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**Second dusk emergence survey at
Tithe Barn,
212 Lower Lane,
Rochdale,
OL16 4PT**

OS grid reference:
SD 9115 11384

Commissioned-by:
Emma Pickles

Survey Date: 16/7/24
Previous surveys: day-time – 9/5/23, dusk - 24/5/24

Report Date: 27/7/24
Previous reports: day-time – 16/5/23, dusk – 1/6/24

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N.b. Copywrite applies to all my reports and they must not be altered in any way whatsoever by anyone other than myself, or combined with any other report/s, irrespective of who wrote them, without the proposed changes being submitted to me in writing and agreed by me in writing.

Summary.

(This summary should be read in conjunction with the conclusions and recommendations.)

Despite bat droppings seeming to be present on the main, east-facing wall at the time of at least two, possibly all three, surveys undertaken, no bats have emerged over two activity surveys. Most of the bat activity has taken place outside the boundary of the site being surveyed. Only common pipistrelles have been recorded, apart from noctule commuting overhead.

Having done two bat activity surveys over the main bat activity survey period of May to August inclusive, I'm reasonably satisfied that any droppings that may have been deposited on the main, east-facing wall, have come from non-breeding bats.

Further survey work is not necessary unless the development is delayed beyond May 2025, in which case there should be an update day-time survey and bat activity survey.

If the fascia along the main eastern elevation needs to be replaced, the bat consultant **must** be present at the time to provide guidance to the work-force and ensure bat access is retained behind it and to the wall-head. It has been assumed this building does not need re-roofing. If it does, further advice must be sought from the bat consultant.

The roof-slates on the building orientated east-west have potential for use by roosting bats, as do both the south and north-facing fascias of this building. The roof slates of the house, including at the northern gable, adjacent to the same building, also have roosting potential.

Individuals and small numbers of pipistrelle bats change roost frequently so roosts could have been missed at the time of the limited bat activity survey work undertaken. Therefore, removal of roof slates or fascias from this building should be done with the bat consultant in attendance. Access to wall-heads via fascias must again be retained. If roosting potential under slates will be lost, it should be compensated-for. This would accord with the biodiversity objectives of the National Planning Policy Framework, and the principles of Biodiversity Net Gain. The method of choice is installation of bat boxes in the external structure.

There is a bird box attached to the northern wall of this building. No work should be done during the March to August inclusive bird nesting season, that will prevent birds from completing the nesting process once started.

The potential impact of any proposed external lighting or light-spill, on bats and other wildlife should be given due consideration.

In the absence of the bat consultant, if at any time during the work, a bat or droppings that may have come from a bat are found, work **must** stop immediately. As far as practicable the feature that was sheltering the bat/s should be replaced. Further advice **must** then be sought before work continues, either from myself or another bat consultant, even if the bat has flown off or droppings appear old.

Introduction.

I was engaged to undertake a second dusk emergence survey of this building further to my day-time survey on **9/5/23** and dusk-emergence-survey on **24/5/24**.

At the day-time survey no evidence of roosting was found inside the buildings, but it appeared some bat droppings were attached to the main, south-east-facing wall of the barn, below the eaves. This was also suspected at the time of the first dusk-emergence-survey, though no bats emerged.

The buildings were assessed as being at moderate to high risk of use by roosting bats and in need of at least two, probably 3, bat activity surveys.

This report should be read in conjunction with the two previous reports. The plan showing the number and orientation of the buildings in the day survey report is reproduced below:



Fig. 1. Buildings as numbered 1 and 2 as attached to house

Survey.

I returned on **16/7/24** to carry out the second dusk emergence survey.

Prior to commencing the dusk survey, I tried again to inspect the east-facing wall where bat droppings were thought to have been seen previously. Unfortunately, the hedge is now not far below the eaves and the camera would not focus on the wall beyond it. Use of binoculars did not help to confirm whether bat droppings were present.

I had 5 assistants with me for the dusk survey – Mary Utting, Chloe Quinn, Abbie Saul, Niall Doherty and Kelly-Marie Orrell. We took up fixed positions to watch for bats leaving the

building. See Fig 1 below. We all had the use of heterodyne “bat detectors” to help alert us to the presence of bats and to help us distinguish the species present, and synchronised watches to help us piece together the flight paths followed by bats.

Watches are checked as quickly as possible after sighting a bat and times are recorded to the second.

The usual aim of the survey is to position surveyors so that even if areas of roof cannot be seen directly, the building is covered well enough that, by a process of elimination, it can be worked-out whether or not bats emerged or arrived from off-site. This becomes more difficult when conditions darken as the survey progresses.

Accordingly, I also employed four Canon XA10 camcorders with supplementary infra-red lighting to assist with observations in poor light conditions. See Fig. 1 below. Simple heterodyne bat detectors were used alongside the cameras at low volume to provide basic sound recordings of bat activity.

In addition I placed Anabat Swift x 2, Anabat Express and Anabat SD1 x 2 detectors around the building. See Fig 1 below. These record bat calls for analysis on computer later. They are extra tools for helping to confirm the species present.



Fig. 2.

Key: Approximate locations of surveyors shown by red stars,
approximate locations of recording devices shown by yellow crosses,
approximate location of infra-red camcorders shown by orange diamonds.

Findings.

As before it seemed that a few bat droppings may be attached to the main east-facing wall towards the northern end, but it wasn't possible to confirm this via use of optical equipment.

The main results of the dusk-emergence-survey are shown in Table 1 below:

Table 1. Summary of surveys and significant findings

Date	Survey type	Sunset / sunrise time	Time of visual survey	Conditions °C/weather	Comments
16/7/24	dusk	21.28	21.10 – 22.50	14.3°C at start, high cloud, slight breeze, 13.4°C at end	No bats emerged. Common pipistrelles recorded from 21.49, 31 minutes after sunset. Majority of bats recorded were feeding in the lane and to the north of property, with 38 bat sound recordings on the detector in the lane; illustrating feeding buzzes and sometimes 2 bats. See Appendix 1. Incidentally a noctule bat was recorded overhead at 22.58.
24/5/24	dusk	21.18	20.55 – 22.55	12.2°C at start, heavy cloud, still, 10.8°C at end	No bats emerged. Only common pipistrelle recorded – first at 20.59 (heard only – distant). All surveyors heard another at 21.08/9. Most activity recorded by surveyors 2 and 5, offsite, especially in the lane. These bat passes were heard also by surveyors at position 1 and recorded by detector 5 (24 bat passes, sometimes 2 bats). Eighteen bat passes recorded by surveyors 3 and 4 combined, but only 6 bats seen. <i>n.b these notes relate to numbering used in a Figure in the previous dusk survey report.</i>

Survey type key: **dusk** = dusk emergence survey, **dawn** = dawn re-entry survey

Conclusions/Discussion

Despite bat droppings seeming to be present on the main east-facing wall (building 2) at the time of all 3 surveys undertaken; no bats have emerged over two activity surveys and most of the bat activity has taken place outside the boundary of the site being surveyed. Only common pipistrelles have been recorded in the vicinity of the site.

Having done two bat activity surveys over the main bat activity survey period of May to August inclusive, I'm reasonably satisfied that any droppings that may have been deposited on the main, east-facing wall, have come from non-breeding bats.

Assuming the fascia along this elevation will remain untouched by the development, so the roosting potential will be retained as currently for future use by bats, with regard to this building (2), the development can proceed without further bat activity survey work. If the fascia needs to be replaced, the bat consultant **must** be present at the time to provide guidance to the work-force and ensure bat access is retained behind it and to the wall-head. It has been assumed this building does not need re-roofing. If it does, further advice must be sought from the bat consultant.

The roof-slates on the building orientated east-west (building 1) have potential for use by roosting bats, as do both the south and north-facing fascias of this building. The roof slates of the house, including at the northern gable, adjacent to the same building, also have roosting potential.

Individuals and small numbers of pipistrelle bats change roost frequently so roosts could have been missed at the time of the limited bat activity survey work undertaken. Therefore, removal of roof slates or fascias from this building (1) should be done with the bat consultant in attendance. Access to wall-heads via fascias must again be retained. If roosting potential under slates will be lost, it should be compensated-for. This would accord with the biodiversity objectives of the National Planning Policy Framework, and the principles of Biodiversity Net Gain. The method of choice is installation of bat boxes in the external structure. See Appendix 2.

There is a bird box attached to the northern wall of building 1. It must be remembered that that birds' nests are legally protected throughout the nesting process.

When the work is done, it should be by contractors who are familiar-with and sympathetic-to the law relating to bats and birds. They should be aware of the frequency-with-which and manner-in-which bats use buildings; and be competent to recognise bat droppings if present. If there is *any* doubt about their expertise with respect to bats, the bat consultant **MUST** attend site to provide a tool-box-talk before work commences.

Care should be taken when planning any lighting on the site, to ensure any potential roosting features provided are appropriately shielded.

Recommendations.

These recommendations should be read in conjunction with the conclusions above.

No further survey work is needed, unless the development is not underway by May 2025, in which case an update internal and bat activity survey will be required.

The bat consultant must be involved at the time of the work as discussed above.

Access for bats to wall-heads must be retained via fascias on both buildings. Any roosting potential lost to re-roofing must be compensated-for.

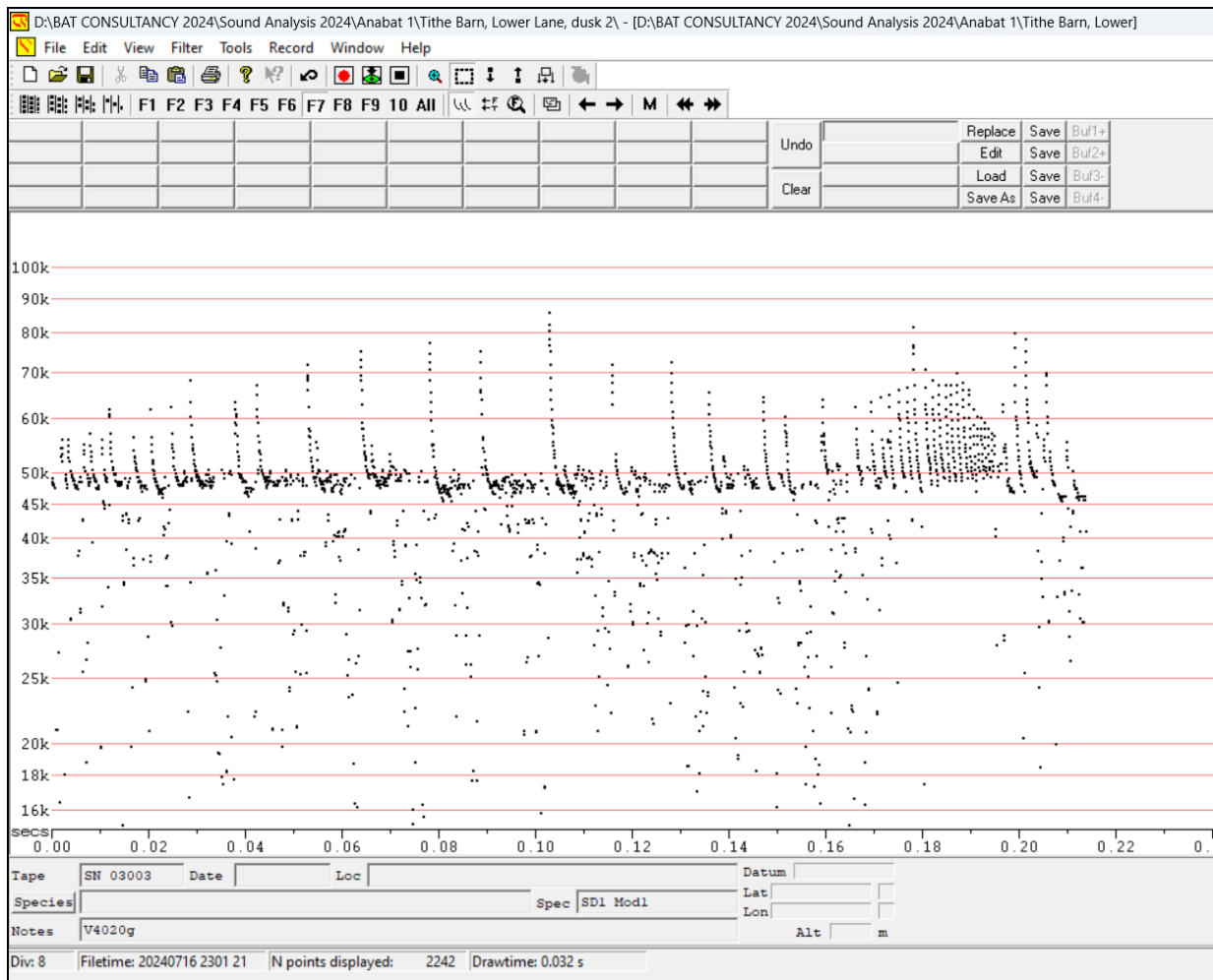
No work should be done during the March to August inclusive bird nesting season, that will prevent birds from completing the nesting process once started.

The potential impact of any proposed external lighting on bats and other wildlife should be given due consideration.

In the absence of the bat consultant, if at any time during the work, a bat or droppings that may have come from a bat are found, work **must** stop immediately. As far as practicable the feature that was sheltering the bat/s should be replaced. Further advice **must** then be sought before work continues, either from myself or another bat consultant, even if the bat has flown off or droppings appear old.

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Appendix 1 - Example sonogram/s recorded at dusk/dawn survey



23.01. Two common pipistrelles and a feeding buzz recorded in the lane.

Appendix 2 – examples of available integrated bat boxes

N.b. An internet search for "integrated bat boxes" will bring up types and suppliers of these boxes but advice from the bat consultant should be sought before they are ordered.

Cast Stone.

<https://www.clickcaststone.co.uk/products/cast-stone-ecohabitats/shop/cast-stone-bat-box/>



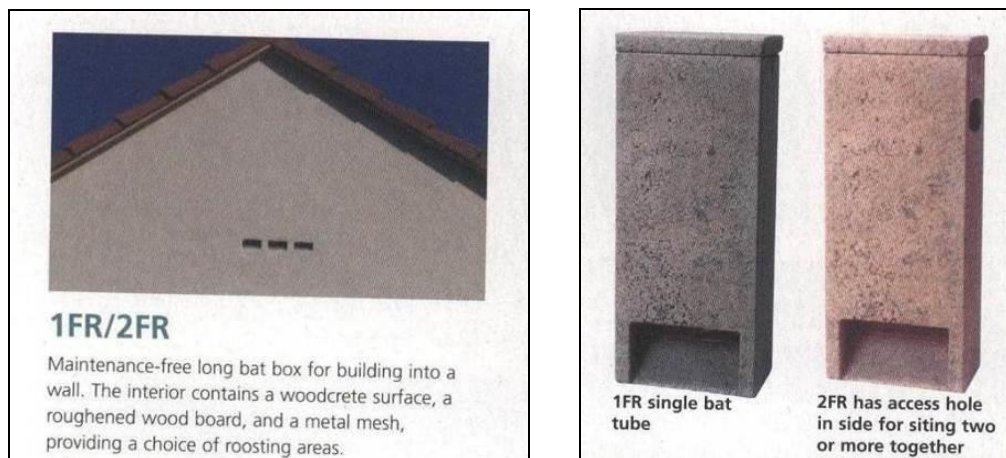
Dimensions: 440 x 100 x 215mm, with a 60 x 55mm aperture.



Above: typical unit of this design in situ. Photo © Angela Graham

Schwegler 1FR/2FR

An internet search for Schwegler bat boxes will readily bring up suppliers of these boxes



Schwegler 1FR/2FR

EcoSurv Habibat

<http://www.habibat.co.uk/category/bat-boxes>

“Designed to be built into an exterior wall and is available in a variety of faces to match the building. Standard facings of red or blue brick - ideal for new builds - are normally available from stock, or boxes can be made to your specific requirements with a face of brick, stone, timber, or plain (for rendering). Supplied un-pointed.”



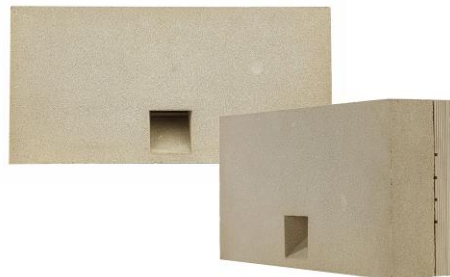
Example of Habibat boxes Can also be faced with stone.

Ibstock Ecozone

<https://www.ibstock.co.uk/product/ecohabitats/bat-box?page=1&>



Bat Box - Concrete



Green and Blue Bat Block/Brick

<https://www.greenandblue.co.uk/products/bat-block-bat-brick>



Green and Blue Bat Block/Brick in situ