Recommendations regarding bats

1. The building has been assessed as having low to medium potential to support roosting bats, bats can be found in the most unlikely places. The following precautions are recommended to avoid any possible disturbance to bats.

2. Ideally the building should be demolished in the autumn (September to November inclusive) or in the early spring (March to May inclusive). This is to avoid demolition during the 'maternity' period when bats have dependant young and during the hibernation period when raising bats from hibernation can be harmful to the bats. Disturbed bats can usually readily relocate during autumn and early spring.

3. Demolition contractors should be informed of the possible presence of bats in buildings to be demolished. They should be advised of signs to look for that could indicate bat presence and advised of the need to cease work immediately if bats or signs of bats are found and contact a suitably qualified person for advice.

4. If scaffolding is erected around the buildings at any time to aid demolition and this scaffolding is accessible then an opportunity should be given to bat surveyors to take a closer look at some parts of the building prior to demolition commencing.

5. If demolition is delayed until after May 2014 then further surveys should be conducted for bats.

6. To compensate for any loss of bat roosting potential bat boxes should be erected on nearby buildings or any replacement building/structures that may replace the current building on site. Details of bat boxes can be found in Appendix B.

What to do if bats are found during works

1. If bats are found at any time during works the best course of action is to make good any parts of the building being worked on in order to restore the resting place of the bat as best as possible. Then stop work and contact a suitably qualified bat worker to advise how best to proceed.

2. If the above is not possible and it is necessary to handle the bat to prevent death or injury then the bat(s) should be handled with great care. Bats can bite and in addition to being painful the bites can carry harmful diseases, so wearing gloves is strongly advised. Hold the bat loosely in the palm of the hand with fingers curled gently around the body to prevent harm to the bat.

3. Place the bat in a container that is not airtight. Put a towel or item of clothing into the box for the bat to hold onto. If more than one bat is found then keep all the bats together. Then call a suitably qualified bat worker.

4. If it is not possible to restore the resting place of the bat or if the resting place will have to be removed as a matter of urgency then measures should be taken to prevent bats from re-entering the roosting site, either by blocking the access point or dismantling the structure. A qualified bat worker will advise on this.
5. The usual course of action if the bats are uninjured, (a qualified bat worker would make this judgement after checking for signs of injury) would be to wait until night fall and the bat worker could then release the bats as close to the place where they were found. The bats will most likely be able to find an alternative roosting site.
6. If the place where the bats were found cannot be restored then consideration should be given to providing an alternative roosting place for bats nearby to compensate for any losses. Most species of UK bat will readily use artificial bat boxes placed close to the places where roosting sites have been lost (APPENDIX B)

APPENDIX A – Signs of Bats

Bat droppings from a typical bat roost. Droppings are the most usual sign that bats are present. Droppings look superficially like mouse droppings but are often found in places where the presence of mouse droppings would be improbable (e.g. on the sides of walls).









Fully grown Common pipistrelle bat



Pipistrelle bat droppings, which look like mouse droppings, but crumble to dust when squashed between the fingers (comprising tiny, glistening bits of insect wings etc.)

APPENDIX B SUITABLE BAT BOXES



TYPICAL TREE BOX



TYPICAL BUILDING BOX

APPENDIX C BAT CONTACTS

Greater Manchester Ecology Unit 0161 342 2593
South Lancashire Bat Group 0161 764 8850
Bat Conservation Trust 0845 1300 228