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Armistead Property Ltd

515 – 521 Barlow Moor Road, Chorlton

Greater Manchester

Bat Emergence Survey – Report

May 2025

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1.0 REPORT SUMMARY

The site comprises a main building with former commercial premises at ground level and multiple residential units above, alongside a front parking area, side paths, domestic gardens, and two rear outbuildings (a brick shed and a wooden workshop). It is enclosed on three sides by brick boundary walls, with Barlow Moor Road forming the eastern edge. Access points include a pedestrian gate to the west and a vehicular gate to the north, while the surrounding landscape is characterised by suburban housing and an established road network.

In March 2025, Britannia Ecological Solutions Ltd conducted a Preliminary Bat Roost Assessment (PBRA) at 515–521 Barlow Moor Road, Manchester, to support redevelopment plans. The three-storey uninhabited building, along with two outbuildings, was assessed internally and externally; although potential access points such as gaps and missing tiles were noted, no evidence of bats or roosting was found. The main building was classified as having low roost suitability, and the outbuildings were assessed as having none.

To confirm the likely absence of bats, a dusk Bat Emergence Survey was carried out on 1st May 2025, running from 30 minutes before sunset until two hours after. No bats were observed emerging, although noctule (Nyctalus noctula), common pipistrelle (Pipistrellus pipistrellus), and soprano pipistrelle (Pipistrellus pygmaeus) were recorded flying over the rear garden and adjacent areas.

As bats are strictly protected under UK and European law, and given their ability to use small or hidden roosting features, a precautionary approach is advised. Works should avoid the bat maternity season (May–August) where possible, use soft-strip techniques for demolition, and ensure site operatives remain vigilant, stopping works immediately and consulting a licensed ecologist if any bats or evidence (such as droppings) are encountered. While no further surveys are currently recommended, advice should be reviewed if site conditions change, and the survey findings are considered valid for 12–24 months.

(end of section)

2.0 INTRODUCTION

1.2. Background

Following an initial Preliminary Bat Roost Assessment (PBRA) undertaken in March 2025, Britannia Ecological Solutions Ltd was commissioned by Armistead Property Ltd to conduct a Bat Emergence Survey on an existing structure within the site, in relation to bat species (*Chiroptera*), and to prepare a comprehensive report detailing the findings. This report is intended to support and facilitate the following associated Planning Application:

- *127241/FO/2020 – Proposal: Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of 6no. car parking spaces*

This document outlines the results of the Emergence Survey, which was carried out on the 1st of May 2025 at 515–521 Barlow Moor Road, Chorlton, Manchester, M21 8AQ, U.K. (Constituent Nation: England) (central OS grid ref: SJ 77101 94481). The site will henceforth be referred to as 'the site' (see Figure 1).

The primary aim of this survey was to determine a presence or likely absence of bats or a bat roost. In undertaking this assessment, the survey aimed to support a planning application for the conversion of the building into residential properties—comprising 11 self-contained flats and 6 dormers— as outlined in the above Planning Application, and to identify whether further survey or mitigation measures are required.

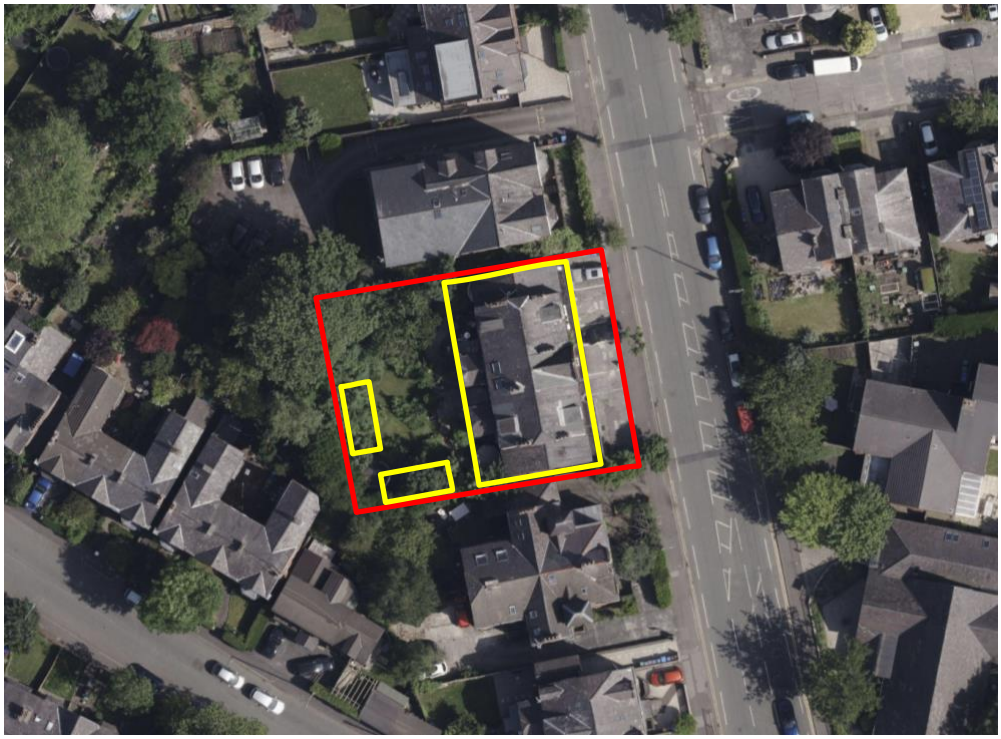
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1.3. Site Description

The site is located to the west of Barlow Moor Road, Chorlton, Manchester, M21 8AQ, U.K. (see Figure 1). The site (outlined in red) comprises a main building (outlined in yellow) containing several residential properties, with former businesses situated beneath them. It also features an associated parking area at the building's frontage, side paths running to the north and south, domestic gardens, and rear hard standings and pathways. Within the rear garden were an additional two associated buildings – a brick shed and a wooden workshop (outlined in yellow).

The site is enclosed to the north, south, and west by dividing brick walls that separate it from neighbouring properties, with Barlow Moor Road forming the eastern boundary. These boundaries are broken only by a small pedestrian access gate at the southern end of the western boundary wall and a vehicular access gate at the northern limit. Beyond the site, a well-established network of roads and suburban housing dominates the surrounding landscape.

Figure 1: Image exhibiting the existing building structures boundary (yellow), site boundary (red) and its surroundings (Google Maps, 2025):



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1.4. Survey Objectives

The primary aim of this survey was to determine a presence or likely absence of bats or a bat roost. In undertaking this assessment, the survey aimed to support a planning application for the conversion of the building into residential properties—comprising 11 self-contained flats and 6 dormers— as outlined in the above Planning Application, and to identify whether further survey or mitigation measures are required.

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3.0 LEGISLATION

The presence of a protected species is a material consideration in planning. If a bat roost is detected, a development licence from Natural England will be required prior to any proposed works proceeding.

All species of bat–and their roost–are fully protected under UK legislation from killing, harm, or disturbance, as well as from damage or destruction of their shelter, resting, or breeding places. Therefore, appropriate measures must be taken to ensure that bat legislation is not breached before any development or works take place.

The Wildlife and Countryside Act 1981 (as amended) transposes into UK law the Convention on the Conservation of European Wildlife and Natural Habitats, commonly known as the Bern Convention. The Countryside and Rights of Way (CRoW) Act 2000 introduced further amendments to the 1981 Act. Under these acts it is illegal to:

- Recklessly or intentionally kill, injure, sell (or offer for sale) or take (alive or dead) any part of a bat
- Recklessly or intentionally damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat
- Recklessly or intentionally disturb a bat while it is occupying a structure or place which it uses for shelter or protection

Bats are also classified as a 'European Protected Species' (EPS), granted special designation under Regulation 41 (as amended) (43) - 2017, of the Conservation (Natural Habitats, &c.) Regulations 1994, also known as the Habitats Regulations. These were subsequently amended by the Conservation of Habitats and Species Regulations 2010 and again in 2019 – Amendment – EU Exit. Under these regulations it is illegal to:

- Deliberately capture, injure or kill any wild animal of a European (EPS) or to deliberately take or destroy their eggs
- Deliberately disturb wild animals of an EPS (affecting ability to survive, breed or rear young) – disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young
- Deliberately disturb wild animals of an EPS (impairing ability to migrate or hibernate) – disturbance of animals includes in particular any disturbance which is likely to impair their ability in the case of hibernating or migratory species to hibernate or migrate
- Deliberately disturb wild animals of an EPS (affecting local distribution and abundance) – disturbance of animals includes in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong
- Deliberately disturb wild animals of an EPS (whilst occupying a structure or place used for shelter or protection) – intentionally or recklessly disturb any wild animal while it is occupying a structure or place which it uses for shelter or protection
- Damage or destroy a breeding site or resting place of any such animal

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Certain bat species are considered 'Species of Principal Importance' and are listed as such under Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006. These include the Barbastelle (Barbastella barbastellus), Bechstein's (*Myotis bechsteinii*), Brown Long-eared (*Plecotus auritus*), Common Pipistrelle (*Pipistrellus pipistrellus*), Greater horseshoe (Rhinolophus ferrumequinum), Noctule (*Nyctalus noctula*), Lesser horseshoe (*Rhinolophus hipposideros*) and Soprano Pipistrelle (*Pipistrellus pygmaeus*) bats.

A European Protected Species Licence is required from Natural England if impacts to bats or their roosts cannot be avoided. This ensures compliance with the relevant legislation. It is important to note that such licences do not provide exemption from offences under the Wildlife and Countryside Act 1981 (as amended).

The application process for a European Protected Species Licence requires that a number of 'tests' are met to support the application. These can be found in the box below:

Natural England Guidance Note: European Protected Species and the Planning Process – Natural England's Application of the 'Three Tests' to Licence Applications (March 2011) states:

- *"In determining whether or not to grant a licence Natural England must apply the requirements of Regulation 535 of the Regulations and, in particular, the three tests set out in sub-paragraphs (2)(e), (9)(a) and (9)(b)6*
- *(1) Regulation 53(2)(e) states: a licence can be granted 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 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied "that there is no satisfactory alternative"*
- *(3) Regulation 53(9)(b) states: the appropriate authority shall not grant a license unless they are satisfied "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*

(end of section)

4.0 METHODOLOGY

Desk Study

To gather information about the site, a remote survey is conducted. This exercise aimed to consider the habitats, features, land uses, and any designated sites of interest within or near the site.

Field Survey

Prior to a Bat Emergence Survey a Preliminary Bat Roost Assessment (PBRA) is undertaken to assess the habitats and structures within a site and its surrounding land. Observations are recorded and described to determine the potential for an area to support a bat population or roost.

Emergence Survey

Emergence surveys are undertaken to confirm the presence or likely absence of roosting bats and to identify any roost access points within a building.

Timing

Emergence surveys must be conducted when bats are active, between May to September, under suitable weather conditions. Surveys should commence 15–30 minutes prior to sunset and continue for at least 1.5 to 2 hours after sunset to ensure full observation of any emergence activity.

Conditions

Ideal emergence survey conditions include dry weather with temperatures exceeding 10°C, low wind speeds (below 5mph Beaufort Scale 2 – Light Breeze), and the absence of heavy rain.

Surveyors

Experienced surveyors are positioned strategically to ensure full visual coverage of all potential roost access points around a structure. These included gable ends, soffit boxes, fascia boards, lifted or missing tiles, vents, and other architectural features likely to be used by bats. Additional surveyors must be utilised where a building has complex or multiple elevations with potential roost features to ensure full coverage of a building or structure.

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Equipment

Surveyors are equipped with a range of professional bat detectors, including full-spectrum and frequency division models such as the Echo Meter Touch 2 Pro and Batlogger, enabling real-time identification and recording of echolocation calls. Supplementary equipment including recording devices for later sonogram analysis, infrared torches, binoculars, and night vision/thermal imaging cameras to assist in detecting emerging bats in low-light conditions. These tools were used to examine the Potential Roost Features (PRFs) identified during the Preliminary Bat Roost Assessment (PBRA) undertaken in March 2025, supporting the identification and recording of any bat activity or evidence of roosting.

Recording

Surveyors record all bat activity, including species (where identifiable), general behaviour, time and direction of emergence, number of individuals, and the specific location of each emergence point. Environmental data is also logged, including temperature, wind speed, cloud cover, and any precipitation during a survey period.

Should roosting bats be identified, further activity surveys or mitigation measures may be recommended in accordance with best practice guidelines and relevant licensing requirements.

In the event of no bat emergence/activity being observed, this must also be noted, along with any limitations of the survey such as adverse weather conditions, access, and potential obstruction of features.

(end of section)

5.0 SURVEY RESULTS

Desk Study

The site comprises a main building containing several residential properties, with former businesses situated beneath them. It also features an associated parking area at the building's frontage, side paths running to the north and south, domestic gardens, and rear hard standings and pathways. Within the rear garden were an additional two associated buildings – a brick shed and a wooden workshop.

The site is enclosed to the north, south, and west by dividing brick walls that separate it from neighbouring properties, with Barlow Moor Road forming the eastern boundary. These boundaries are broken only by a small pedestrian access gate at the southern end of the western boundary wall and a vehicular access gate at the northern limit. Beyond the site, a well-established network of roads and suburban housing dominates the surrounding landscape.

Results of a search conducted on MAGIC for Designated Sites of Interest (DSI), revealed there were 4 DSI's present within 2 km of the site (See Table 2 & Appendix 1).

Table 2: Designated Sites of Interest:

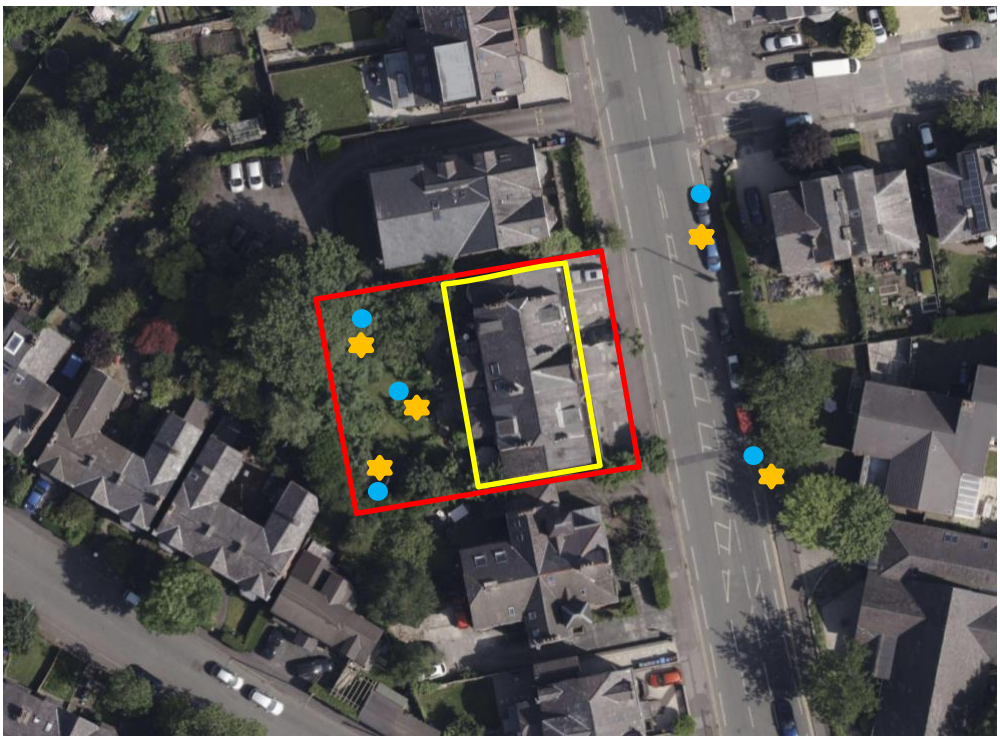
Designation	Site	Area (Ha)	Distance / Direction
Local Nature Reserve	Chorlton Ees & Ivy Green	48.47	580 m South-west
Local Nature Reserve	Chorlton Water Park	17.5	1,540 m South
Local Nature Reserve	Broad Ees Dole	8.78	1,670 m West-south-west
Local Nature Reserve	Kenworthy Woods	36.77	1,940 m South-south-east

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4.1. Field Survey

A single emergence survey was undertaken on 1st May 2025. This survey focussed on the residential property (the building) (see Figure 2). The survey commenced 30mins prior to sunset and concluded 2hrs after.

Figure 2: Image exhibiting the location of surveyors (blue) and camera equipment (orange) positioned around the existing building structure (yellow), site boundary (red) and its surroundings (Google Maps, 2025):



Surveyors:

The lead ecologists undertaking the survey were Jordan Prendergast and Joe Cooper. Both have extensive experience working with a range of established ecological consultancies and have relied on guidance from the Bat Conservation Trust, county bat groups, seminars, and specialists. Jordan possesses a depth of knowledge of bat survey techniques, having conducted a variety of surveys— including roost, emergence, and activity surveys— across diverse settings in the United Kingdom, Isle of Man, and Republic of Ireland since 2013. Joe Cooper, who holds a Level 2 Class Licence (2022-10780-CL18-BAT), is a highly experienced ecologist with a wealth of expertise in bat roost assessments, emergence surveys, and activity surveys. The survey was supported and assisted by M. Finch, J. Adams and S. Lea. All surveyors have industry experience in conducting bat surveys.

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Equipment:

To assist with the survey, a range of equipment compliant with the bat survey guidelines was utilised. This included bat detectors – specifically Echo Meter Touch 2 Pro – full-spectrum digital detectors – to identify species via their echolocation calls, infra-red/night vision cameras – specifically Night Fox Whisker and Night Fox Red models, and infrared torches/inspection lamps. These were collectively used to examine the Potential Roost Features (PRFs) identified in the PBRA survey undertaken in March 2025 assisting in identifying and recording evidence of bats emerging from potential bat roosts.

Bat activity:

Although no emergence from the building was observed, Noctule *Nyctalus noctula*, Common pipistrelle *Pipistrellus pipistrellus* and Soprano pipistrelle *Pipistrellus pygmaeus* bat were active over the site, with activity focused over the rear garden area and on adjacent lands.

Table 3: Emergence Survey Results:

Sunset Time	**Start Time**	**Finish Time**
20:35	20:05	22:35

Bat Emergence Survey Results
No emergences observed.

General Bat Activity			
Species	**Count**	**Behaviour**	**Activity Duration**
Common pipistrelle	19	F – over garden	21:58 – 22:08
Soprano pipistrelle	14	F – over garden	21:06 – 22:07
Noctule	3	C/F – distant pass	20:59, 20:46 – 20:56

Behaviours Key:
F – Foraging, C – Commuting, S – Social Calling, P – Pass, U - Unknown

Weather Conditions:

Weather on the day of the survey was fair, with dry conditions, mostly clear skies and no rain. Conditions at the start of the survey were recorded as being 18ºC and a wind speed of Beaufort Scale 2 – Light Breeze, with the end of the survey recording a temperature of 16ºC and a wind speed of Beaufort Scale 1 – Light Air.

The above conditions are deemed compliant with bat survey guidelines.

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Survey Constraints

Street lighting and disturbance from urban traffic along Barlow Moor Road likely deters bat activity from the Eastern face of the building.

Following the initial Preliminary Bat Roost Assessment (PBRA) undertaken in March 2025, limited internal works were carried out within the building. These involved the removal of personal belongings, soft furnishings, internal doors, skirting boards, wall tiles, and kitchen appliances. Although such activities are unlikely to have caused disturbance to bats or impacted any potential roosts (which were considered likely absent), the client has been advised to refrain from undertaking any further interior works until the relevant planning conditions have been fully discharged by the Local Planning Authority.

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6.0 DISCUSSION AND RECOMMENDATIONS

Discussion:

In March 2025, Britannia Ecological Solutions Ltd undertook a Preliminary Bat Roost Assessment (PBRA). Such preliminary surveys are required to ensure that development works do not breach legislation protecting bats. The objective was to assess both the site's habitats and the existing building — comprising a mix of residential accommodation above former commercial premises — for their suitability to support roosting bats. This assessment supports the planning application process, informs associated planning conditions, and determines whether further surveys or mitigation measures are required.

Although access points were identified during the PBRA, such as gaps in soffits, fascia boards, or slipped and missing roof tiles, no superficial evidence of bat activity was recorded. No signs of bats or roosting were found during the survey, and as such, the outcome of this survey returned the following result:

The Building:
Categorised as ***Low*** – as per the definition in the Bat Conservation Trust (2023) guidelines (see Table 3).

The Brick and Workshop Sheds:
Categorised as ***None*** – as per the definition in the Bat Conservation Trust (2023) guidelines (see Table 3).

Associated Habitats:
Categorised as ***Low*** – as per the definition in the Bat Conservation Trust (2023) guidelines (see Table 3).

Most buildings offer some opportunity and potential to host a bat refuge or roost. Considering the building's features, materials, and the surrounding environment—such as residential gardens, which provide some foraging opportunities—it was felt the surveyed building could potentially support a roost or temporary refuge for bats.

Given the building's construction style and condition, with particular reference to the roof, further bat surveys are recommended. It was therefore the opinion of the surveyor that, before the proposed works may continue, a single dusk emergence survey should be carried out on the main building to determine the presence or likely absence of bats or a roost. These should be undertaken between May and September, preferably mid-season (June–August).

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Following the aforementioned PBRA survey, a single dusk Bat Emergence Survey was undertaken on 1st May 2025. No emergences were observed from the building; however, noctule (Nyctalus noctula), common pipistrelle (Pipistrellus pipistrellus), and soprano pipistrelle (Pipistrellus pygmaeus) bats were recorded as active over the site, with activity concentrated in the rear garden area and adjacent lands.

It should be noted that proving the presence or absence of bats definitively is very difficult due to their mobility, small size, and their ability to roost in very small spaces, such as between roofing tiles or in joins between wooden beams.

Although the site was found to have low potential for roosting bats – with no emergences during the Bat Emergence Survey, it is important to note that if bats are, at any time, found residing in the building and impacts on the species are unavoidable, a European Protected Species Licence would be required from Natural England. This may involve the installation of permanent roosting features for bats on site. It is important to note that such licences do not provide protection against offences under the Wildlife and Countryside Act 1981 (as amended).

Should a bat, or evidence of a bat—such as droppings—be discovered at any point during the development phase, all works must stop immediately. An experienced, bat-licensed ecologist must be contacted, or advice sought from the Bat Conservation Trust on **0345 1300 228**.

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Table 4: Bat Roost Potential Criteria:

Suitability	***Description of Roosting Habitats***	***Foraging and Commuting***
None	*No habitat features on site likely to be used by roosting bats at any time of year.*	*No habitat features on site likely to be used by any commuting or foraging bats at any time of year.*
Negligible	*No obvious habitat features on site likely to be used by roosting bats, though a small element of uncertainty remains as bats can use small or apparently unsuitable features on occasion.*	*No obvious habitat features likely to be used as flight paths or by foraging bats. Though, a small degree of uncertainty remains in order to account for unusual bat behaviour.*
Low	*A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. Although, these potential sites do not provide enough space, shelter, protection, appropriate conditions & or suitable surrounding habitat to be used on a regular basis or by a large number of bats.*	*Habitat that could be used by small numbers of bats as flight paths such as a gappy hedgerow or an unvegetated stream that is isolated from the surrounding landscape.*
Moderate	*A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions & surrounding habitat, though unlikely to support a roost of high conservation status.*	*Continuous habitat connected to the wider landscape that could be used by bats for commuting such as linked gardens or lines of trees & scrub or habitat that could be used by bats for foraging, connected to the wider landscape e.g. trees, grassland, scrub or water bodies/courses.*
High	*A structure with one or more potential roost sites that are obviously suitable for use by a large number of bats on a more regular basis & potentially for longer periods of time due to their size, shelter, protection, conditions & surrounding habitat. These structures having the potential to support high conservation status roosts.*	*A site close and connected to established/known roosts. Continuous high-quality habitat that is well connected to the wider landscape, likely to be used regularly by bats for commuting such as river valleys, streams, hedgerows, lines of trees or a woodland edge. Habitat connected to the wider landscape, likely to be used regularly by foraging bats e.g. broadleaved woodland, treelined watercourses, parkland or areas of grazing.*

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Recommendations:

Bats are fully protected under the *Wildlife and Countryside Act 1981* (as amended) and the *Conservation of Habitats and Species Regulations* – 1994 (as amended 2010 - Regulation 41 *(as amended) (43) - 2017*). In addition, Bats are a *Species of Principal Importance* in England under the *Natural Environment and Rural Communities - (NERC*) Parliament Act 2006.

Under the *Wildlife and Countryside Act 1981* (as amended) it is illegal to:

- *Intentionally kill, injure or take a bat* (9.1)
- *Possess or control any live or dead specimen or anything derived from a bat* (9.2)
- *Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat* (9.4a)
- *Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose* (9.4a)

Regulation 39:

- *Deliberately capture or kill a bat* (39.1.a)
- *Deliberately disturb a bat* (39.1.b)
- *Damage or destroy a breeding site or resting place of a bat* (39.1.d)

Regulation 41:

- *Deliberately capture, injure or kill any wild animal of a European protected species*
- *Deliberately disturb wild animals of any such species:*
    - *includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young;*
    - *or in the case of animals of a hibernating or migratory species, to hibernate or migrate;*
    - *or to affect significantly the local distribution or abundance of the species to which they belong*
- *Damage or destroy a breeding site or resting place of such an animal*

It is therefore important and a legality to prohibit:

- Disturbance which is likely to impair a bats ability to survive, breed, reproduce, rear or nurture their young
- Disturbance which is likely to impair a bats ability to hibernate or migrate
- Disturbance which is likely to impair the local distribution or abundance of bats to which they belong

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- Disturbance which is likely to intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection
- Disturbance which is likely to damage or destroy a breeding site or resting place of a bat

Most forms of demolition and development carry a risk of disturbing bats, particularly where roosting opportunities may be present. As a result, where bats are confirmed or considered likely to be present, such works are best undertaken during periods when bats are active (typically between March and October), rather than during hibernation. This timing allows any displaced individuals the opportunity to locate alternative roosting sites, thereby reducing the risk of harm.

Although the site and associated buildings were assessed as having low bat roost potential during the PBRA, and no bats or evidence of roosting were recorded during the dusk Bat Emergence Survey, all bat species and their roosts remain strictly protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017. Therefore, any works that may impact potential roost features, even in low-suitability contexts, should proceed with care. A precautionary approach remains appropriate to safeguard any undetected individuals that may be present, and in some cases, this may include the implementation of a watching brief by a licensed ecologist during high-risk activities, such as roof stripping or structural dismantling.

Where feasible, works to roof structures, soffits, fascia boards, or other potential access points should be scheduled outside of the main bat maternity season (May to August inclusive) to minimise the risk of disturbing any concealed roosts. Initial demolition or intrusive works should adopt soft-strip techniques, with materials such as roof tiles and cladding carefully removed by hand and checked for the presence of bats.

Site operatives should remain vigilant for bats or signs of bat activity during all works. If bats or indications of a roost (e.g. droppings, carcasses, staining) are encountered, works must stop immediately, and a suitably qualified ecologist should be consulted without delay.

If external lighting is proposed, it should be designed to minimise disturbance to potential bat commuting and foraging routes. This may include the use of directional downlighting, timers or motion sensors, and low-UV output bulbs such as warm white LEDs.

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Based on the current survey results and the assessed low suitability of the building for roosting bats, no further survey effort is recommended at this time. However, should site conditions change significantly, or if additional structures are brought into the scope of proposed works, this advice should be revisited.

As there was bat activity recorded around the rear garden, it is recommended that two bat roost features be installed to compensate for the loss of Potential Roost Features (PRFs) within the building as a result of the development. These features should be installed at a height of at least 3–5 m above ground level, positioned away from artificial lighting, and provided with a clear, unobstructed flight path. Ideally, the features should be oriented south-east or south-facing to optimise thermal conditions. Suitable options include the Schwegler 1FR Bat Tube or Ibstock Eco Bat Box, both of which can be integrated discreetly into walls, blending well with brick façades — making them ideal for renovations or new-build projects.

The findings of this survey remain valid for a period of up to 12–24 months, depending on site conditions and any subsequent alterations. Beyond this period, a repeat assessment may be necessary to ensure continued compliance with relevant legislation.

Should a bat, or evidence of a bat—such as droppings—be discovered at any point during the development phase, all works must stop immediately. An experienced, bat-licensed ecologist must be contacted, or advice sought from the Bat Conservation Trust on **0345 1300 228**.

(end of section)

7.0 REFERENCES

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