



# UPDATE BAT ACTIVITY SURVEYS 2023

OVERDALE, YORK LANE, LANGHO

Ms Charlotte Seal  
14 September 2023

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# 1 INTRODUCTION

## 1.1 Background Information

- 1.1.1 Sambrook Associates Ltd was instructed by Ms Charlotte Seal to undertake update bat activity surveys at the request of the Local Planning Authority for the proposed development at Overdale, York Lane, Langho. The site comprises a bungalow that will be demolished and replaced in line with approved plans.
- 1.1.2 Previous bat surveys comprise an external and internal bat scoping survey undertaken in November 2020 and bat activity surveys undertaken in 2021. These previous surveys did not record any roosts within the building.
- 1.1.3 The bat scoping building inspection undertaken in November 2020 identified the building as being of Moderate suitability for bats. The results of this survey are below:

Brief description	Potential to support bats	Evidence of bats
Single storey rendered prefabricated breezeblock building with tiled roof. Damp throughout which was overpowering in places. Two small cluttered loft spaces with roofing membrane and standard fibre insulation present. Barge boards/soffits present all round which exhibited gaps into the fabric of the building. Gaps under tiles and ridge tiles providing access points. Small gaps under eaves, behind barge boards providing access points. Chimney with lead flashing present which exhibited gaps. Small area of ivy growth on front of building but not suitable for roosting.	Moderate potential	No evidence of bats found on the outside or within the building

- 1.1.4 No bats were observed emerging from or re-entering into the building during the bat activity surveys conducted in July and September 2021. Bat activity at the site was extremely low. During the dusk survey, *Noctule Nyctalus noctula* was heard flying high overhead four times. Three common pipistrelle *Pipistrellus pipistrellus* passes were recorded by both the surveyor at the front of the property and the surveyors at the back of the property; the first at 21:38 and the last at 22:27. During the dawn survey a single common pipistrelle was recorded by surveyors on each side of the property at 06:18. A second common pipistrelle pass was recorded which included social calls.
- 1.1.5 This report is produced by Rebecca Sambrook MCIEEM (a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM)) following review of the Bat Mitigation Guidelines (2004), the Bat Conservation Trust's Bat Survey Guidelines (2016), other published research and professional experience and judgement. Rebecca adheres to CIEEM's Code of Professional Conduct. Rebecca, NE licence ref 2022-10249-CL17-BAT, has been designing and conducting surveys, assessing impacts and designing appropriate mitigation, compensation and enhancement for 22 years, involving hundreds of projects. Rebecca is an accredited agent on a number of Natural England and Natural Resources Wales derogation/mitigation licences.

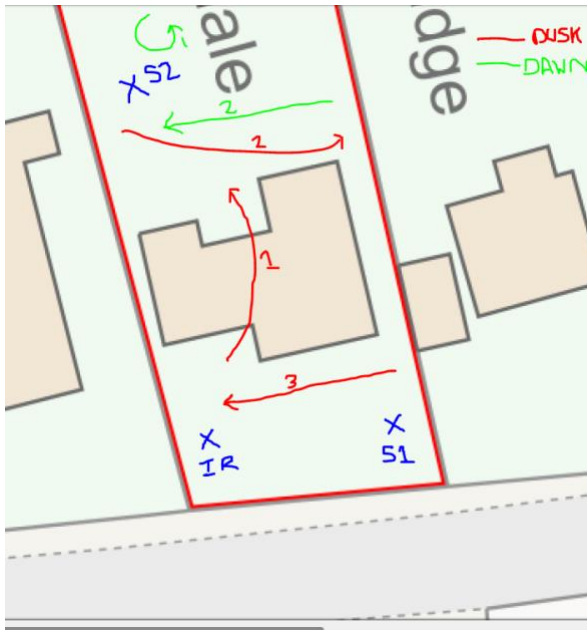
## 2 BAT ACTIVITY SURVEYS

### 2.1 Methodology

- 2.1.1 The survey followed the methodology set out in the Bat Conservation Trust handbook; Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016). A walk-over of the building was undertaken prior to the dusk survey which found the external structure of the building such as roof, soffits, valley guttering in a similar condition to the previous surveys, although the building was noted internally to be much damper than previously.
- 2.1.2 Two activity surveys comprising one dusk survey and one dawn survey were undertaken during appropriate weather conditions during the 2023 survey season. The dusk survey commenced 15 minutes before sunset until 1.5-2 hours after and the dawn survey commenced 1.5-2 hours before sunrise until 15 minutes after. The surveys were undertaken by Suzannah Spencer (NE licence 2015-7496-CLS-CLS) and Dave Spencer (NE licence 2015-13435-CLS-CLS). The surveyors were positioned strategically so that good coverage of the building was achieved, see Figure 2.1 below.
- 2.1.3 The surveyors used a Wildlife Acoustics' EM Touch 2 Pro detector and a Petterson D240x with Tascam recorder/Nightfox Red IR camera with 2 x Westlight IR torches 850nm. The data was analysed by the surveyors.
- 2.1.4 The following table provides details of the surveys.

**Table 3.1: Survey Data**

Variable	Date	
	24-08-2023	11-09-2023
<b>Survey type</b>	Dusk	Dawn
<b>Sunrise/Sunset</b>	20:19	06:35
<b>Time started</b>	20:04	05:05
<b>Time completed</b>	21:49	06:50
<b>Start weather</b>	Dry, warm	Dry, warm
<b>Start Temperature</b>	14°	17°
<b>Start rain</b>	0	0
<b>Start cloud</b>	0	8
<b>Start wind</b>	1	2
<b>End weather</b>	Dry, warm	Damp, warm
<b>End temp</b>	12°	16°
<b>End rain</b>	0	0
<b>End cloud</b>	0	8
<b>End wind</b>	1	2
<b>Notes</b>	None	Two light rain showers 06:00-06:10 and 06:20-06:28

**Figure 2.1: Surveyor Locations**

## 2.2 Limitations

- 2.2.1 The second survey was undertaken in September which is an acceptable time of year providing the first survey was undertaken between May-August. During the second survey, there was intermittent light rain towards the end of the survey however, the level of activity encountered was comparable to the first survey (and previous surveys) which was undertaken in optimum conditions. Therefore, it is considered the survey was not sub-optimal and both surveys are a good representation of bat activity within the site.

## 2.3 Results

- 2.3.1 No bats were observed emerging from, or re-entering into, the building. Therefore the building is not a roost.
- 2.3.2 Bat activity at the site was low. During the dusk survey, four common pipistrelle *Pipistrellus pipistrellus* passes were recorded by both the surveyor at the front of the property and the surveyor at the back of the property; the first at 20:47 and the last at 21:33. During the dawn survey, the passes count was higher with 17 passes by common pipistrelle at the front of the property between 05:13 and 06:02 and five passes to the rear of the property between 05:17 and 06:06. In the main, passes were commuting bats with some social calls and one incidence of brief foraging in the neighbouring garden.
- 2.3.3 No other activity was recorded.

## **2.4 Conclusion**

- 2.4.1 Surveys undertaken were appropriate to the scale of development. The result of the surveys indicate a likely absence of bats from the building. No further surveys, impact assessment or scheme of compensation is required.

### 3 REFERENCES

Collins, J (ed.). 2016. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edn)*. The Bat Conservation Trust. London

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