

**Angela Graham Bat Consultancy Service Limited**

**Office 47, Bury Business Centre, Kay Street, Bury, Lancs, BL9 6BU**

**tel - 0161 763 6171, fax - 0161 761 7854, mob - 07710 184142**

**e-mail : [bat.consultancy@talktalk.net](mailto:bat.consultancy@talktalk.net) Company no. 7492656**

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**Dusk emergence survey at**

**6 Southfield Drive,  
West Bradford,  
Clitheroe,  
BB7 4TU**

**OS grid reference:  
SD 7456 4450**

*Commissioned-by:*  
Michael Devenney

**Survey Date: 12/6/20**

Previous surveys: day-time - 15/8/19

**Report Date: 17/6/20**

Previous reports: day-time - 29/8/19

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## **Summary.**

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

This detached house has an existing single-storey extension, which is to be converted to two-storey. The original plan was to tie-in the new extension roof to the western end of the existing roof.

It was known that bats roosted at the gable end to be extended, and this dusk emergence survey confirmed some bats emerge from the area where it was proposed to tie-in the new roof. The client's own observations have helped to confirm this as a maternity colony roost, with most bats emerging from the gable apex.

Only common pipistrelles were recorded at this survey, including one shortly after a bat emerged.

I understand the plan now is not to tie-in the new roof along any of its length, leaving a drop of around 0.5m between the eaves of the existing house the roof of the new extension at the western end of the property.

This will enable the development to go ahead without impacting directly on a known bat roosting site.

So long as this is the case, the work can be done without a licence from Natural England.

The bat consultant needs to be supplied with a revised drawing illustrating that the two roofs will not be tied in, and giving the measurement of the distance between the existing roof and the extension roof. It should also show a plan to prevent cat access from the remaining single-storey roof to the new extension roof.

A Bat Method Statement needs to be written for the benefit of contractors. In particular this will cover the timing restrictions on the development and the legal obligations of the contractors with respect to bats.

## **Introduction.**

I was engaged to undertake a dusk emergence survey of this building further to my day-time assessment on **15/8/19**. This was a known roost at the time of that assessment. There was evidence to suggest a pipistrelle maternity colony roost at the end of the property to be extended.

This report should be read in conjunction with the report of the day-time survey.

## **Survey and Limitations.**

I returned on **12/6/20** to carry out the dusk emergence survey.

Prior to the survey I also re-checked the loft for signs of fresh bat droppings.

I had one assistant with me for the dusk survey. We took up fixed positions to watch for bats leaving the building; at first together at position 1 then as darkness fell separating to positions 1 and 2, as shown in Fig 1 below.

In addition I placed an Anabat SD1 at either side of the gable end. See Fig 1 below. These record bat calls for analysis on computer later. They are extra tools for helping to confirm the species present. The microphones of the detectors used are not water-proof, so recording was stopped around 22.00 when rain became heavier.



Fig. 1.

Key: Approximate locations (1 and 2) of surveyors shown by red stars.  
Approximate locations of recording devices shown by yellow crosses.

## Findings.

Stored items from near the gable wall had been removed and apparently-fresh droppings had been deposited on top of old:



A large pile of apparently, old, disintegrated droppings towards the western end of the gable wall appeared not to have changed, though one fresh dropping was seen:



Pile of droppings as seen on 15/8/19 and 12/6/20



Single fresh dropping on 12/6/20

No pre-emergence sounds such as chittering were heard from within the loft, but the client reported having counted 20+ bats emerging from the gable apex over the space of around 10 minutes on **30<sup>th</sup> or 31<sup>st</sup> May**.

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 survey	Conditions °C/weather	Comments
12/6/20	dusk	21.41	21.15 to 22.25	13.7°C at start, hint of rain, slight breeze, heavy cloud. Heavier rain from around 22.00. Heavier still from around 22.22 causing survey to be ended.	Bat emerged from bottom, eastern corner of soffit at 21.32. Bat recorded on detector to rear of property at 21.34. Single bats emerged from western soffit between apex and chimney, at 21.47 and 22.16. See Fig. 1 and Plate 1 below. All bats recorded were common pipistrelles. See Appendix 1.
30 or 31/5/20	dusk			hot and sunny period of weather	Client observed 20+ bats emerge from the gable apex over a period of around 10 minutes, then ceased watching.

**Survey type key:** **dusk** = dusk emergence survey,



Fig. 1. Key: Approximate emergence locations of bats on 12/6/20 shown by red squares.  
Apex emergence point of 20+ bats on 30 or 31/5/20 shown by red circle



Plate 1. Apex emergence point, as confirmed by client, shown by red circle.  
Approximate emergence points on 12/6/20 shown by red arrows.

## Conclusions/Discussion

Only common pipistrelles (*Pipistrellus pipistrellus*) were recorded, including one shortly after a bat emerged. It is reasonable to assume therefore that this is a roost of the common pipistrelle.

The number of droppings in the loft - although the number of fresh droppings was quite low - and the fact the client observed 20+ bats emerging over around 10 minutes, suggests this is a maternity colony roost.

The emergence of two bats from the western end of the gable, ties-in with there being a pile of old droppings in that vicinity in the loft. It is possible that the cavity wall insulation was introduced in the recent past and has limited the available roosting space in that vicinity since.

I understand the plan now is not to tie-in the new roof along any of its length, leaving a drop of around 0.5m between the eaves of the existing house the roof of the new extension, at the western end of the property.

This will enable the development to go ahead without impacting directly on a known bat roosting site.

So long as this is the case, the work can be done without a licence from Natural England.

However there will be still be a single-storey element alongside the new two-storey extension. To ensure cats cannot access the new extension roof, to sit below the roost and pick-off bats as they emerge, there will need to be a structure put in place to prevent them jumping from one to the other.

The bat consultant needs to be supplied with the revised drawing illustrating that the two roofs will not be tied in, and giving the measurement of the distance between the existing roof and the extension roof. It should also show a plan to prevent cat access from the single-storey roof to the new extension roof.

A Bat Method Statement needs to be written for the benefit of contractors. In particular this will cover the timing restrictions on the development and the legal obligations of the contractors with respect to bats.

### **Recommendations.**

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

Provide the bat consultant with revised drawings showing the proposal as up-dated.

Have a Bat Method Statement written to cover the development.

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### **Appendix 1 - Example sonogram recorded at dusk survey**

