

# *Martin Prescott Environmental Services*

*Woodland Management, Ecological  
Surveying, Wildlife Events...*

Harry Jackson Surveyors  
Unit 4a Farnworth Park Ind. Est.  
Wellington Street  
Farnworth  
Bolton  
BL4 9BY

01204 701740  
07932 321879  
Harryjacks84@hotmail.com

Martin Prescott  
330 Hollins Lane,  
Hollins,  
Bury,  
Lancs.  
BL9 8BS

0161 796 6211  
07946 488467

<mailto:martin.dauby@tiscali.co.uk>

4.3.2017

**Initial Bat Survey of Barn at Top O'th Quarlton Farm,  
Hawkshaw  
Surveyor- Martin Prescott. (licence no. 2015/15466-CLS)**

## **Contents**

### **1. Introduction**

### **2. Method**

### **3. Results**

### **4. Conclusions**

### **5. Recommendations**

### **6. Photos**

### **7. Plan**

## **Summary**

No signs of bat occupation were found. There were several gaps suitable for bat access. The building was considered to have low bat roosting potential. No emergence was detected. Work can proceed with minimal risk to roosting bats.

## **1. Introduction**

### **1.1 Reason for Survey**

In order to obtain planning permission to extend this building and to add roof lights. There is the potential to disturb bats and/or affect bat roosts and a bat survey was requested.

### **1.2 The Building**

The building concerned was at Top O'th Quarlton Farm, Hawkshaw, Bury. BL8 4JX

## **2. Method**

### **2.1 Risk Assessment, Possible Hazards**

The required access to the site was easy. There were no hazards other than those normally encountered when surveying basically sound buildings and surveying at night.

### **2.2 Daylight Survey**

The daylight survey took place on 17th January 2017.

A daylight survey was carried out in order to assess the site and search for potential roosting sites and signs of bat occupation.

The surveys were carried out after a period of weather unsuitable for bat activity and signs such as droppings on the outside were unlikely to be evident.

The walls, roof, interior including roof voids and eaves of the building were searched for signs of bat occupation and crevices suitable for roosting bats.

### **2.3 Evening Emergence Survey, 3.5.2017**

Two surveyors, equipped with heterodyne bat detectors, were sited either side of the building such that any emergence bats would be in view. The survey started at 15 minutes before sunset and ended about 70 minutes after sunset. All observed bat activity and the weather conditions were recorded.

### **2.4 Equipment**

The equipment used consisted of a hand held torch, heterodyne bat detectors, short focus binoculars and camera.

## **3. Results**

### **3.1 Possible Roost Sites, see plan and photos**

The building was a converted barn consisting of a high section (2) and lower section (1), and a single storey extension (3). The proposed two storey extension will replace this single storey extension.

The building was unoccupied.

The only roof voids were at the eaves of section 2, see plan. These were boarded out and well sealed.

The main roof was in good condition but there were gaps under the eaves and under end tiles suitable for bat access.

No signs of either bats, droppings, urine stains or prey remains were found in or around the buildings.

The building was unheated and therefore considered of very low roosting potential for Pipistrelle maternity roosts.

No signs of nesting birds were found.

### **3.2 Evening Emergence Survey, 3.5.2017**

Sunset was at approximately 20.43hrs BST. The survey started at 20.25 and ended at 21.54 by which time it was too dark to see clearly.

A low level of Common Pipistrelle activity was recorded. Emergence was neither observed nor suspected.

The weather conditions were 9.5c, moderate breeze, 3/8 cloud at the start of the survey with the temperature dropping to 8c by the end.

### **3.3 Alternative Roosts**

There was a nearby farmhouse which was likely to have higher bat roosting potential than the buildings surveyed.

### **3.4 Possible Bat Foraging Sites**

The immediate area was mostly upland pasture with scattered mature trees a conifer plantation, small areas of scrub and a line of small trees tree lines. It was assessed as having moderate foraging potential for Common Pipistrelles and low potential for other species.

## **4. Conclusions**

**4.1** The building was considered to have very low roosting potential for Pipistrelle maternity roosts, however there were gaps suitable for bat access and occasional transitory bats cannot be discounted. No bats were roosting in the building on the evening of the survey.

**4.2** The immediate area was considered to be of moderate value for foraging Common Pipistrelles, but of low foraging potential for other species. There was an occupied farmhouse nearby likely to have higher bat roosting potential than the buildings surveyed.

**4.3** The buildings were not suitable for nesting birds.

## **5. Recommendations**

**5.1** Work can proceed with minimal risk to roosting bats.

If more than 12 months elapses between this survey and the commencement of structural work affecting the roof a further survey is recommended.

5.2 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during the work, the consultant, see header, or the local bat group should be notified and work stopped immediately.

## 6. Photos



P1 South Gable, gap under end tile



P2 Gap under west eaves



P3 North gable, gap under gutter



P4 East aspect, gap under eaves



P5 Interior of garage – well sealed



P6 Interior of Section 2, well sealed

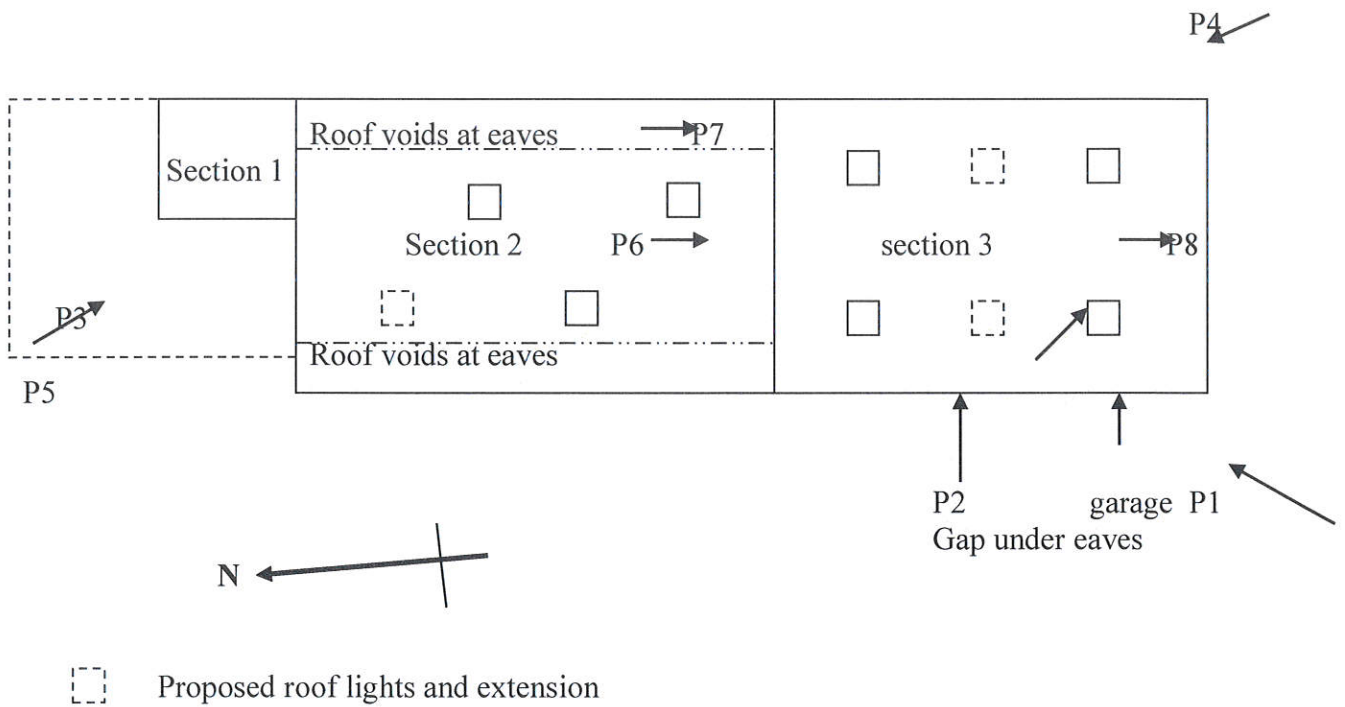


P7 Roof void – well sealed

P8 Interior of section 3 well sealed

**7. Plan**

Not to scale



P = photos

Martin Prescott

