



Wilson Road, Huyton

Updated Bat Survey Report

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Executive Summary

This report presents an updated Bat Survey Report and the findings of a bat emergence survey conducted in August 2024. The report was commissioned by Linden Hill-Capital Assets-ALX Limited to inform proposals for the demolition of existing buildings and construction of a logistics/warehouse building, with associated car parking.

It is based on information collected from a desk study a PRA carried out in August 2021, and a bat survey carried out on 1st August 2024. Relevant legislation and planning guidance are also taken into account.

Key findings, potential impacts, and outline mitigation measures are summarised in Table 1 below.

Table 1: Key findings and recommendations

Recommendations
Bats 1. The building is of low potential for bats and no bats were observed using the building during any survey. 2. Bat activity in the area is very low. 3. As such, works can be completed at a negligible risk to bats providing that they are completed following the RAMs outlined in paragraph 4.8. 4. Two bat boxes are required as compensation for loss of roosting opportunities in the local area (See paragraph 4.9). 5. Enhancement measures can be implemented to improve the site for bats, such as the planting of night scented vegetation to encourage invertebrates and sensitive lighting considerations.

1. Introduction

- 1.1 Bowland Ecology Ltd was commissioned by Linden Hill-Capital Assets-ALX Limited to update a Bat Survey Report (Bowland Ecology 2021) detailing a Preliminary Roost Assessment and two bat emergence surveys conducted and produced in 2021 on a large warehouse/office block at an industrial estate in Huyton, Liverpool (NGR: SJ 45755 90004). Due to the time elapsed since the previous surveys, an updated bat emergence survey was commissioned for August 2024. This is in relation to a planning application for the demolition of existing buildings and construction of a logistics/warehouse building, with associated car parking.
- 1.2 The site is located within Huyton Business Park, in Huyton, central Merseyside. It mostly comprises bare ground with patches of sparse ephemeral vegetation, scrub and trees line the site boundaries along with Logwood Mill brook, which runs along the north-eastern edge of the site. The site was initially visited as part of a Preliminary Ecological Assessment (PEA) (Bowland Ecology, 2021a), which identified buildings with bat potential that would require demolition to facilitate the new scheme. The buildings comprise a large warehouse style building with an adjoining office block, constructed from a mixture of materials including red brick, asbestos sheeting, and metal sheeting on large steel frames.

Previous survey overview

- 1.3 A Preliminary Roost Assessment (PRA) conducted in July 2021 (Bowland Ecology 2021a), determined the building on site to be of low potential to support roosting bats. Therefore, two evening emergence surveys were conducted on 24th and 31st August 2021, as detailed within the Bowland Ecology Bat Survey Report (2021b). The surveys found no evidence of roosting bats and overall activity levels around the site were very low.
- 1.4 The report followed the Guidelines for Ecological Report Writing (CIEEM 2017) and Ecological Impact Assessment (CIEEM 2018) and is in line with the British Standard BS42020:2013 'Biodiversity – Code of practice for planning and development'. It is based on information from a desk study, previous preliminary ecological inspection of the internal and external building features and an updated bat emergence survey.
- 1.5 The aim of the appraisal is to:
- 1) assess the value of the site for bats (Appendix A), with particular reference to legal requirements (Appendix D); and
 - 2) identify potential impacts and provide recommendations pertaining to the proposed works.
- 1.6 This report includes a description of survey methods, results, and outlines recommendations to provide protection and enhancements for bats.

2. Methodology

Desk Study and Roost Assessment

- 2.1 The full methodology for the desk study and roost assessment can be found in Bowland Ecology PEA (2021a) and the previous bat survey report (Bowland Ecology 2021b). Roost potential categories are shown in Appendix A (Collins, 2023).

Updated Emergence Survey

- 2.2 One pre-works emergence survey was performed in line with Collins (2023). The survey was undertaken on the 1st August 2024, under optimal weather conditions (Survey details outlined in Table 2 below). Time expansion/heterodyne detectors (Echo Meter Touch 2) were used during the survey, to aid experienced surveyors with species identification. Four surveyors and two infrared cameras were positioned to give the best coverage of all potential roosting features as highlighted in the initial building inspection (see Appendix B for details).

Table 2: Bat emergence survey details

Date	Type of survey	Timing	Sunset	Weather	Surveyors
01/08/2024	Dusk emergence	Survey start: 20:52 Survey end: 22:37	21:07	Warm (20°C) and dry, with little breeze from the northwest (Beaufort 2) and 80% cloud cover.	Lauren Blackman (LB; BSc Hons), Lauren Fairfax (LF; BSc Hons), Gemma McMullan (GM; BSc Hons), Nina Morris (NM; BSc Hons)

[All experienced bat surveyors, acting as agents under licence numbers: 2015- 12106-CLS-CLS and 2016-20858-CLS-CLS]

Limitations

- 2.3 For limitations of the previous surveys, see Bowland Ecology (2021) PEA and Bowland Ecology (2021) Bat Report.
- 2.4 There was a significant fire on a neighbouring property a week before the bat emergence survey which resulted in local area evacuation. Heavy smoke smothered the site during this time, which may have disturbed the bats on-site. Bats are sensitive to fires and will be flushed from roosts due to the sounds of fire and smoke (Dickenson *et al.*, 2009). The fire did not damage the property and was relatively short-lived (with smoke dispersing within 24 hours). There is limited research available on the long-term affects of smoke and bat roost utilisation, so the effects of the fire on any potential bats

in the area are unknown. Given the previously established low-value nature of the building and site area for bats, this is not considered a significant constraint and does not alter the overall conclusions of this report.

3. Results

Desk Study

- 3.1 The full results from the desk study in relation to bats, are provided in Bowland Ecology (2021). In summary, the desk study returned 139 records of foraging and commuting bats and five records of bat roosts within 2 km of the site. Species recorded included common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), unidentified pipistrelle (*Pipistrellus* sp.), Daubenton's bat (*Myotis daubentonii*), Noctule bat (*Nyctalus noctula*), Natterer's bat (*Myotis nattereri*), Whiskered bat (*Myotis mystacinus*), *Myotis* species (*Myotis spp.*), and unidentified bat species. The closest bat roost is of Brown long-eared bat located 1.2 km south of the site. Specific details of the roost are not included within the desk study information.

Building Inspection

External

- 3.2 The full results of the building inspections are described and evaluated in Bowland Ecology (2021), the photograph table from the previous report is displayed in Appendix C for reference. In summary, the assessed building comprises several construction styles, the warehouse is in particularly poor condition with splintered timber soffits, and lifted fascia's, lead flashing, and asbestos/metal sheeting. The office block is in better condition and constructed from red brick with well-sealed PVC cladding, windows, and doors. Minor gaps and missing mortar were noted in the brickwork, particularly on the north and south elevations. All elevations are well-lit with flood lights attached to external walls, as well as on hard standing areas surrounding the building. The warehouse building and adjoining office block were identified as having low potential to support roosting bats. The results of the building inspection will not be discussed further within this report.

Emergence Surveys

2021 Surveys

- 3.3 No bats were observed to emerge from any part of the building during the surveys and overall activity surrounding the buildings was very low, with no bats recorded during the first survey, and only 2 individual bat passes recorded during the second survey comprising a common pipistrelle and a noctule. Both passes were heard on the detector but not seen in flight, the duration and strength of the call suggests that both were brief commuting passes over the site. The full results of the 2021 bat surveys can be viewed in Bowland Ecology (2021b).

2024 Survey

- 3.4 Details of surveyor locations can be found in Appendix B. The full results are shown below.

01/08/2024 Sunset: 21:07	Survey Location 1 (LB)	Survey Location 2 (LF)	Survey Location 3 (GM)	Survey Location 4 (NM)
Time of first bat	N/A	N/A	N/A	22:00
Details of emergences	0	0	0	0
General activity levels	Very Low	Very Low	Very Low	Very Low
No. of bats foraging	0	0	0	0
No. of social calls	0	0	0	0
Species observed	0	0	0	CP (x 1)

Key: CP: Common pipistrelle

- 3.5 In summary, no bats were seen to emerge from any part of the building during the survey and overall bat activity was very low for all surveyors, in line with 2021 results. One bat was recorded briefly by the surveyor in location 4 during the survey, however this bat was not seen. It was likely commuting behind the surveyor. A review of the IR camera footage found no bat emergences or additional bat activity.

4. Evaluation and Recommendations

- 4.1 An evaluation and assessment of potential impacts on bats is presented below. This is based on the information available on the proposed development (see below) and the professional judgement of the ecologists that prepared this report. It considers legal requirements (see Appendix F) and relevant national and local planning policies. If the proposals are changed significantly, the assessment will need to be reviewed.

Work Proposals

- 4.2 The site is subject to proposals for the demolition of existing buildings and construction of a logistics/warehouse building, with associated car parking.

Bat impact assessment

- 4.3 During the inspection, the building was found to provide several potential roosting opportunities suitable for crevice dwelling bat species such as common pipistrelle.
- 4.4 No bats were observed to emerge from any area of the building during the emergence survey. Furthermore, very low levels of bat activity were recorded at the site with only one brief bat pass in the 2024 survey and two brief passes recorded in the 2021 surveys. The risk to bats from the demolition of the buildings on site is considered negligible.
- 4.5 The demolition of the building will result in a loss of suitable roosting opportunities in the area, and therefore should be mitigated for. Furthermore, any loss of tree and/or scrub habitat on the site boundary will constitute a loss of potential bat foraging and commuting habitat.
- 4.6 Such low bat activity is unusual given the optimal weather conditions and suitable foraging habitat adjacent to the site such as Logwood Mill Brook. It is likely that the extensive floodlighting used on and around the site has deterred bat presence. The new scheme presents an opportunity to enhance the site for bats, to encourage roosting, foraging and commuting activity.

Recommendations

- 4.7 As bats are a mobile species and roosting habitat is available, ideally works will commence in winter when bats will be in hibernation and are highly unlikely to be roosting within the buildings. Furthermore, the potential presence of nesting birds on both the roof and in the building, makes winter demolition the most feasible option. If the works are to commence during the bat active season, as a precaution, the working methods below are advised to reduce the risk of impacting bats during the works.
- 4.8 The following Reasonable avoidance Measures (RAMs) must be adhered to if the works are carried out during the bat active season, due to the presence of suitable roosting features on the building:

- Before any works proceed all contractors should be made aware of the possible presence of bats and the signs to look for and procedure if bats are found or discovered (see Appendix 3);
- If a bat is found or suspected on site all works should cease and the ecologist called immediately, leaving the bat in situ, if the bat is in immediate danger it should only be picked up with gloved hands and placed in a secure container with air holes in a dark, quiet place until the ecologist arrives at site;
- The lighting scheme for the project will be designed in accordance with best practice guidance (ILP 2023), to encourage bats onto the site.

4.9 The loss of PRFs on the building are considered to be minimal. However, as the new development proposals include construction styles sub-optimal for bat roosts (warehouse style units), the loss of roosting opportunities can easily be compensated for with the addition of two Schwegler 2F bat boxes on trees located along the site boundary. Bat boxes will be south or south-west facing; at least 4 m high; in unlit locations; and with clear uncluttered flight lines to and from the entrance.

4.10 The integration of bat roosting habitat will not cause disturbance to users of the development, nor create aesthetic problems. It should be noted that the suitability of a roost location is not only related to the features of that particular building/bat box, but also the characteristics of the surrounding habitat, e.g. vegetation structure, light levels. Therefore, any new artificial roosting location should also include provision to replicate these characteristics where possible, for example, sensitive lighting and suitable soft landscaping.

4.11 External lighting, such as security lights or path lighting, close to new roosting features should be avoided post construction, as external lighting is known to have detrimental impacts on the emergence behaviour of roosting bats (Reason and Wray 2023), along with impacting insect behaviour and so bat foraging (Boyes *et al.* 2021); therefore, reducing the efficacy of the mitigation and enhancement measures. Any new lighting schemes should be designed in accordance with the appropriate guidance (BCT & ILP 2023) to minimise the impacts on foraging bats likely to be utilising the habitats. This document includes (but not limited to) measures such as;

- All light fittings should lack UV elements when manufactured. Metal halide, fluorescent sources should not be used;
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- The use of red light is strongly encouraged to reduce the impacts of lighting to bats and other wildlife¹. Otherwise, a warm white spectrum (ideally <2700 Kelvin) should be adopted to reduce blue light component; and
- Lighting should be directed to where it is needed and light spillage avoided, in particular to bat boxes and foraging/commuting habitat on site such as the brook to the north.

¹ <https://www.conservationevidence.com/actions/2021>

Other Considerations

- 4.12 Timetabling of any tree felling or demolition works required for the development will take into consideration the breeding bird season (March – August). If felling is required within this period, the scheme ecologist should be contacted prior to works to complete a nesting bird check.

Re-survey of the site

- 4.13 If works have not commenced within 18 months of this survey, or if any changes to the proposals are made, a further ecological survey may be necessary.

References

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CIEEM (2017a) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

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Institute of Lighting Professionals (2023) Bats and artificial lighting at night. The Bat Conservation Trust, London.

National Planning Policy Framework (2023) Ministry of Housing, Communities and Local Government, London.

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Appendix A – Bat Roost Potential and Habitat Suitability Categories

Table 1 - Guidelines for assessing the potential suitability (structures and foraging habitats) of proposed development sites for bats, based on the presence of habitat features within the landscape (Collins, 2023).

Suitability	Description of Roosting Habitat	Commuting & Foraging Habitats
None	No obvious features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels)	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used by roosting bats, however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats, however, a small element of uncertainty remains in order to account for non-standard 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. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitats to be used on a regular basis or by a larger number of bats (i.e. unlikely to be suitable maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging, such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis, and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous high quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close and connected to known roosts.

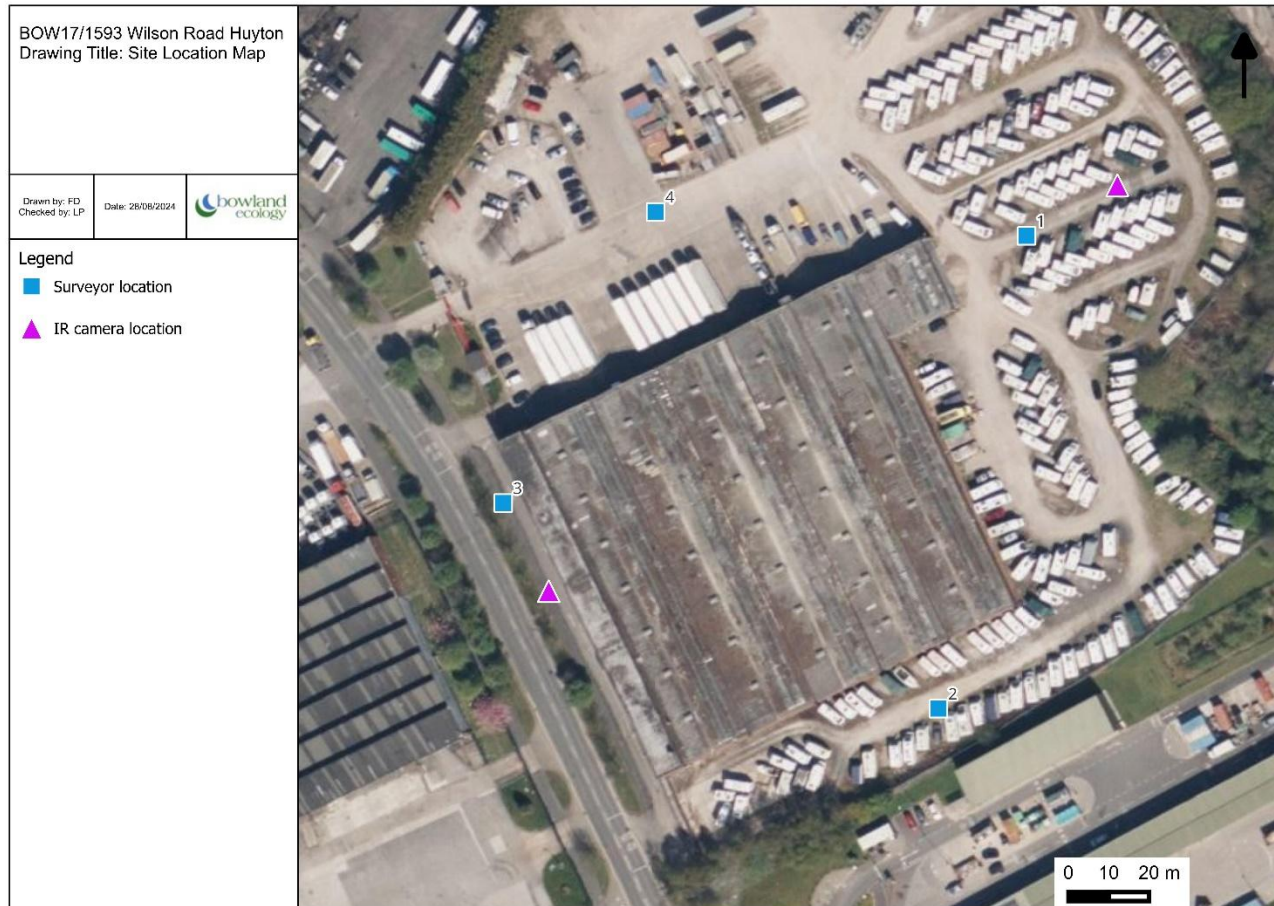
Table 2 - Guidelines for assessing the suitability of trees on (proposed development sites for bats

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further Assessment Required
PRF	A tree with at least one PRF Present

Table 3 - Guidelines for categorising the potential suitability of PRFs on trees on proposed development site for bats

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
PRF-I	Tree with PRF only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats
PRF-M	Tree with PRF suitable for multiple bats and may therefore be used by a maternity colony
CONFIRMED	Confirmed bat roost identified

Appendix B – Site Location Map



Appendix C – Building Description

Building & elevation	Description	Photograph
Office/warehouse, South-eastern elevation	Primarily constructed from red brick with red PVC fascia, the structure of this building is in moderate condition. The roof is flat, with a felt covering. This appears in good condition with no lifting noted. The timber door, however, is in poor condition with missing slats forming potential roosting features (PRFs), along with a timber board covering the upper most half of the door and wall, which has several circular gaps allowing access to a small crevice between the wooden board and the wall. Other PRFs on this elevation include missing mortar on degraded brickwork near to the top of the building.	

Office block, north-western elevation	Primarily constructed from red brick with red PVC fascia, the structure of this building is in moderate condition. The roof is flat, with a felt covering. This appears in good condition with no lifting noted, likewise the PVC window is well-sealed. A timber soffit located on the eastern elevation of this section (where the guttering is attached, overlooking the warehouse unit), appears degraded with several splinters and gaps presenting PRFs. Plastic corrugated sheeting is attached to the bottom half of the structure; whilst corrugated sheeting can provide PRFs for bats, in this case the transparent material is unsuitable, likely providing wide ranging temperature fluctuations and light levels. A large flood light is also present, likely lowering the suitability of the PRFs present.	 A photograph showing the north-western elevation of a two-story brick building. The upper floor has a single window with a white frame. The lower floor is partially obscured by a white van and a red wall. A red circle highlights a small area on the upper floor's facade.
Office block, western elevation	This section of the building faces a relatively busy road, on a street lined with streetlamps; scattered semi-mature trees also line this section of the pavement. The building is primarily constructed from red brick with red PVC fascia's, the structure of this building is in moderate condition. The roof is flat, with a felt covering. This appears in good condition with no lifting noted, likewise the PVC windows all appear well sealed. No PRFs were noted on this elevation.	 A photograph showing the western elevation of the same brick building. It features a long row of windows on the upper floor and a red PVC fascia running along the roofline. The building is situated next to a paved road.

Warehouse, south-eastern elevation	This building is primarily constructed from red brick, with several pitched roofs on steel frames that are covered with asbestos sheeting. Some of the pitches have sky lights present; there is no loft space. The brickwork is in relatively good condition; however the roof structure/materials appear to be deteriorating. Several PRFs were noted across this elevation, including lifting lead flashing along the roof verges, Missing/damaged verge apex caps, and holes in the brickwork. However, extensive floodlighting across this elevation likely lowers the value of these features for roosting bats.	
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Warehouse, eastern elevation	This building is primarily constructed from red brick, there are several pitched roofs with steel frames that are covered with asbestos sheeting. Some of the pitches have sky lights present; there is no loft space. The brick work on this elevation is in excellent condition. There is a large gap between the top of the wall and the roof that spans the length of the building, here the steel frame is exposed. This provides entry into the building. However, due to the nature of the storage facility on site, the internal structure of the building is unsuitable for roosting void dwelling bats (brown long ear, maternity roosts) due to constant noise, light, and vibrational disturbance. Furthermore, floodlights present across the elevation will likely deter bat presence.	

Warehouse, south-eastern and eastern elevation.	This section of the warehouse is constructed from a red brick base with asbestos sheeting both on the walls and roof structure. The roof is pitched with several skylights present. The building is in poor condition. Corrugated asbestos sheeting provides limited PRFs suitable for crevice dwelling bats. In addition, a splintered timber soffit on the eastern elevation provides a PRF. However, floodlights present across the elevations will likely deter bat presence.	
		

Warehouse, north-eastern elevation	This section of the warehouse is constructed almost entirely from asbestos sheeting on large steel frames, with metal concertina style shutter doors on the openings. These shutters are open for most of the day and there is constant activity inside the buildings. Asbestos sheeting provides limited PRFs. The potential of these features is lowered due to disturbance and the presence of flood lighting.	 
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Appendix D – Legal Information

This report provides guidance of potential offences as part of the impact assessment. This report does not provide detailed legal advice and for full details of potential offences against protected species the relevant acts should be consulted in their original forms i.e. The Wildlife and Countryside Act, 1981, as amended, The Countryside and Rights of Way Act 2000, The Natural Environment and Rural Communities Act, 2006 and The Conservation of Habitats and Species Regulations 2017.

Species	Legislation	Offences	Notes on licensing procedures and further advice
Species that are protected by European and national legislation			
Bats <i>European protected species</i>	Conservation of Habitats and Species Regulations 2017 Reg 41	Deliberately ¹ capture, injure or kill a bat; Deliberate disturbance ² of bats; Damage or destroy a breeding site or resting place used by a bat. The protection of bat roosts is considered to apply regardless of whether bats are present.	An NE licence in respect of development is required in England. https://www.gov.uk/bats-protection-surveys-and-licences <i>European Protected Species: Mitigation Licensing- How to get a licence</i> (NE 2010) <i>Bat Mitigation Guidelines</i> (English Nature 2004) <i>Bat Workers Manual</i> (JNCC 2004) <i>BS8596:2015 Surveying for bats in trees and woodland</i> (BSI, 2015)
	Wildlife and Countryside Act 1981 (as amended) ⁴ S.9	Intentionally or recklessly ³ obstruct access to any structure or place used for shelter or protection or disturb a bat in such a place.	Licence from NE is required for surveys (scientific purposes) that would involve disturbance of bats or entering a known or suspected roost site.

Species	Legislation	Offences	Notes on licensing procedures and further advice
Birds	Conservation of Habitats and Species (Amendment) Regulations 2012	N/A	Authorities are required to take steps to ensure the preservation, maintenance and re-establishment of a sufficient diversity and area of habitat for wild birds in the United Kingdom, including by means of the upkeep, management and creation of such habitat. This includes activities in relation to town and country planning functions.
	Wildlife and Countryside Act 1981 (as amended) ⁴ S.1	Intentionally kill, injure or take any wild bird; Intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built; Intentionally take or destroy the nest or eggs of any wild bird. Schedule 1 species Special penalties are liable for these offences involving birds on Schedule 1 (e.g. most birds of prey, kingfisher, barn owl, black redstart, little ringed plover). Intentionally or recklessly ³ disturb a Schedule 1 species while it is building a nest or is in, on or near a nest containing eggs or young; intentionally or recklessly disturb dependent young of such a species.	No licences are available to disturb any birds in regard to development. Licences are available in certain circumstances to damage or destroy nests, but these only apply to the list of licensable activities in the Act and do not cover development. General licences are available in respect of 'pest species' but only for certain very specific purposes e.g. public health, public safety, air safety. https://www.gov.uk/wild-birds-protection-surveys-and-licences https://www.gov.uk/prevent-wild-birds-damaging-your-land-farm-or-business
	Wildlife and Countryside Act 1981 (as amended) ⁴ S.9	Intentionally or recklessly ³ obstruct access to any structure or place used for shelter or protection or disturb a great crested newt in such a place.	Licences issued for science (survey), education and conservation by NE.

¹ Deliberate capture or killing is taken to include "accepting the possibility" of such capture or killing ² Deliberate disturbance of animals includes in particular any disturbance which is likely a) to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of hibernating or migratory species, to hibernate or migrate; or b) to affect significantly the local distribution or abundance of the species to which they belong. Lower levels of disturbance not covered by the Conservation of Habitats and Species Regulations 2017 remain an offence under the Wildlife and Countryside Act 1981 although a defence is available where such actions are the incidental result of a lawful activity that could not reasonably be avoided. Thus deliberate disturbance that does not result in either (a) or (b) above would be classed as a lower level of disturbance. ³ The term 'reckless' is defined by the case of Regina versus Caldwell 1982. The prosecution has to show that a person deliberately took an unacceptable risk, or failed to notice or consider an obvious risk. ⁴ The Wildlife and Countryside Act (1981) has been updated by various amendments, including the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006. A full list of amendments can be found at <https://jncc.gov.uk/our-work/wildlife-countryside-act/>

Appendix E – Information Sheets for Contractors

BATS

Information, legal responsibilities and best practice for the construction industry



Legal Protection

All UK Bat species are protected by European and UK law, in practical terms this means it is an offence to:

- Deliberately capture, injure or kill a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place (even if bats are not occupying the roost at the time);
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb a bat in such a place;
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat.

Penalties on conviction: the maximum fine is £5,000 per incident or per bat (some roosts contain several hundred bats), up to six months in prison, and forfeiture of items used to commit the offence, e.g. vehicles, plant, machinery.

Defences include:

1. Tending/caring for a bat solely for the purpose of restoring it to health and subsequent release.
2. Mercy killing where there is no reasonable hope of recovery (provided that person did not cause the injury in the first place – in which case the illegal act has already taken place).

Found a bat during unsupervised works?

Is the bat in immediate danger of injury?

YES

Using gloves or other protection place bat carefully in a lidded ventilated box with a piece of clean cloth and a small shallow container of water.

Call scheme ecologist
Bowland Ecology: 01200 446 777.

Keep box in a safe, quiet location until scheme ecologist arrives.

NO

Stop work immediately and inform Site Manager.

Contact scheme ecologist -
Bowland Ecology: 01200 446 777.

Do not expose bat or cause it to fly away.

The scheme ecologist will assess the situation and advise what needs to happen next. Works may need to stop until a licence has been obtained.

A written record should be kept and made available to Natural England or any police officer on request.

Field signs of bat presence:

- Live or dead bats: the smallest UK bat species, the pipistrelle is only 3.5-4.5cm long.
- Droppings: bat droppings look like mouse droppings but will crumble between your fingers (they are dry and made entirely of insects).
- Feeding remains: piles of butterfly/moth wings are often left below bat feeding perches.



Places that bats may use in buildings



1. Barge board
2. Roofing felt
3. Roof joints
4. Ridge tiles
5. Soffit
6. Attic
7. Lead flashing
8. Dormer windows
9. Coping stones
10. Gable end
11. Valley
12. Broken tiles
13. Space between downpipe
14. Metal elements on balconies
15. Gable windows
16. Loose mortar between bricks
17. Quoin
18. Wood cladding
19. End eave
20. Facia board
21. Eave
22. Gutters
23. Window sill
24. Porch
25. Hanging tiles
26. Cavity

0 10 20m
A pipistrelle can use a hole this size to enter a building

Schematic from www.bats.org.uk

Bats can roost in the following places:

- The top of gable end or dividing wall;
- The top of chimney breasts;
- Ridge and hip beams and other roof beams;
- Mortise and tension joints;
- All beams/ceilings/pipework (free hanging bats);
- The junction of roof timbers, especially where ridge and hip beams meet;
- Behind purlins;
- Between tiles and the roof lining;
- Under flat felt roofs;
- Under barge boards;
- In cavity walls;
- In cracks in stone or concrete;
- Behind peeling paint/wall coverings;
- Gaps behind window and door frames;
- Between window panes and timber boarding.
- In trees (cracks/holes/ivy cladding).

Why wear gloves?

There is a small risk that some bats carry a rabies virus – European Bat Lyssavirus. The purpose of wearing gloves is to reduce the chance of being bitten, as the virus is transmitted via bat saliva. Thick leather gloves are appropriate for removing a bat from imminent danger but these should be clean.



In the event that you are bitten, wash the wound, gently but thoroughly, with soap and water. Speak to a health professional immediately, advising them that you have been bitten by a bat.

References:

Bat Conservation Trust. August 2016. Why wear gloves when handling bats?

BCT Bat Surveys for Professional Ecologists, Good Practice Guidelines, 3rd Edition, 2016

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