

Bromiley, Ribchester Road, Clayton-le-Dale BB1 9EG

UPDATED BAT ACTIVITY SURVEY REPORT 2026

August 2026

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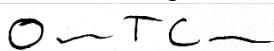
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Document Control

Survey Type:	Surveyors ¹	Survey Date(s)
Dusk Emergence Survey	Oscar Caunce, Catie Howarth and Ian Nelson	8 th July 2026
Reporting	Personnel	Date
Author	Oscar Caunce B.Sc. (Hons) Assistant Ecologist	22 nd July 2026
Signature		
Checked	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM	3 rd August 2026
Revised and issued	Victoria Burrows	3 rd August 2026
Report issued to	Zara Moon Architects / Mr John Hetherington	
Version Number	1	
¹ Licence reference number Bats Victoria Burrows, Natural England Class Survey Licence (bats, Level 2) Registration Number 2025-84635-CL18-BAT		

SUMMARY

Introduction and Scope

- i. This bat survey and assessment presents the results of an updated dusk emergence bat survey at Bromiley, Ribchester Road, Clayton-le-Dale. The survey was required to inform a planning application proposing the demolition of the existing house and shed and the construction of a replacement dwelling.
- ii. No evidence of roosting bats was detected by the previous surveys carried out in August and September 2025. The requirement for an updated survey is in accordance with the assessed suitability of the house for use by roosting bats and the recommendation relating to survey validity presented at Section 5.2 of the 2025 ecology report which states:

'Bats are mobile and it is recognised that the validity of a presence / absence survey for bat species is typically considered to be no more than one survey season. If works have not commenced by the start of the next bat active season (i.e. by June 2026) then an updated survey of the building will be required to ensure these survey findings remain valid to inform the demolition.'

- iii. This report presents the results of one dusk emergence survey supplemented with the use of night vision aids (NVAs) and provides the specification of the scope of mitigation and ecological protection and enhancement required in accordance with wildlife legislation, planning policy guidance and other relevant guidance.

Results of Survey and Assessment and Recommendations

- iv. The general conditions at the site are similar to those reported previously; no significant changes to the site conditions or habitats have occurred since the last visit in September 2025.
- v. The following roost exits were detected at the house:
 - Roost Exit 1: One soprano pipistrelle emerged from Roost Exit 1 from behind a hanging tile at the base of the dormer at the south-western elevation of the house; and
 - Roost Exit 2: One soprano pipistrelle emerged from Roost Exit 2 from around the window frame on the dormer at the south-western elevation of the house.

* As Roost Exits 1 and 2 are in use by the same species for the same function, albeit with slightly different roosting locations within the overall roost structure then Natural England would typically treat these two exists and one roost (Roost 1).

- vi. The vacant house does not provide optimum conditions for use by bats in the hibernation season and no evidence to indicate that the house has been used by a roost of a high conservation significance as defined by Figure 4 of the Bat Mitigation Guidelines (Mitchell-Jones, 2004) has been found in 2025 and 2026.
- vii. In the absence of mitigation, the demolition works will disturb bats and will destroy the soprano pipistrelle day roost. In accordance with current Natural England guidelines this is a 'low' scale of impact.
- viii. In accordance with relevant wildlife legislation and the protection afforded to bats and their roosts, works at the roost must only be carried out under a relevant Natural England European Protected Species Mitigation licence issued under Regulation 55 of *The Conservation of Habitats and Species Regulations 2017* (as amended). Section 4.3 of this report presents a bat mitigation strategy to demonstrate how the proposals can be achieved whilst seeking to avoid an adverse effect on the favourable conservation status

of soprano pipistrelle and by ensuring there is no net loss of roosting opportunity at the site in the long-term.

- ix. It is advised that appropriate and proportionate survey effort has been carried out in summer 2025 and 2026 to determine the presence / absence of roosting bats and to characterise the detected roost; no further surveys are required to inform a planning application and progress a Natural England licence application.
- x. Two species of bat namely common pipistrelle and soprano pipistrelle were recorded flying in the survey area over the survey periods. Subject to the avoidance of lighting and / or implementation of an appropriate lighting strategy there is minimal risk of an increase in disturbance to foraging / commuting bats at the site.

Conclusion

- xi. It is considered that the redevelopment proposals are feasible and acceptable in accordance with bat roost considerations and relevant planning policy.
- xii. The comprehensive bat mitigation strategy outlined in **Section 4.3** demonstrates that mitigation for roosting bats and conservation of roosting and foraging opportunities at the site in the long-term is entirely feasible. The 'three tests' of *The Conservation of Habitats and Species Regulations 2017* (as amended) can be met. An appropriate Natural England European Protected Species Mitigation licence will be required to facilitate the works and can be applied for once planning permission is obtained.

1.0 INTRODUCTION

1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Zara Moon Architects on behalf of their client to carry out an updated dusk emergence bat survey at Bromiley, Ribchester Road, Clayton-le-Dale (hereafter referred to as the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SD 67248 33326. An aerial image of the site and its surrounding habitats is appended at **Figure 1** (source image: ESRI World Imagery).
- 1.1.2 This survey updates the findings of the bat activity surveys previously completed at the site in 2025, as presented in *Ecological Appraisal and Licensed Bat Survey* (ERAP (Consultant Ecologists) Ltd, 2025), hereafter the '2025 ecology report'. The survey was required to inform a planning application proposing the demolition of the existing house and shed and the construction of a replacement dwelling (Ribble Valley Borough Council ref: 3/2025/0902).
- 1.1.3 No evidence of roosting bats was detected by the surveys carried out in August and September 2025. The requirement for an updated survey is in accordance with the recommendation relating to survey validity presented at Section 5.2 of the 2025 ecology report which states:

'Bats are mobile and it is recognised that the validity of a presence / absence survey for bat species is typically considered to be no more than one survey season. If works have not commenced by the start of the next bat active season (i.e. by June 2026) then an updated survey of the building will be required to ensure these survey findings remain valid to inform the demolition.'

1.2 Scope of Works

- 1.2.1 Due to the habitats bordering the house and the presence of potential roost features (PRFs) at the house, particularly at the extensions with hanging tiles, the house is assessed to be of 'moderate' suitability for use by roosting bats. To update the surveys carried out in 2025 a minimum of one dusk emergence survey was recommended to determine the presence / absence of roosting bats.
- 1.2.2 The shed was assessed to conform to the suitability criteria of 'negligible' and no further surveys are required.
- 1.2.3 This report presents:
- Results of an updated daylight survey of the exterior of the house; and
 - Results of one dusk emergence survey at the house supplemented with the use of night vision aids (NVAs).

2.0 METHOD OF SURVEY

2.1 Updated Daytime Bat Walkover Survey

Survey Personnel, Date and Weather Conditions

- 2.1.1 The updated daytime bat walkover survey was carried out by Oscar Caunce on 8th July 2026. The weather was dry and sunny, calm (Beaufort scale 0) and an air temperature of 20°C.

Preliminary Roost Assessment of the House

- 2.1.2 An updated inspection of the external elevations of the house was carried out to find potential bat roosting habitat or accesses into internal areas where roosts may be present. Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks, prey remains and other evidence were also carried out.
- 2.1.3 The survey was carried out in accordance with standard methodology including the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004), the *Bat Workers' Manual 3rd Edition* (Mitchell-Jones & Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023).

2.2 Dusk Emergence Survey: House

- 2.2.1 One dusk emergence survey, supplemented by night vision aids (NVAs), was completed at the house on 8th July 2026. The survey was conducted under suitable conditions. The date of the survey, surveyors, equipment used and weather conditions are presented in **Table 2.1**.
- 2.2.2 The dusk emergence survey commenced at least 15 minutes before sunset, and continued until at least 1.5 hours after sunset.
- 2.2.3 Three surveyors, experienced in conducting bat surveys, were positioned at suitable locations to maximise the coverage of the building to determine any entry or emergence by roosting bats. Any bat emergence or re-entry activity was recorded, with brief notes relating to bat activity at each survey position collated at the end of the survey.
- 2.2.4 Heterodyne detectors were used to determine any bat detected to species or group (Myotis species, for example, often cannot be reliably identified to species from their echolocation calls). Recording bat detector units¹ were also used to record and analyse echolocation calls after the survey using Anabat Insight bat call analysis software.
- 2.2.5 Night vision aids (NVA)² were used at the surveyor positions presented in **Table 2.1**. Footage was subsequently reviewed using VLC Media Player to determine any emergence / re-entry at the building.
- 2.2.6 Surveyor positions and NVA locations are annotated on **Figure 1**. Photographs showing each survey position from the darkest point of the survey are appended at **Photos 1 to 3** in **Section 6.2**.

¹ i.e. Anabat Express (FS), Anabat Scout and Anabat Walkabout units.

² Guide TK612 Gen2 thermal cameras.

Table 2.1: Dusk Emergence Survey Dates, Weather Conditions and Surveyors

Date	8 th July 2026
Sunset time	21:40
Start & end time	21:25 until 23:10
Weather at sunset	20°C, clear, dry and calm (Beaufort scale 0)
Survey Position	Surveyor, Detector and NVA
1	Oscar Counce Anabat Scout & Guide TK612
2	Catie Haworth Anabat Scout & Guide TK612
3	Ian Nelson Anabat Scout & Guide TK612

2.3 Survey Limitations

- 2.3.1 The survey was completed under suitable conditions and all areas of the site were accessible.
- 2.3.2 No limitations on the intended scope of survey were experienced.

2.4 Evaluation Methods

- 2.4.1 Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration. Legislation relating to protected species, such as those listed under Schedule 5 of the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*, is referenced where applicable, and any impacts to protected species are evaluated in accordance with current guidance.

3.0 SURVEY RESULTS

3.1 Updated Daytime Inspection

- 3.1.1 The general conditions at the site remain similar to those reported in the 2025 ecology report; no significant changes to the site conditions or habitats have occurred since the most recent visit in September 2025. No additional ecological considerations were detected.
- 3.1.2 No bat droppings were found around the external elevations of the house on 8th July 2026.

3.2 Bat Emergence Presence / Absence Survey: 8th July 2026

- 3.2.1 The survey data for the dusk emergence survey are presented at **Section 6.1**.
- 3.2.2 Two soprano pipistrelle (*Pipistrellus pygmaeus*) were observed emerging from the following exist points at the house:
 - a. 22:03 (23 minutes after sunset) one soprano pipistrelle emerged from Roost Exit 1 from behind a hanging tile at the base of the dormer at the south-western elevation of the house; and
 - b. 22:41 (61 minutes after sunset) one soprano pipistrelle emerged from Roost Exit 2 from around the window frame on the dormer at the south-western elevation of the house.

- 3.2.3 A annotated photo of the roost exit locations is appended at **Photo 4** and a plan is presented at **Figure 1**.
- 3.2.4 The following species were recorded in flight during the survey:
- Common pipistrelle were detected between 22:02 and 23:10 with the first bat detected 22 minutes after sunset. A total of 252 call sequences were recorded during the survey; and
 - Soprano pipistrelle were detected between 21:56 and 23:05 with the first bat detected 16 minutes after sunset. A total of 188 call sequences were recorded during the survey.
- 3.2.5 No other bat emergence or re-entry was detected at house. Subsequent review of the NVA footage did not detect any other emergence or re-entry activity.

4.0 EVALUATION, ASSESSMENT AND RECOMMENDATIONS

4.1 Introduction and Description of Proposals

- 4.1.1 In accordance with *01_PROPOSED_SITE_PLAN.pdf* (Zara Moon Architects, 2025) it is proposed to demolish of the existing house and shed and the construct a replacement dwelling.
- 4.1.2 **Sections 4.2** provides an assessment of any impacts of the proposed development on roosting bats.

4.2 Bat Species

- 4.2.1 The detected roost (Roost 1 with two exits³) is a soprano pipistrelle day roost.
- 4.2.2 The vacant house does not provide optimum conditions for use by bats in the hibernation season and no evidence to indicate that the house has been used by a roost of a high conservation significance as defined by Figure 4 of the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004)⁴ has been found in 2025 and 2026.
- 4.2.3 In the absence of mitigation, the demolition works will disturb bats and will destroy the soprano pipistrelle day roost. In accordance with current Natural England guidelines this is a 'low' scale of impact.
- 4.2.4 In accordance with relevant wildlife legislation and the protection afforded to bats and their roosts, works at the roost must only be carried out under a relevant Natural England European Protected Species Mitigation licence issued under Regulation 55 of *The Conservation of Habitats and Species Regulations 2017* (as amended). **Section 4.3** of this report presents a bat mitigation strategy to demonstrate how the proposals can be achieved whilst seeking to avoid an adverse effect on the favourable conservation status of soprano pipistrelle and by ensuring there is no net loss of roosting opportunity at the site in the long-term.
- 4.2.5 It is advised that appropriate and proportionate survey effort has been carried out in summer 2025 and 2026 to determine the presence / absence of roosting bats and to characterise the detected roost; no further surveys are required to inform a planning application and progress a Natural England licence application.

³ As Roost Exits 1 and 2 are in use by the same species for the same function, albeit with slightly different roosting locations within the overall roost structure then Natural England would typically treat these two exists and one roost (Roost 1).

⁴ i.e. no signs of a maternity roosts were detected

- 4.2.6 Two species of bat namely common pipistrelle and soprano pipistrelle were recorded flying in the survey area over the survey periods. Subject to the avoidance of lighting and / or implementation of an appropriate lighting strategy there is minimal risk of an increase in disturbance to foraging / commuting bats at the site. Recommendations in relation to lighting are presented at **Section 5.3** of the 2025 ecology report.

4.3 Bat Mitigation Strategy

Natural England Licence

- 4.3.1 Once planning permission is obtained works that will affect the roost must only be carried out in the presence of an appropriate European Protected Species Mitigation (EPSM) licence issued by Natural England.
- 4.3.2 To achieve the licence / registration of the site under a class licence the applicant must be able to demonstrate to Natural England that the following three tests of Regulation 55 of *The Conservation of Habitats and Species Regulations 2017* (as amended) will be satisfied.

Test 1: That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range [Regulation 55 (9)(b)];

Test 2: Demonstration that the proposals for which a licence is sought are for the purposes of ‘preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment’ [Regulation 55(2)(e)]; and

Test 3: Consideration of ‘*There is no satisfactory alternative*’ including the implications of the ‘*do-nothing*’ option [Regulation 55(9)(a)].

- 4.3.3 The Bat Mitigation Strategy outlined below has been prepared in consultation with the architect, and aims to demonstrate that compliance with Test 1 and demonstrates how bats will be accommodated at the site and is considered to be appropriate to inform the planning decision. Tests 2 and 3 are also considered.

Resources

- 4.3.4 This mitigation strategy draws on the following resources:
- a. Current Natural England guidance;
 - b. Information presented in the *BCT Mitigation Conference Proceedings* (Bat Conservation Trust, 2017) and the *Mitigation Case Studies Forum* (Bat Conservation Trust, 2017);
 - c. Implemented and monitored activities / specifications carried out by ERAP (Consultant Ecologists) Ltd at other sites / properties;
 - d. *UK Bat Mitigation Guidelines 2023* (Reason, P.F. and Wray, S., 2023); and
 - e. Information presented on the ‘Roost’ website provided by the Bat Conservation Trust.

Licensed Works

- 4.3.5 The licensed works comprise actions that will directly affect (or have the risk of impacting) the detected roost only. Where there is no risk of an offence under wildlife legislation other works can be carried out

outside the licence, as required, subject to consideration of nesting birds, planning guidelines and restrictions imposed by the planning consent.

Provisions for Use by Roosting Bats

Compensatory Provision to be Provided Prior to Works

4.3.6 Prior to the commencement of licensed actions and to ensure there is no net loss of roost opportunity at the site, and to ensure a suitable feature is present at the site to receive any bats found during the works, two bat boxes will be installed on a suitable trees within the wider land to the north which is under the same ownership.

4.3.7 A suitable box specification is detailed below:



Insert 1: Greenwood Ecohabitat's single cavity bat box

Timing of Works

4.3.8 Based on the presence of a day roost, there is no timing restriction on the date of the commencement of works (provided the planning consent and the Natural England licence are in place and the mandatory actions in relation to nesting birds is adhered to).

Toolbox Talk

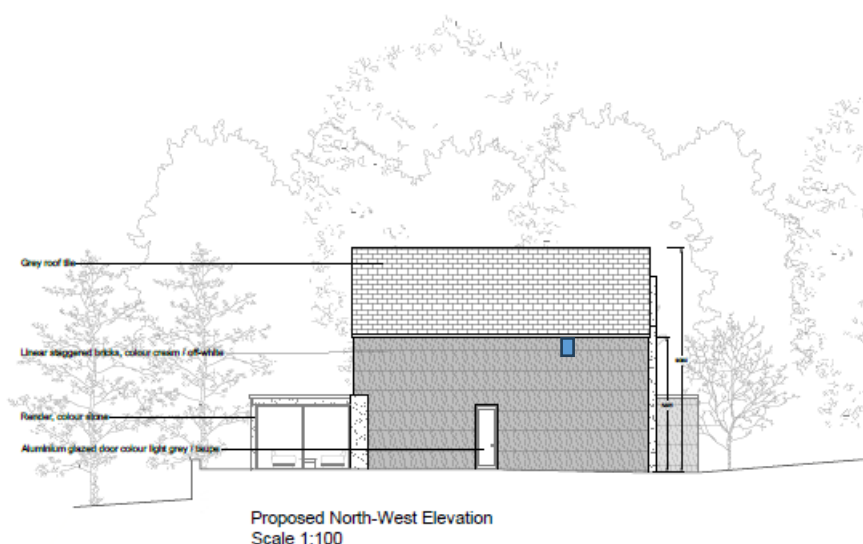
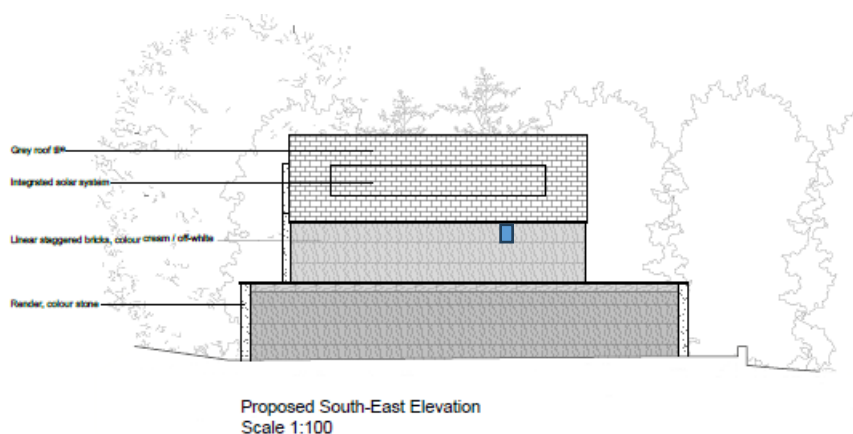
- 4.3.9 Prior to the commencement of works the licensed ecologist will inform all contractors of the following:
- a. The wildlife legislation and protection afforded to bats and their roosts;
 - b. The presence of the licence and the associated method statement and the need to abide by the content;
 - c. The licensable actions;
 - d. Good working practices (i.e. lifting (rather than sliding) of ridge copings and roof slates and turning to check for the presence of bats before discard or stacking);
 - e. The presence of any provisions for roosting bats installed in advance of the works and the need for them to remain undisturbed;
 - f. The protocol to be followed if a bat is discovered when the licensed ecologist is not on site; and
 - g. An outline of the proposals, including specific measures to be accommodated for roosting bats including accesses for bats at the new building in the long-term and timescales.

Capture and Exclusion During Works

- 4.3.10 Under the Natural England licence the roof coverings and hanging tiles at the house will be removed carefully by hand and under the supervision of the licensed ecologist. The underside of the slates, hanging tiles and ridge copings will be checked for bats prior to discard or stacking.
- 4.3.11 If at any time during the works a bat is discovered or suspected when the licensed bat surveyor is not on site all contractors must withdraw from the area and ERAP (Consultant Ecologists) Ltd (01772 750502) or the Bat Conservation Trust must be contacted for further guidance.

Additional Provisions for use by Roosting Bats

- 4.3.12 As illustrated on **Insert 1** below the installation of two bat access panels (one on the north-western and one on the south-eastern elevations) of the new house is recommended to provide permanent provisions for roosting bats. Specifications are provided at **Insert 2**.



Insert 1: Recommended locations for Bat Access Panels / Bat Boxes (refer to **Insert 2**)



Insert 2: Examples of integrated bat access panels and an externally mounted box⁵

Post-development Monitoring

- 4.3.13 There is no requirement for post-development monitoring for the loss of a day roost.

Mechanism for Ensuring Implementation / Success

- 4.3.14 If the licensed ecologist has any concerns regarding the quality of workmanship or there is non-compliance with the Natural England licence, the Mitigation Strategy and / or guidance provided by the licensed ecologist then this will result in additional site visits to make inspections.
- 4.3.15 It is always the intention to ensure all parties are aware of the importance of the Natural England licence and compliance with the Mitigation Strategy and this is achieved through good communication. However, in extreme / significant cases of non-compliance the licensed bat surveyor will report the issue to Natural England and further action may be taken.

Post-development Interference Impacts and Mitigation

- 4.3.16 The risk of post-development interference impacts has been minimised by designing in the provisions for roosting bats in liaison with the property owners and by providing guidance to the property owners on the protection afforded to bats and their roosts.

Consideration of Tests 2 and 3

- 4.3.17 In consideration of the demonstration that the proposals are for imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment [Regulation 55(2)(e)] the following information is of relevance:
- The house is a vacant property which has fallen into a poor condition. The replacement dwelling is a self-build and custom build property that has been designed to meet the needs of the landowner and family whilst working within the planning considerations at the site and local area. The construction of a dwelling that is suitable for use will maintain the presence of a dwelling at the site.
 - In addition, it is proposed to use local professional and construction resources during the works which will be of benefit to the local economy.

⁵ Left to right: IBstock Enclosed Bat Box 'c' (left); Habibat Bat Access Panels (centre left and centre right) and Greenwood's Ecohabitat's two crevice bat box (right). Products with a brick face are illustrated, however the Habibat bat access panels can be supplied unfaced to enable the addition of matching material.

- c. In consideration of alternative ways to meet the identified need it has been advised that that condition of the house and its insulative qualities are so poor that conversion / renovation to retain the building would require extensive works and would likely have a similar impact on the known roost. The demolition and re-build of the house to a sustainable specification is considered to be more appropriate and feasible.

4.3.18 The 'do-nothing option' is not feasible as this would not enable the applicant and their family to meet their identified needs.

5.0 REFERENCES

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6.0 APPENDIX: TABLES, PHOTOGRAPHS AND FIGURES

6.1 Survey Data from Dusk Emergence Survey

Table 6.1: Activity Survey 1, 8th July 2026, Sunset Time 21:40 Start Time 21:25

Survey Position 1: Oscar Counce

Time	Species	Notes
22:03	Soprano pipistrelle	One bat emerged from Roost Exit 1 from behind a hanging tile at the base of the dormer at the south-western elevation of the house.
22:41	Soprano pipistrelle	One bat emerged from Roost Exit 2 from around the window frame on the dormer at the south-western elevation of the house.
22:04 until 23:03	Common pipistrelle	No emergence detected. Foraging activity detected around building
22:02 until 22:56	Soprano pipistrelle	No emergence detected. Foraging activity detected around building
		No other emergence detected.
The Anabat Scout made the following recordings: 40 call sequences of common pipistrelle between 22:04 and 23:03. 28 call sequences of soprano pipistrelle between 22:02 and 22:56.		

Survey Position 2: Catie Howarth

Time	Species	Notes
22:03 until 23:07	Common pipistrelle	No emergence detected. Foraging activity detected around building
22:02 until 23:05	Soprano pipistrelle	No emergence detected. Foraging activity detected around building
The Anabat Scout made the following recordings: 119 call sequences of common pipistrelle between 22:03 and 23:07. 57 call sequences of soprano pipistrelle between 22:02 and 23:05.		

Survey Position 3: Ian Nelson

Time	Species	Notes
22:02 until 23:10	Common pipistrelle	No emergence detected. Foraging activity detected around building
21:56 until 22:55	Soprano pipistrelle	First bat detected. No emergence detected. Foraging activity detected around building
The Anabat Scout made the following recordings: 93 call sequences of common pipistrelle between 22:02 and 23:10. 103 call sequences of soprano pipistrelle between 21:56 and 22:55.		

6.2 Photographs

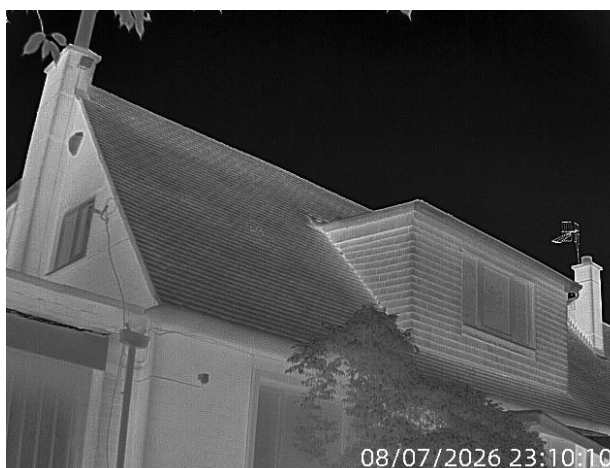


Photo 1: NVA View at Survey Position 1



Photo 2: NVA View at Survey Position 2



Photo 3: NVA View at Survey Position 3



Photo 4: Showing Emergence Roost Exit 1 and 2 at Roost 1

6.3 Figure

Figure 1: Plan to Show Bat Activity Survey Positions and Roost Position

