.

2.3 Emergence Surveys

- 2.3.1 Dusk emergence surveys are used to determine the presence or likely absence of bat roosts in buildings or features when the preliminary roost assessment cannot reasonably rule out the presence of roosting bats. They are also used to identify the type of roost where a known roost is present. They can only be completed in the season when bats are most active (May to September, with optimum bat activity between June and August).
- 2.3.2 During the PEA conducted on 13/02/2024 (JCA Ref: 21785/JF) all structures/trees/buildings on site were subject to an internal and external survey to establish the suitability of the structure to support roosting bats in accordance with Collins (2016) and Bats in Tree Roosts (Andrews, H. 2018).
- 2.3.3 Dusk emergence and survey effort is dictated by the category of bat roost potential assigned to a structure or tree during the preliminary bat roost potential assessment. Table 1 (taken from Collins, J. 2023) summarises the survey effort required for structures to give confidence in a negative result.

Table 1: Recommended minimum number of survey visits for presence/likely absence surveys (taken from Collins, 2023).

Negligible roost suitability	Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
No further survey required	One survey visit. One dusk emergence survey, May to August (structures). No further surveys required (trees).	Two separate dusk emergence survey visits. May to September, with at least one survey between May and August.	Three separate dusk emergence survey visits. May to September, with at least two surveys between May and August
September surveys are both weather- and location-dependent. Conditions may become more unsuitable in these months, particularly in more northerly latitudes, which may reduce the length of the survey season. September surveys are likely to miss maternity roosts due to dispersal before this time but may pick up mating roosts. Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced out at least three weeks apart, preferably more. Survey timings should consider the prevailing conditions in the year of survey, which will vary geographically. In years with a cold spring, the surveys should not be started in early May, or all completed in May. The surveys should maximise the possibility of detecting maternity roosts, which can switch roosts between pregnancy and lactation, and the optimum coverage includes the pre-parturition, post-parturition, and mating periods. Structures that have been categorised as low potential can be problematic, and the number of surveys required should be judged on a case-by-case basis. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.			

2.3.4 JCA assigned the following categories to structures and trees that required further survey.

Table 2: Categories of Structures/Trees Surveyed

Structure/tree to be surveyed	Assigned category	Number of surveys required
Building 1	Low	1

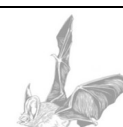
2.3.5 Dusk emergence surveys commence 15 minutes before sunset and end 1.5 hrs after sunset, depending on activity levels recorded during the survey.

2.3.6 During the surveys, the building was monitored using Night fox Whisker Bight Vision Binoculars.

2.3.7 Bat calls were monitored using Anabat Scout bat detectors and analysed using Anabat Insight.

2.3.8 Notes were made on the times of bat calls and any bat activity seen or heard (commuting, foraging, roosting or social calls) to determine the following information:

- Time and species of first and last bat call.
- Location of bats/proximity to the buildings.
- Number and species of bats present (where identification is possible).
- Bat activity levels (foraging, commuting, social calls).
- Number of bats recorded entering/exiting the structures/trees/buildings



2.4 Survey Constraints

2.4.1 The comprehensiveness of any ecological assessment will be limited by the season in which surveys are undertaken. To determine presence or likely absence of a protected species and their status (i.e. the number of individuals present) usually requires multiple visits at suitable times of the year. The survey conditions and timings were suitable for surveying bats and therefore are not considered to be a limitation to the effectiveness of the surveys.

2.4.2 The weather conditions during the survey are given in Table 3 below:

Table 3: Weather Conditions during the survey.

Date	Sunset time	Start & finish time	Temp - Start and Finish (°C)		Wind speed (mph)	Cloud cover (%)	Precipitation
05/08/25	20:55	20:40 – 22:25	14	13	8 WSW	15	None

2.4.3 The details of this report will remain valid for 18 months. Beyond this period, if the proposed works have not commenced, a new review of the ecological conditions must be undertaken.

3. Results

3.1 Desktop study

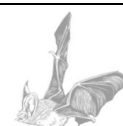
3.1.1 Local Data Centre Records: Greater Manchester Ecology Unit (GMEU) has been commissioned to provide the records held for bat species within a 2km radius of the survey site. The results have been summarised below. It should be noted that the absence of records should not be taken as confirmation bat species are absent from the search area. Please see Table 4 below for a summary of the bat records from the last ten years obtained from GMEU. Table 5 summarises all bat roost records within 2km of the site received from GMEU.

Table 4 Summary of bat field records from the last ten years held by GMEU within 2km of the site.

Scientific Name	Common Name	Designation	Latest Date	Number of records	Distance from Site
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	EPS WCA	2015	2	820
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	EPS WCA GMBAP	2022	19	1140

Table 5 Summary of bat roost records held by GMEU within 2km of the site.

Scientific Name	Common Name	Roost type	Date	Distance from Site (m)
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Maternity roost: 13 individuals	2016	1910
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Day roost: 2 individuals	2015	1910
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Unspecified roost: 2 individuals	2003	1100
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Maternity roost: 26 individuals	2018	1560
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Maternity roost: mixed sex	2015	1050
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Maternity roost, mixed sex: 43 individuals	2011	1300
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Unspecified roost	2013	1540
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Maternity roost	2011	1950
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Day roost: 1 individual	2021	200
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Unspecified roost: 2 individuals	1993	1370



<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Unspecified roost: 1 individual	2020	1500
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Day roost: 2 individuals	2017	1570
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Unspecified roost: 2 individuals	2017	1570
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Day roost: 1 individual	2017	1570
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Unspecified roost: 1 individual	2017	1570
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	Day roost	2017	1570
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Unspecified roost	2001	1900
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Maternity roost	1993	1350
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Unspecified roost	1992	1350
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Maternity roost	1997	1290
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Unspecified roost	2003	1650
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Mixed sex roost	2009	1660
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Unspecified roost	2013	1540
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Unspecified roost	2010	1070
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Unspecified roost	2004	1980
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Mixed sex roost: 70 individuals	2004	1970
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Unspecified roost	2003	1660
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Unspecified roost: 2 individuals	1993	1370
<i>Pipistrellus</i> sp.	Unidentified pipistrelle bat	Unspecified roost: 4 individuals	2021	1650
<i>Vespertilionidae</i> sp.	Unidentified bat species	Hibernation roost	2013	1620
<i>Vespertilionidae</i> sp.	Unidentified bat species	Unspecified	1991	1310

3.2 Field Survey

3.2.1 05/08/2025 dusk emergence survey Building 1 – Location 1

A total of 123 bats passes were recorded during the survey. The first detection was made at 21:33, 38 minutes after sunset. One species was identified: Common pipistrelle. Commuting and foraging behaviour was recorded, with the peak foraging activity from 22:13 – 22:25. No bats were recorded to emerge from the building on site.

3.2.2 05/08/2025 dusk emergence survey Building 1 – Location 2

A total of 96 bats passes were recorded during the survey. The first detection was made at 21:44, 49 minutes after sunset. One species was identified: Common pipistrelle. Commuting

and foraging behaviour and social calls were recorded, with the peak foraging activity from 22:10 – 22:25. No bats were recorded to emerge from the building on site.

05/08/2025 dusk emergence survey Building 1 – Location 3

A total of 14 bats passes were recorded during the survey. The first detection was made at 21:44, 49 minutes after sunset. One species was identified: Common pipistrelle. Commuting and foraging behaviour and social calls were recorded, with the peak foraging activity from 22:22 – 22:26. No bats were recorded to emerge from the building on site.



4. Interpretation of Survey Results

- 4.1.1 No bats were recorded emerging from the building on site and the number of commuting passes, foraging activity, number of individuals and species recorded during the survey suggests a relatively low bat activity level on site. The majority of the bat activity was around the trees on the southeast boundary of the site, with constant foraging of common pipistrelle on several occasions.

5. Impacts of the Scheme

- 5.1.1 The survey did not record any use of the building on site by roosting bats, and it is considered unlikely that the scheme will result in an offence under relevant legislation (**section 1.7 and Appendix 1**).
- 5.1.2 The proposed works are not anticipated to have a negative impact on bat foraging areas or commuting routes.



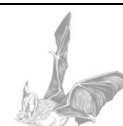
6. Recommendations

- 6.1.1 Should the proposed scheme change, and any of the other trees or buildings on site be programmed to be directly impacted, the advice of a suitably qualified ecologist must be sought prior to the commencement of works. If such trees or buildings have Potential Roosting Features (PRF) it may be necessary to undertake bat surveys to determine presence or likely absence of roosts in these trees and/or buildings. Surveys can be undertaken between May-September, inclusive.
- 6.1.2 In the unlikely event a bat is found within any of the trees or buildings on site at any time of year, either prior to or during the scheme, works should cease immediately, and the advice of an appropriately qualified, experienced and licensed ecologist should be sought.
- 6.1.3 As bats and their roosts are protected under UK legislation (**Appendix 1**), the work would then need to be completed under the authority of a Natural England (NE) mitigation licence. Mitigation and compensation measures to reduce the impact on bats would be required as conditions of the licence.
- 6.1.4 It is recommended that no night working take place and no additional lighting be used at the site to avoid disturbance to commuting bats. If it is necessary to install additional lighting on site, these should be fitted with hoods, cowls or shields to direct light into the working areas only.
- 6.1.5 Inappropriate lighting in the vicinity of bat roosts can cause disturbance to bat populations and individuals. As such, guidance in line with the information provided by the Bat Conservation Trust and Institute of Lighting Professionals (08/2023) will aid in planning lighting schemes with the aim of limiting the impact that lighting may have on local bat populations. New lighting schemes should be approved by an appropriately experienced ecologist prior to construction.
- LED lighting will be used, and light levels will be kept as low as possible. Metal halide, fluorescent sources will not be used.
 - Lighting will be directed to where it is required.
 - Only luminaires with no light output above 90 degrees and/or an upward light ratio of 0% and with good optical control will be used, luminaires will always be mounted on the horizontal, i.e. no upward tilt.
 - Any external security lighting will be set on motion-sensors and short (1min) timers.
 - Internal lighting within the new rooms will be recessed where installed in proximity to windows to reduce glare and light spill.
 - Light sources will emit minimal ultra-violet light, peak higher than 550nm and be of a warm white spectrum (ideally <2700 Kelvin).
 - The use of bollard or low-level downward directional luminaires is strongly discouraged.

- Providing the Lighting Strategy is adhered to, there will be an insignificant effect on the bat assemblage from lighting during the operational phase.

6.1.6 When works are able to proceed, care must be taken when clearing the interiors of the buildings. Site workers should be aware of the signs of a potential bat roost, including:

- Droppings. Most commonly seen sign. Bat droppings are around 5-10mm long and resemble mouse droppings. The droppings may appear to be slightly shiny due to the presence of undigested insect exoskeletons. Unlike mouse droppings, which can be squashed, bat droppings tend to crumble into a fine powder when crushed.
- Feeding signs around the site, such as insect wings
- Urine stains and/or scratch marks around holes in trees or buildings
- Bats observed flying around the area
- Bats heard 'chattering' within a potential roost site, especially on warm summer days



7. References

Bat Conservation Trust and Institute of Lighting Professionals (2018) *Guidance Note 08/18: Bats and artificial lighting in the UK*. ILP, Rugby

Collins (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* 4th edition, Bat Conservation Trust, written 2023

Mitchell-Jones, A.J. & McLeish, A.P. (2012) *The Bat Workers' Manual*. Pelagic Publishing, Exeter.

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

Relevant Legislation:

Wildlife and Countryside Act 1981 <http://jncc.defra.gov.uk/page-3614>

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>

Countryside and Rights of Way Act 2000
http://www.legislation.gov.uk/ukpga/2000/37/pdfs/ukpga_20000037_en.pdf?view=interweave

Appendices

Appendix 1: Legislation Pertaining to the Protection of Bats

All bat species have, for some time, been protected under **Schedule 5: Animals which are Protected** and **Schedule 6: Animals which may not be Killed or Taken by Certain Methods** of the **Wildlife & Countryside Act 1981**. However, the effective protection for bats now comes from **Schedule 2 European Protected Species of Animals of The Conservation of Habitats and Species Regulations (CHSR) 2017**, which is retained in UK law post-Brexit by **CHSR (Amendment) (EU Exit) 2019**. Changes to legislation, and devolution, mean the law is difficult to summarise succinctly across the UK, but the strong legal protection for bats and roosts remains.

It is an offence across the UK to:

- deliberately or recklessly capture, injure or kill a bat
- deliberately or recklessly disturb in a way that would affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- damage or destroy a bat roost (breeding site, resting place, or any place used for shelter or protection, this is an 'absolute' offence)
- disturb bats while occupying a bat roost
- intentionally or recklessly obstruct access to a bat roost
- impair their ability to survive, breed, reproduce, or to rear or nurture their young
- impair their ability to hibernate or migrate
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat, or publish or cause to be published any advertisements likely to be understood as conveying the buying or selling, or intention to buy or sell, any of those things.

'Deliberately' in this context may be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence his/her action will most likely have.

In this interpretation, a bat roost is "any structure or place which any wild [bat]...uses for shelter or protection". Because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

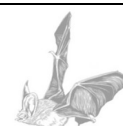
For full legislative context, see:

- CHSR 2017 Part 3: Protection of Species, Sections 42-45: Protection of Animals.
- WCA Part 1: Wildlife, Sections 9-12: Protection of other animals and prevention of poaching.

Additionally, the following species are listed as priority species under **Section 41** of the **Natural Environment and Rural Communities (NERC) Act 2006**, designating them as species of principal importance for the purpose of conserving biodiversity:

- Barbastelle bat *Barbastella barbastellus*
- Bechstein's bat *Myotis bechsteinii*
- Noctule *Nyctalus noctula*
- Soprano pipistrelle *Pipistrellus pygmaeus*
- Brown long-eared bat *Plecotus auritus*
- Greater horseshoe bat *Rhinolophus ferrumequinum*
- Lesser horseshoe bat *Rhinolophus hipposideros*

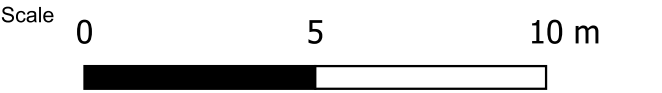
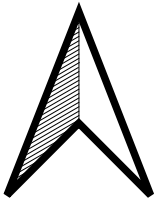
Appendix 2: Site Plan, Night Vision Aids and Surveyor Locations





Site name & address
**Land West of 19 Broad Lane,
Burnedge, Rochdale,
Lancashire, OL16 4QQ**

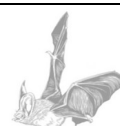
- Key**
-  Red Line Boundary
 -  Surveyor and Night Vision Aid Locations

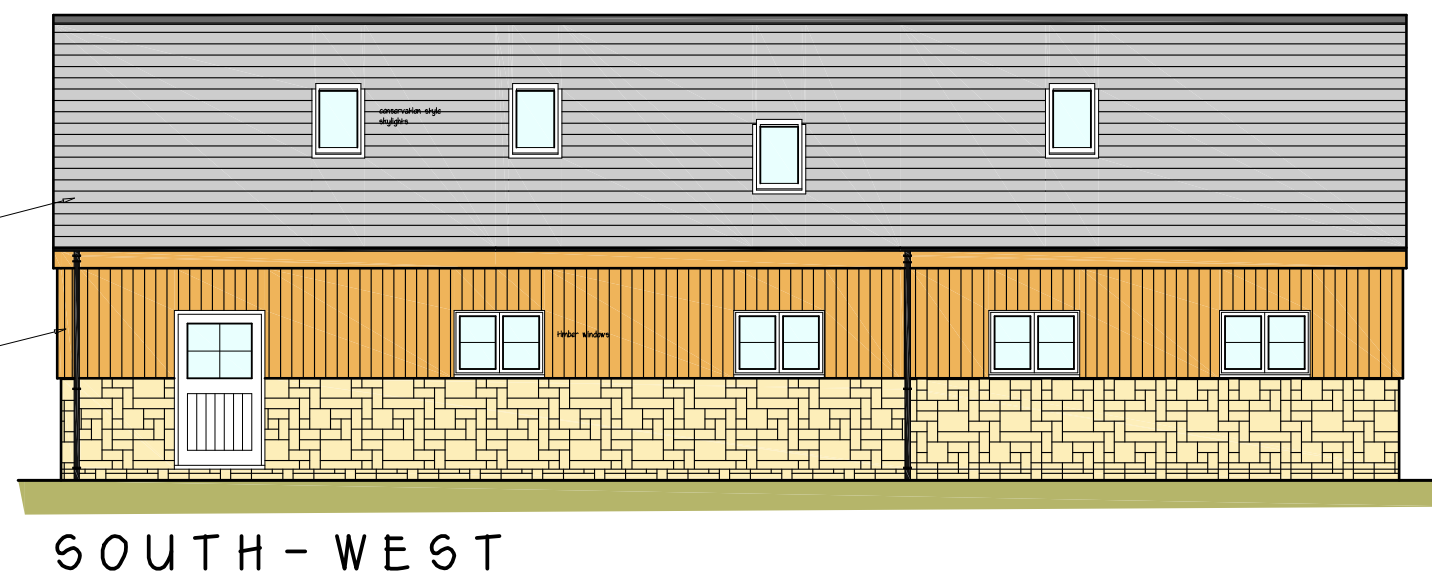
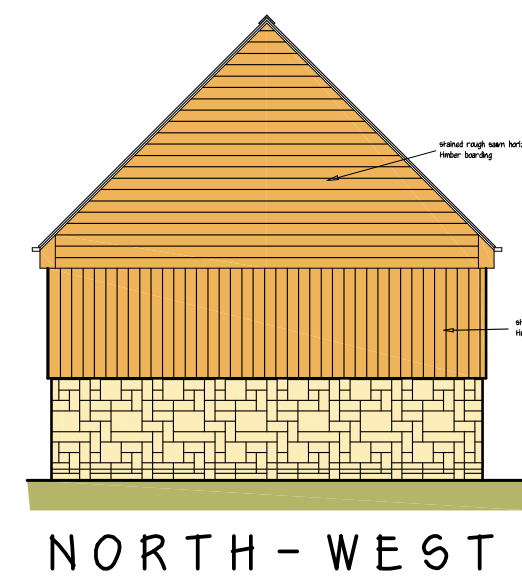
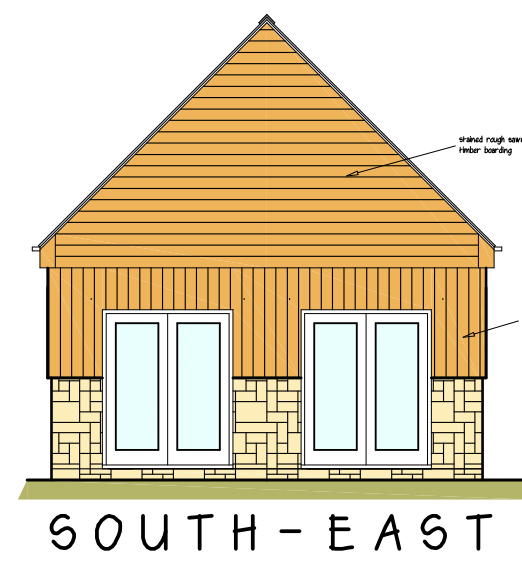
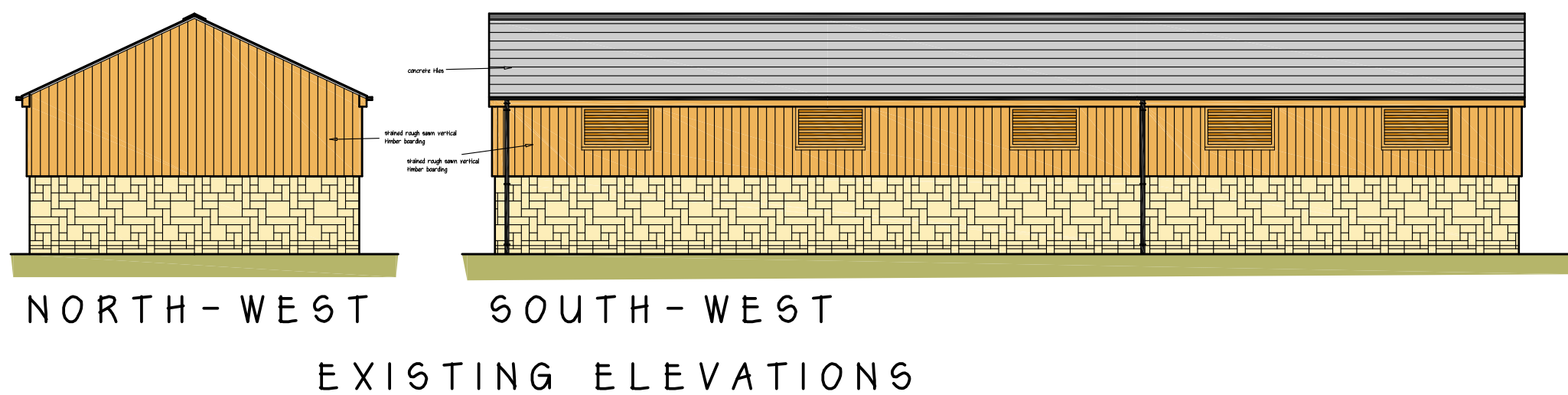


Site Land West of 19 Broad Lane	Client A & J Properties
Project Bat Emergence Survey Report	Author JF
Plan ref 23010/JF	Revision 0

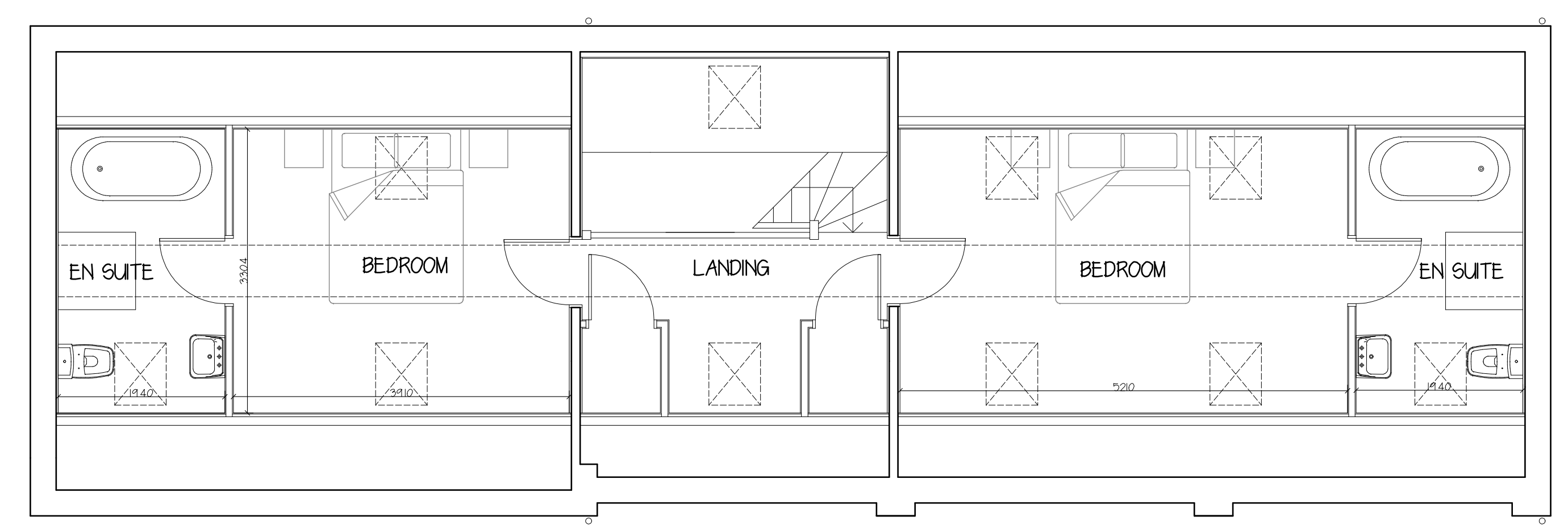
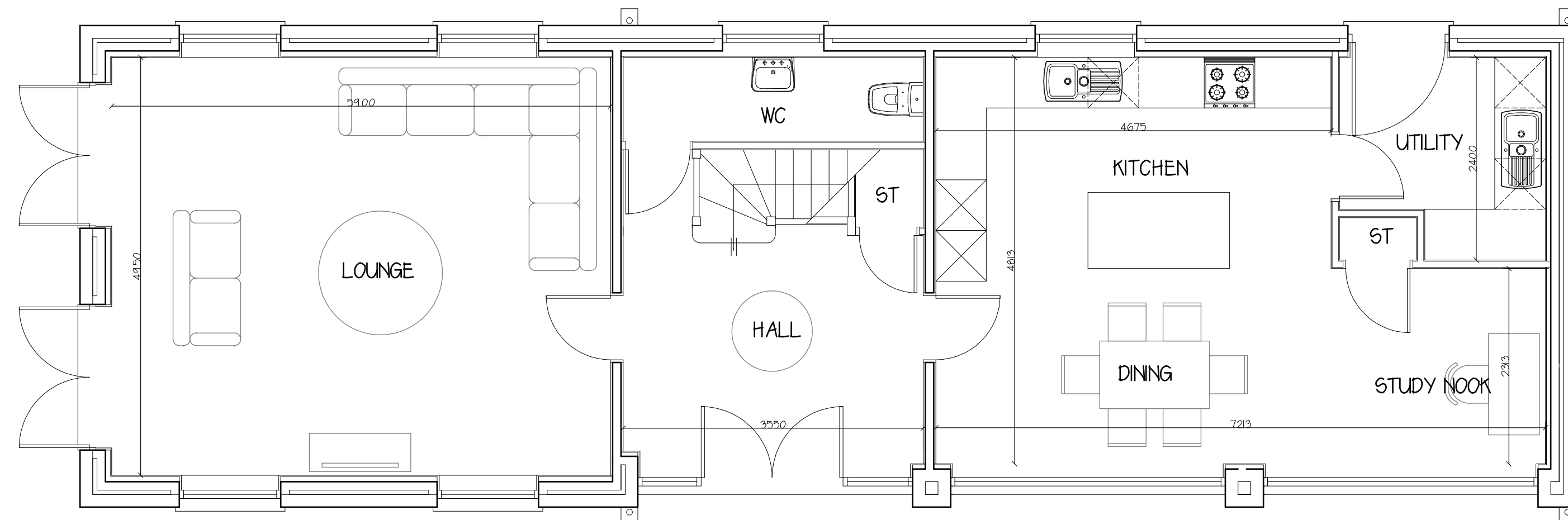
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Appendix 3: Proposed Development Plan



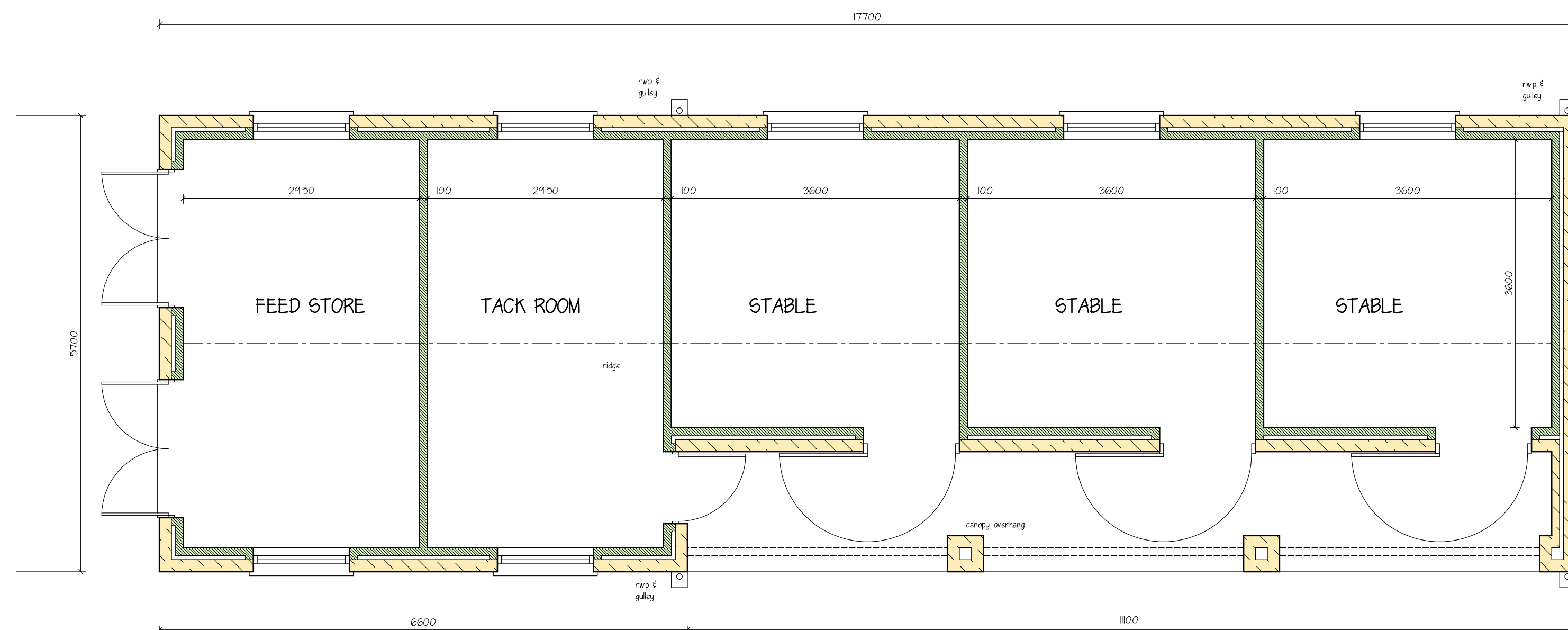


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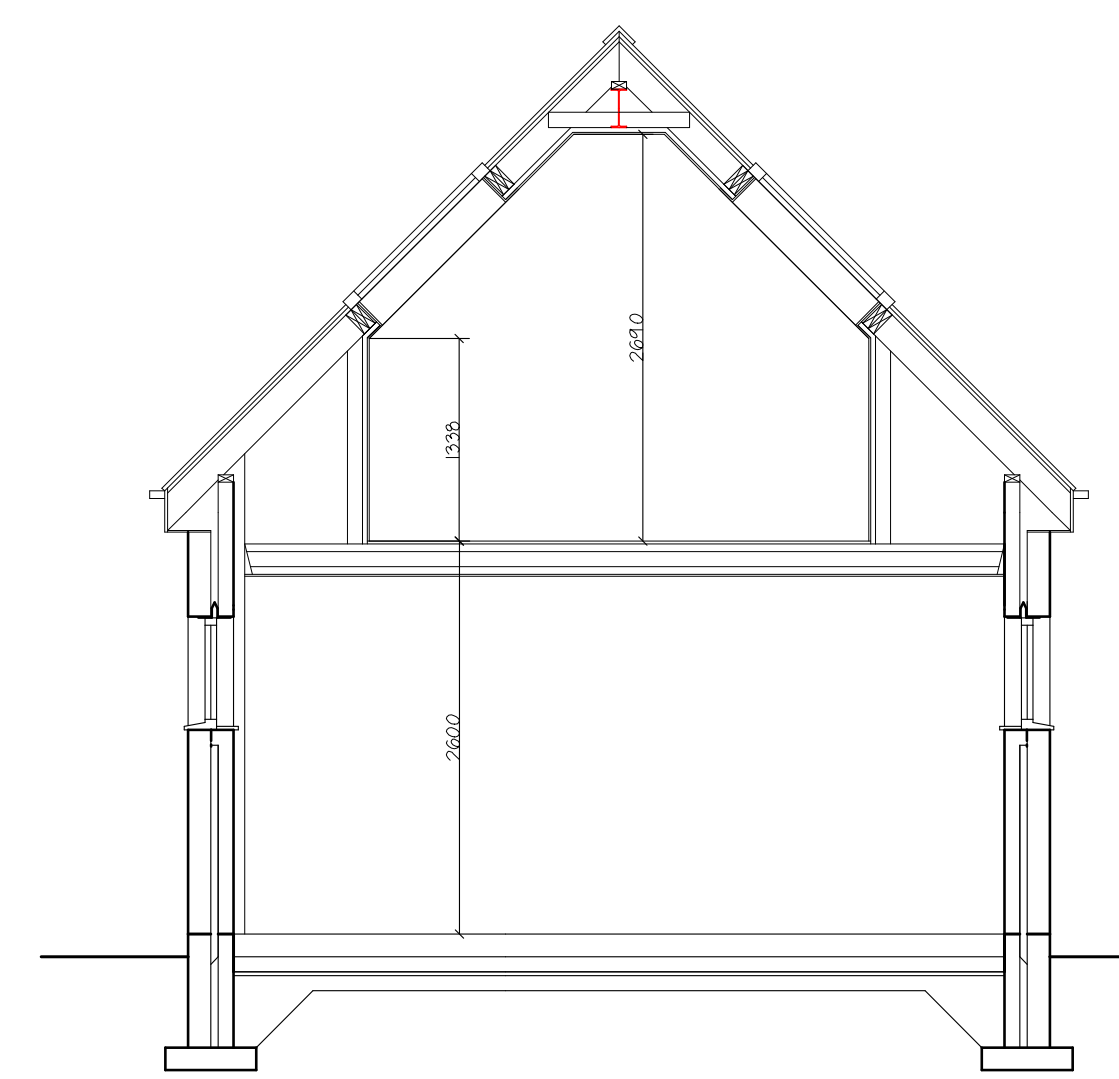


PROPOSED GROUND FLOOR PLAN

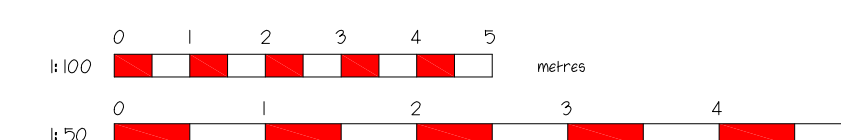
PROPOSED FIRST FLOOR PLAN



EXISTING FLOOR PLAN



PROPOSED SECTION



Malcolm B. J. Percy, 5, Newark Place, Henhull, Nantwich, Cheshire, CW5 6XY. E-mail : malcolmpercy@hotmail.com Mobile : 07802 663325				
BUILDING DESIGN AND PLANNING Consultancy				
PROJECT CONVERSION & INCREASE IN ROOF HEIGHT OF STABLE BLOCK TO CREATE A SINGLE DWELLING. LAND WEST OF 19, BROAD LANE, ROCHDALE, OL16 4QG.				
CLIENT MR J. JOHNSON				
TITLE EXISTING & PROPOSED FLOOR PLANS & ELEVATIONS.				
DATE Nov. 2023	SCALE 1:100 & 1:50 @ A1	DRAWN BY mbjp	DRAWING NO. 1705.01	REVISION

Appendix 4: Photographic Evidence



Photo 1: NVA view from location 1.



Photo 2: NVA view from location 2.



Photo 3: NVA view from location 3.



Appendix 5: Bat Survey Calendar

Figure 1: Survey timings calendar (taken from BCT: Bat surveys for professional Ecologists, Good Practice Guidelines; 4th Edition).

Survey type	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Daytime Bat Walkover (DBW)												
PRA – structures ^a												
Emergence survey for maternity or summer roosts ^b												
Emergence survey for transitional/occasional roosts ^b												
Re-entry surveys ^c												
Emergence survey for mating roosts ^b												
Hibernation survey – structures ^a												
GLTA ^d												
PRF inspection survey – trees												
Ground-level bat activity survey – night-time walkover surveys and automated/static												
Pre-, during and post-hibernation – automated/static bat activity survey												
Swarming survey ^e												
Back-tracking survey												
Trapping and radio-tagging survey ^f												

 = optimal period  = sub-optimal period

 = weather or location dependent (i.e. may not be suitable due to spring and autumn conditions in any one year or in more northerly latitudes). Note that October emergence surveys are not acceptable in Scotland.

 = it is not acceptable to trap bats when they are heavily pregnant and have dependent pups. Mothers need to optimise foraging due to the physiological demands of pregnancy and lactation, and pups need to be regularly fed. Interrupting these activities could potentially have an impact on breeding success in the year in question. The timing of birth can vary between years – it may be as early as the end of May or as late as the start of August, therefore caution should be exercised and local information gained on birth dates before trapping activities are carried out during the summer months. Any information gained and decisions made should be kept as a record.

Appendix 6: Glossary

Activity surveys - are used to assess the level of bat activity at a site. This can be done either by using equipment such as an AnaBat device, or manually walking around a site with a heterodyne detector, documenting the number of bat passes and interceptions.

Dawn surveys - begin around 2 hours before and up to sunrise when bats are returning to their roosts from foraging, and swarming behaviour can be seen close to roost entrances.

Dusk surveys - begin around 30 minutes before sunset and up to 2 hours afterwards. These are done in order to see bats emerging from their roost sites at night.

Echolocation – is a system similar to sonar that allows bats to travel and forage even in total darkness. Bats make a call and then listen to the returning echoes in order to build up a map of their surrounding area. This allows bats to gauge the identity and distance of an object by how long the echo takes to return to them.

Habitat - the ecological or environmental area that is inhabited by a particular species of animal, plant or other type of organism.

Hibernation - is a state of inactivity and metabolic depression characterized by lower body temperature, slower breathing, and lower metabolic rate. Hibernating animals conserve energy, especially during winter when food is short, tapping energy reserves, i.e. body fat, at a slow rate.

Hibernacula - typically consist of underground sites, such as caves and cellars, which remain relatively cold and humid. Bats will hibernate to conserve energy over the winter months when falling temperatures cause a drop in the abundance of insects. These will typically be colonised around November to around March.

Insectivorous – is when an organism feeds exclusively on insects.

Nocturnal - a behaviour characterized by being active during the night and sleeping during the day.

Maternity roosts – colonised around late May early June and consist of mature females and their young. These roosts need to be warm and quiet, and are used up until around August, with females typically leaving first and then the young.

Mating roosts – mating begins around late October to November. Males of most species use special mating calls to attract females. These can include purrs, clicks and buzzing.

Roost – a site where bats live during the day, rear young and hibernate. These can be in man made structures, such as buildings, bridges, tunnels, cellars and mines, or natural features such as mature trees and caves.

Roosts in buildings – many types of buildings will be used by bats. The most likely sites are agricultural buildings (e.g. farmhouses and barns), buildings with exposed wooden beams (greater than 20cm thick), buildings with weather boarding and/or hanging tiles, and buildings close to woodland and/or water.

Roosts in trees – these are typically in mature trees with deep sheltered cracks, under loose sections of bark, or in woodpecker holes.

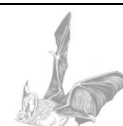
Species – a group of organisms in which all members can interbreed and produce viable offspring.

Summer roosts (non-breeding) - these are generally occupied by groups of males and immature females during the summer, and are usually only occupied for a short period before the group moves to another location.

Swarming – a behaviour exhibited by bats returning to their roost sites at dawn. Bats can be seen repeatedly flying to and from the roost entrance, making it much easier for consultants to identify where roosts are on a building or structure.

Temporary/Transitory roosts – These are used after hibernation (March – April) before mature females disperse to maternity roosts and male/immature females colonise summer (non-breeding) roosts. Similarly, temporary roosts form before hibernation (August -October).

Underground Roosts – these are typically used during the winter and can be mines, caves, tunnels or cellars.



Appendix 7: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management, ACIEEM.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree in Animal and Wildlife Management, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence and a Natural England Level 2 bat survey class licence.

James Foster, Assistant Ecologist

BSc (Hons) Biology.

James gained his undergraduate degree in biology in 2012 from University of Leeds. James has plenty of experience in ecology, having worked countless projects of different scales all over the north and midlands. James has 12 years of experience surveying anything from reptiles to hedgerows and holds a Great crested newt licence level 1 and is working towards his bat licence and barn owl licence.

Alex Donovan, Assistant Ecologist

MBiol BSc (Hons) Biology (Industrial)

Alex joined JCA in 2023 after graduating from the University of Leeds with a First Class Honours Integrated Master's degree in Biology, including an industrial placement year working in the Uplands Research Department of the Game and Wildlife Conservation Trust. Alex is a CIEEM Qualifying Member, and a member of the BTO's Bird Ringing Scheme and Nest Record Scheme. Alex holds a Natural England barn owl survey licence, and is working towards additional survey licences for bats, great crested newts, and white-clawed crayfish.

The information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed



.....
James Foster *BSc (Hons)*

19/08/2025

Reviewed by



.....
Alex Donovan *MBIOL, BSc (Hons)*

20/08/2025



For and on behalf of **JCA Ltd**

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

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- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

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- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



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