

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Dewhirst House, Rochdale, OL12 9TX

Client:

Subhan Saleem

Report date:

31st July 2025

Project:

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

Conversion and extension of the existing residential dwelling into the adjoining barn/storage area, currently utilised as a workshop. This will integrate the structure into the primary living space, facilitating an expansion of habitable accommodation while retaining the overall footprint of the building.

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

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

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Rovar group Ltd (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

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Background

PRA – Rovar group Ltd, March 2025, B1-B2 were surveyed. B1 was assessed as low value and B2 as negligible.

Number of buildings on site – 2 buildings.

Number of buildings surveyed – 1 building, as B2 is negligible and is not affected by the development.

Proposed development

Current use of building – Residential

Proposed use of building – Barn is to be converted for the residential area to be extended in to.

Structural changes to building – Internal works, skylights added to roof and roof and stone works to match existing.

Cosmetic/repair work – Slipped rooftiles fixed and stonework repairs.

Type of permission required – Full planning permission

The site surveys were designed and managed by Assistant Ecologist Chloe Quinn MSc, BSc (Hons). Graduate Ecologist David Hill-Chambers MSc, BSc (Hons) accredited under UK Bat Licence 2024-12491-CL18-BAT provided technical advisory oversight and ensured compliance with ecological standards.

See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2.	
Limitations	<u>Visit 1</u> Limitation 1: The security light on the eastern elevation was motion activated and disturbed the unmanned camera view for a maximum of two minutes. Mitigated by adjusting torch light to prevent the elevation from becoming overexposed. Limitation 2: B2 prevented the NVA from being placed in the most ideal position. Mitigated by having surveyor sit on the left side of the elevation and placing the NVA along the wall on the right side of the elevation to ensure full coverage of the elevation.
Field Survey	
Dusk Emergence Survey 1	
Building B1	
Building inspection prior to survey	An updated internal inspection was carried out by Assistant ecologist Chloe Quinn (unlicensed) as the last internal was more than 3 months ago. Structures inspected: Loft void of currently occupied residential area of B1. The loft void of the barn section of B1 and the storage room and garages of B2. Bat evidence found: No evidence of bats was found during the updated internal inspection.
	Photos



B1 Loft 1: loft void of currently occupied residential area



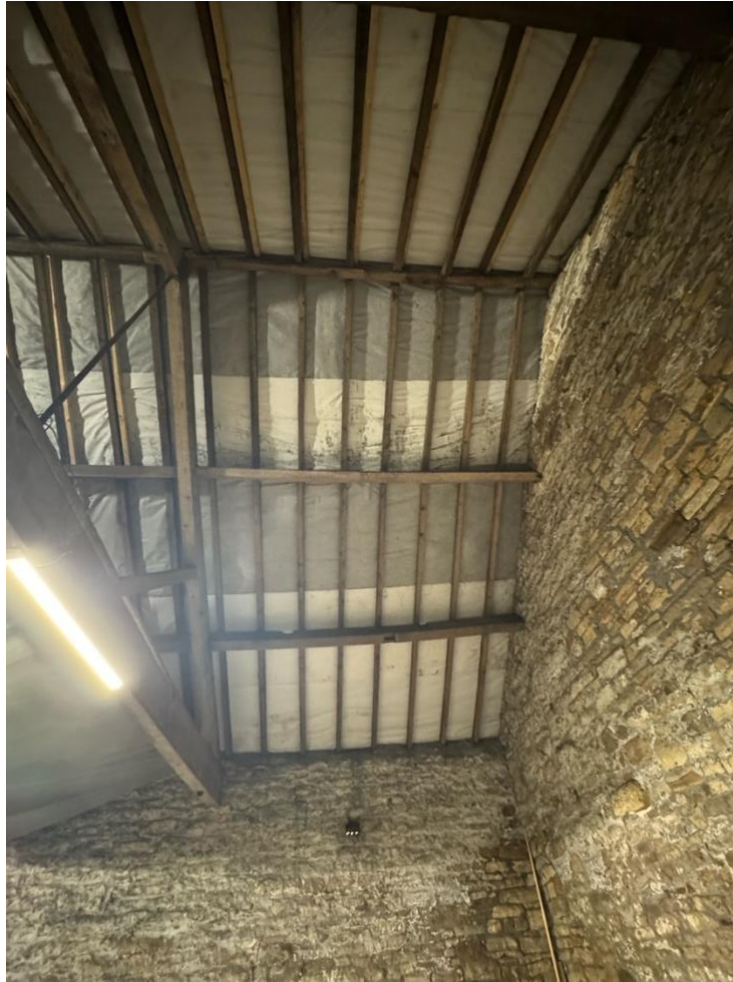
B1 Loft 2: loft void of barn section of B1



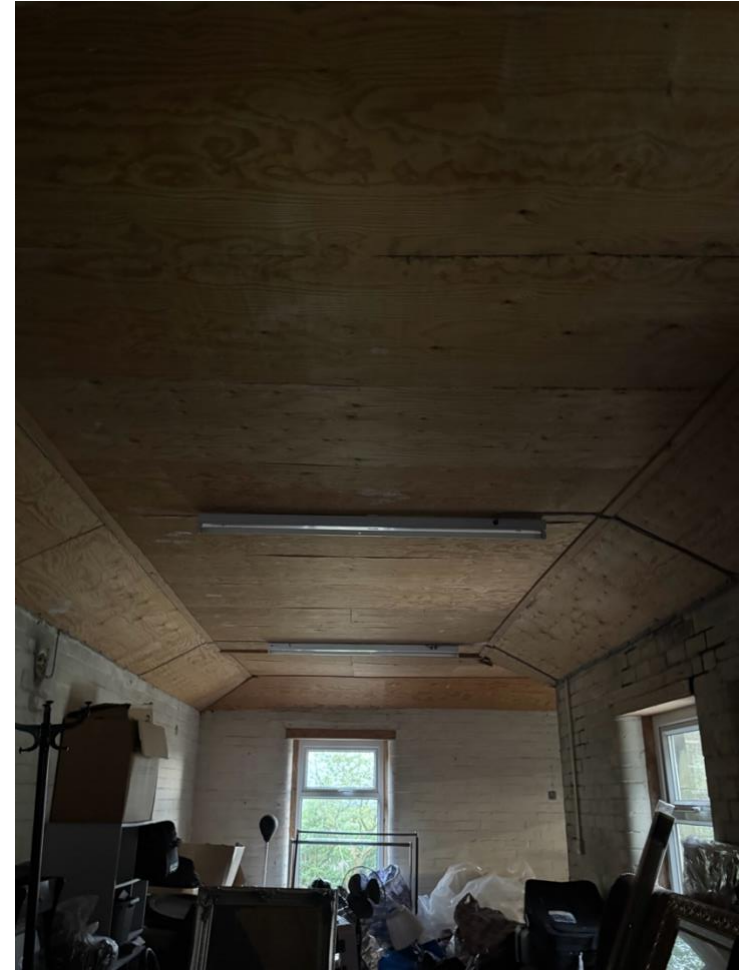
B1 Loft 2: loft void of barn section of B1



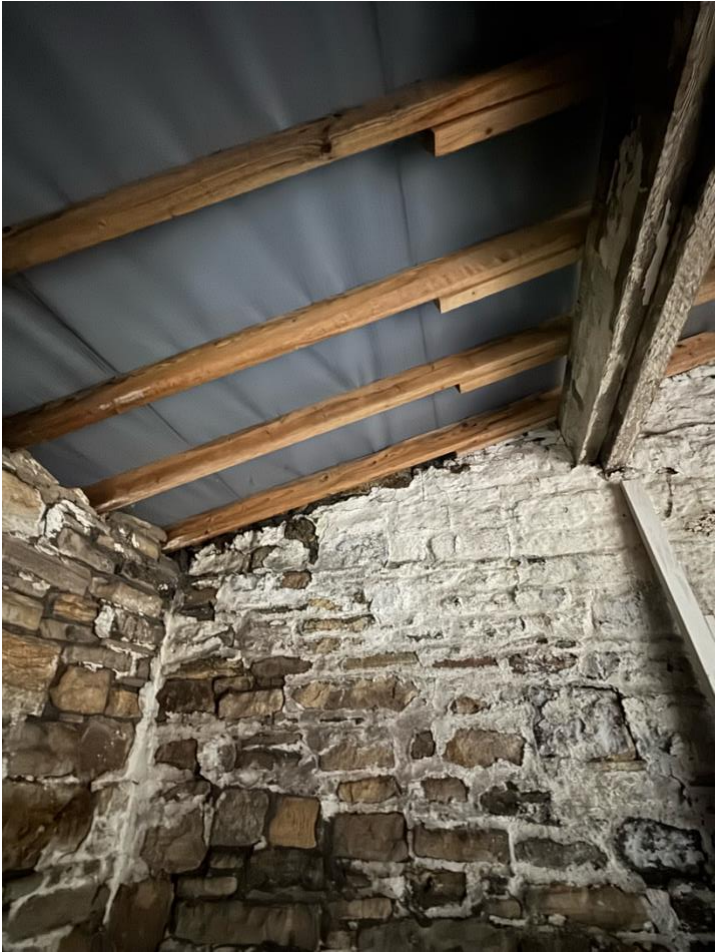
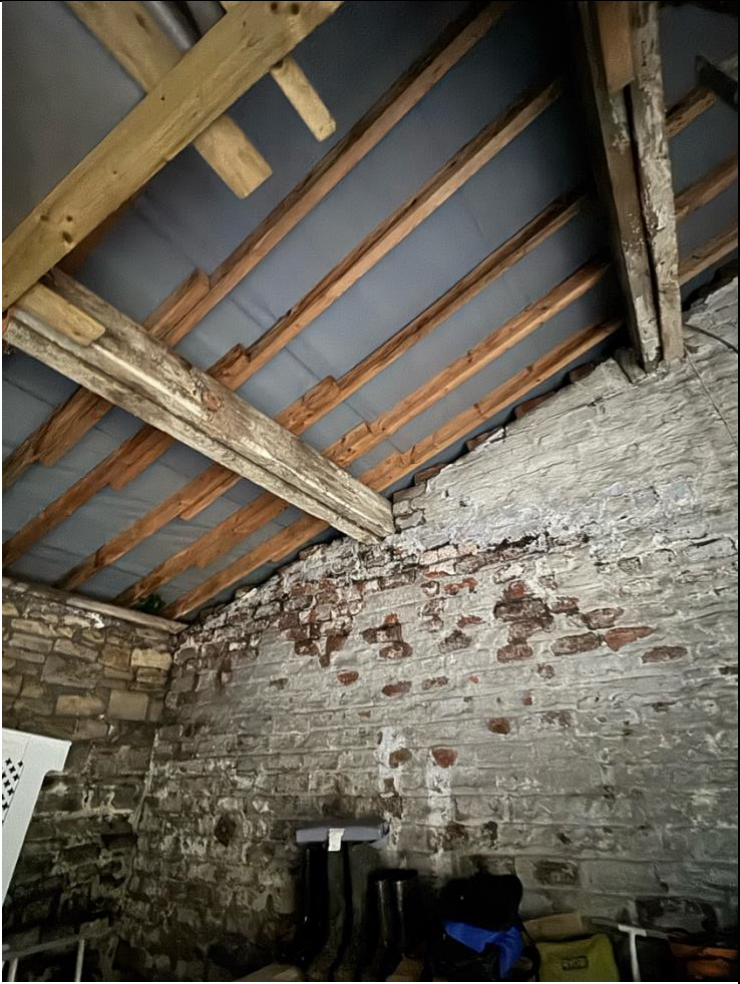
B1 Loft 2: loft void of barn section of B1



B1 Loft 2: loft void of barn section of B1



B1: Boarded area of barn

Surveyor and position						
	B2: Garage 1			B2: Garage 2		
	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation	

	1 – Lead	Chloe Quinn	2 years	Level 2	Observing southern and eastern elevations
	2	Sonny Williams	1 year	Level 1	Observing Northern elevation
Unmanned IR position	3	Observing eastern elevation			
Weather (start/end)	Temperature (°C): 17 Relative humidity (%): 84 Cloud cover (%): 90 Wind (m/s): 2 Rain: None		Temperature (°C): 16 Relative humidity (%): 88 Cloud cover (%): 90 Wind (m/s): 2 Rain: None		
Equipment used	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	3	
	Additional Illumination	Nightfox	XB5 PRO	3	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2	
		Magenta Electronics	Magenta Bat4	3	
	Two Way Radio	BAOFENG	FV-88E	2	
Results					
Date of survey		Sunset; Start – End			
29/07/2025		Sunset 21:10; 20:55 – 22:40			
Surveyor observations					

<i>Surveyor 1</i>	No emergences or re-entries observed: Activity began at 21:15 with a common pipistrelle commuting heading north. It passed over B1 close to the gable end. Common pipistrelles were observed passing over B1 multiple times throughout the survey, close to the clock tower and gable end. From 21:20 and 22:01 there was constant foraging activity from common pipistrelles. There was a peak count of 7 common pipistrelles. The main commuting path was along the treeline which passed along the eastern elevation of B1. From 22:01 until 22:40 there was frequent common pipistrelle foraging activity. The main foraging areas were around the trees of the southern elevation and northern elevation. No other bats were observed during this survey.	
<i>IR position 1</i> <i>Nightfox whisker & XB5 Pro</i>	No emergences or re-entries recorded: Upon review of the IR footage no emergences or re-entries were seen. From 21:20 until 22:40 common pipistrelles were recorded foraging along the southern elevation. This activity was consistent with the observations made by the surveyor during the same period. No other activity was recorded.	

<i>Surveyor 2</i>	No emergencies or re-entries observed: The first activity was a common pipistrelle that was heard but not seen at 21:17. For the duration of the survey from 21:18 to 22:40 common pipistrelles were consistently seen foraging in front of the northwest elevation. The main foraging paths they took were west to east along the northwestern elevation and north to south over B1. They were observed passing over B1 close to the gable end and chimney area on multiple occasions. They were also seen foraging near the residentially occupied section of B1 close to an area of trees. There were a max count of 6/7 common pipistrelles. The northwestern elevation had an area of trees and shrub. No other bat species were observed.	
<i>IR position 2</i> <i>Nightfox whisker & XB5 Pro</i>	No emergencies or re-entries recorded: Upon review of the IR footage no emergencies or re-entries were seen. An unidentified bat, of pipistrelle size was recorded foraging at 21:00. This is likely a common pipistrelle due to common pipistrelles being heard and observed not long after and for the duration of the survey. Common pipistrelles were recorded foraging between 21:18 and 22:36. This activity was consistent with the observations made by the surveyor during the same period. No other activity was recorded.	

<i>Unmanned IR position 3 Nightfox whisker & XB5 Pro</i>	No emergences or re-entries recorded: Upon review of the IR footage no emergences or re-entries were seen. Multiple passes by common pipistrelles were observed between 21:15 and 22:40. Most passes came from the southern elevation where they were heading north. There was occasional foraging pipistrelles also observed during this period. A max count of 3 pipistrelles were observed at 22:15 foraging below the chimney. No other bat activity was recorded.	 An infrared image showing a dark, textured roof of a building. A chimney is visible on the right side. A bright, circular light source is in the upper left, creating a lens flare. A timestamp in the bottom right corner reads '07/29/2025 22:40:48'.
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Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	General bat activity on site: - Foraging activity by common pipistrelles (<i>Pipistrellus pipistrellus</i>) was observed throughout the survey. No emergences or re-entries were observed. Key foraging areas – Around the trees along the southern and northern elevation of B1. Key flight lines – A repeated foraging path was identified along the southern elevation of B1, with the bat flying around the monkey puzzle tree, towards B1, passing over B1. Occasional use of the eastern elevation to forage was also observed. Species observed- Common pipistrelle (<i>Pipistrellus pipistrellus</i>) – a peak count of 7 individuals.
<i>Impact Assessment</i>	No impacts foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only.
<i>Recommendations</i>	Works can proceed without the need for any further requirements. In the unlikely even bats are found, work must stop, and a suitably qualified ecologist will be contacted for further advice. 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 trees along the trees of the Northen, eastern and southern elevation 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>	The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the new build extension. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. The bat boxes will be a specification suitable for crevice dwelling species such as; • Beaumaris Woodstone Bat Box for crevice dwellers (attach to side of building) • Chillon Woodstone Bat Box for crevice dwellers (attach to side of building) • Wildcare Eco Crevice / Cavity Bat Box - Surface Mounted (attach to side of building) or a similar alternative brand.

Appendix 1: BERS plan

Bat Emergence and Re-Entry Survey



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Version control			
Status	Issue	Name	Date
Draft	0.1	Chloe Quinn MSc, BSc (Hons), Assistant Ecologist	31/07/2025
Proof	0.2	David Hill-Chambers MSc, BSc (Hons), Graduate Ecologist	04/08/2025
Proof	0.3	Mel Reid BSc (Hons) MRes AMRSB, Principal Ecologist	13/08/2025
Final	1.0	Chloe Quinn MSc, BSc (Hons), Assistant Ecologist	13/08/2025