

10 The Close, Salisbury

Bat Survey Report
Mr & Mrs Thomas



17th June 2025

Document Control

Document:	Bat Activity Survey Report
Project:	10 North Walk, The Close, Salisbury, SP1 2EE
Client:	Mr & Mrs Thomas
Project number:	4977
Document reference:	4977.3
Date of issue:	17 th June 2025
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Whilst every effort has been made to guarantee the accuracy of this report, it should be noted that living creatures are capable of migration and whilst protected species may not have been located during the survey duration, their presence may be found on site at a later date.

The views and opinions contained within the document are based on a reasonable timeframe between the completion of the survey and the commencement of any works. If there is any delay between the commencement of works that may conflict with timeframes laid out within this document or have the potential to allow the ingress of protected species, a suitably qualified ecologist should be consulted.

It is the duty of care of the landowner/developer to act responsibly and comply with current environmental legislation if protected species are suspected or found prior to works.

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Executive Summary

Executive Summary

- In April 2025 Daniel Ahern Ecology Ltd were commissioned by Mr & Mrs Thomas to undertake a Preliminary Roost Assessment (PRA) of 10 The Close, in Salisbury.
- The PRA assessed building 1 – 10 The Close to have CONFIRMED bat roost for lesser horseshoe and long eared species of bats as well as a high frequency of Potential Roost Features (PRF) recorded.
- **Based on these findings three activity surveys of building 1 were required to confirm the presence/absence of bats using the structure to roost, on top of previous surveys.** These surveys took place in April & May 2025.
- Analysis of readings obtained by static bat detectors showed the presence of brown long eared and lesser horseshoe bats within the site.
- eDNA analysis conducted by SureScreen found that faecal samples collected in the attic of the building were derived from brown long eared bats found in the roof void of 10 The Close. Indicating that the roof void of the site is used by this species for roosting.
- **Building 1: although no bats were observed emerging from the building during the two dusk emergence surveys, brown long eared and lesser horseshoe bats were recorded utilizing the structure during longer static surveys. This information was later confirmed by DNA analysis of faecal matter obtained from the roof void of the structure. This confirms the building houses summer, day roosts for brown long-eared bats and a night roost for lesser horseshoe bats. A third survey on 12th June 2025 recorded a single lesser horseshoe bat emerge from area A.**
- **Bats constitute an ecological constraint to the proposed works to building 1. Subject to receiving planning approval, it will be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.**
- Mitigation and habitat enhancement recommendation are set out in section 4.2.

Introduction

1.1 Introduction

In April 2025 Daniel Ahern Ecology Ltd were commissioned by Mr & Mrs Thomas to undertake a Preliminary Roost Assessment (PRA), also known as a bat inspection survey at 10 The Close, in Salisbury.

The PRA assessed building 1 – 10 The Close to have CONFIRMED bat roost for lesser horseshoe and long eared species of bats as well as a high frequency of Potential Roost Features (PRF) recorded.

Based on these findings three activity surveys of building 1 were required to confirm the presence/absence of bats using the structure to roost, on top of previous surveys. These surveys took place in April & May 2025.

1.2 Site Location and Description

10 The Close, hereafter referred to as 'the Site', is situated in Salisbury (NGR SU 14468 29636). An aerial photo view of the site can be seen in Figure 1 below.

Figure 1. Red line boundary for the Site.



1.3 Development Proposals

The current proposals are:

- Repairs to the roof of the structure.

1.4 Survey Objectives

The objectives of the bat inspection survey comprise the following:

- Assess the building within the survey area for the potential for bats to use them to roost.

The objectives of the bat activity survey comprise the following:

- Confirm the presence/absence of bats using the building;
- Confirm which species of bat and in what number are present; &
- Confirm how bats are using the building.

1.5 Quality Assurance

All ecological surveys are led by Ecologists who are members of the Chartered Institute of Ecology and Environmental Management (CIEEM) at the appropriate level. By joining the CIEEM staff sign up to a professional code of conduct.

Methodology

2.1 Dusk emergence survey

Two bat activity surveys were undertaken in summer 2025, see Table 1, below, for details.

Table 1. Dusk Emergence Survey Dates.

Survey date	Building surveyed	Number of surveyors	Start time	Finish time	Temperature °
28/04/2025	Area A	2	19:52	21:24	19
12/05/2025	Area A	2	20:31	21:55	16
12/06/25	Area A	2	20:50	22:50	18.5

The dusk emergence surveys commenced approximately 30 minutes before sunset and continued for 60 minutes after sunset.

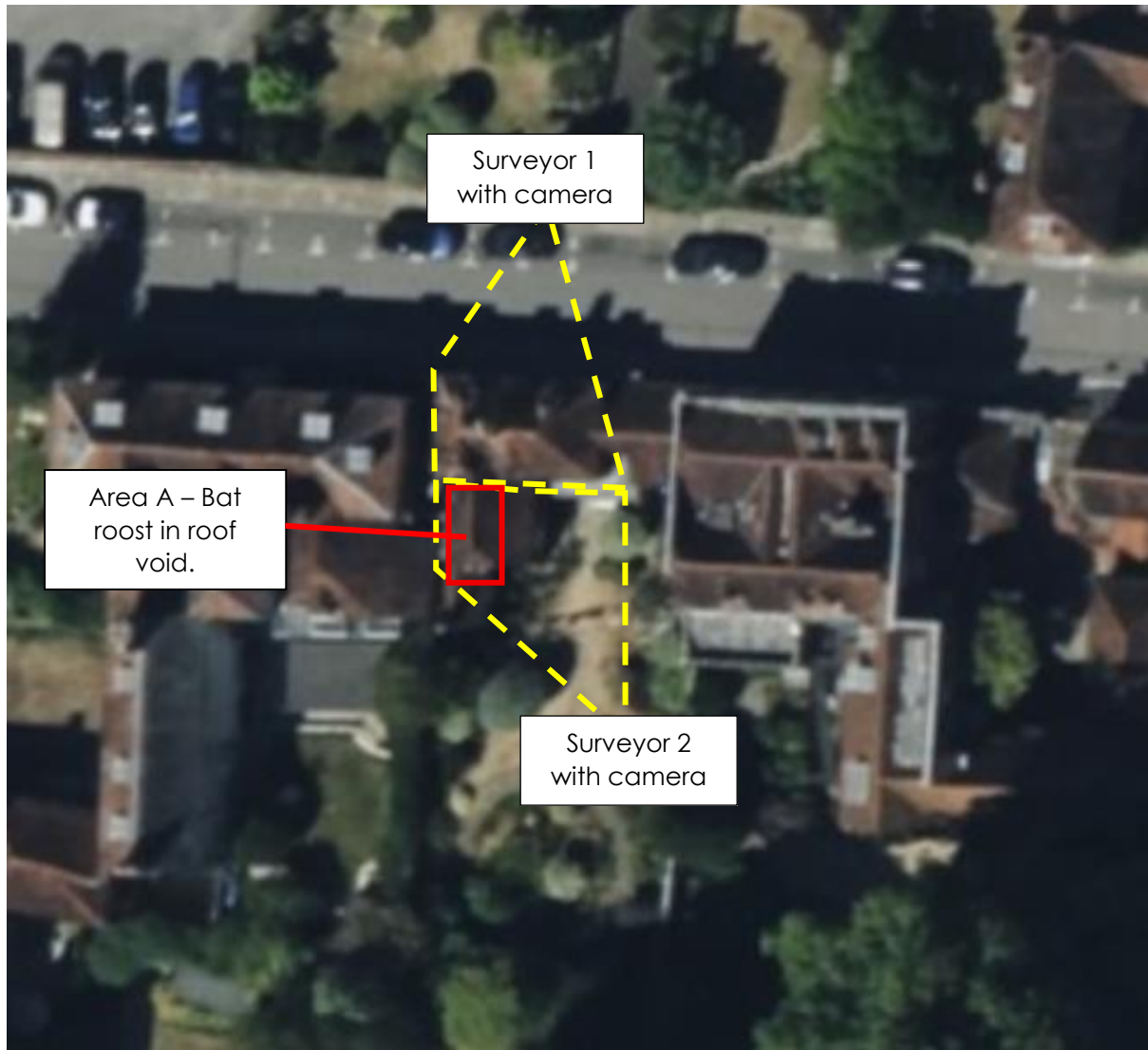
Two surveyors with bat recording equipment and infra-red video cameras were present in order to survey the required angles of the building. The time, location, number and species were recorded for each bat leaving or returning to a roost. Bat passes by foraging or commuting bats encountered during the survey were also recorded using standardised forms. Equipment used:

- Echo Meter Touch 2 ultra-sonic modules connected to a tablet/ipad
- Anabat Scout – Full-spectrum Bat recorder
- Canon XA30 camcorders
- Canon A35 camcorders

Location of the surveyors:

The surveyors were located in such a way as to achieve coverage of the required areas of the buildings during the survey. See Figure 2, below, for the location.

Figure 2. The location and viewing angles of the surveyors.



2.2 Limitations

The data provided by the online resources were not exhaustive. It is possible that bat species not included in the data search occur within the vicinity of the proposed development site.

The internal and external inspection survey provides a snapshot of conditions at the time of survey. Bats are mobile creatures that will move into and out of areas.

The details within this report will remain valid for a period of 12 months; beyond that date it is advised that a review of ecological conditions is undertaken.

Due to the poor structural state of the part of the building where bats are roosting a non-standard approach to bat surveys has been adopted in order that a mitigation licence can be in place as soon as possible to support the necessary structural repair work.

Only two of the three bat emergence surveys required have been completed at the date of form submission. A third survey will be completed during June 2025.

Results

3.1 Activity Survey

There was dry weather with no breeze and high cloud cover during the second survey.

The results of the dusk activity survey are set out in Table 2, below.

Table 2. Bat Activity Survey Results – Bat Emergence

Survey date	Site	Survey type	Bats recorded	Number recorded
28/04/2025	Area A	dusk emergence	none	n/a
22/05/2025	Area A	dusk emergence	none	n/a
12/06/2025	Area A	dusk emergence	lesser horseshoe	1

Details of bats recorded across the wider site are set out in Table 3, below.

Table 3. Bat Activity Survey Results – Ambient bat activity

Survey date	Site	Survey type	Bats recorded	Number recorded
28/04/2025	Area A	dusk emergence	common pipistrelle soprano pipistrelle	6 10
22/05/2025	Area A	dusk emergence	common pipistrelle lesser horseshoe Natterer's noctule soprano pipistrelle	4 2 2 1 7
12/06/2025	Area A	dusk emergence	common pipistrelle lesser horseshoe noctule soprano pipistrelle	2 4 1 12

3.2 Static Results

Static bat detectors were placed on the transects and important habitat features within the site to record bats and their activity across a longer period of time. The results of these surveys are shown in Table 4 below.

Table 4. Bat Static Survey Results

Survey start date	Survey end date	Site	Survey type	Bats recorded
07/05/2025	21/05/2025	Area A	static survey	brown long eared lesser horseshoe

Analysis of readings obtained by static bat detectors showed the presence of brown long eared and lesser horseshoe bats within the site.

3.3 DNA Analysis

eDNA analysis conducted by SureScreen found that faecal samples collected in the attic of the building were derived from brown long eared bats found in the roof void of 10 The Close. Indicating that the roof void of the site is used by this species for roosting.

Discussion and Requirements

5.1 Discussion

5.1.1 Bat Activity Survey results

Building 1: although no bats were observed emerging from the building during the two dusk emergence surveys, brown long eared and lesser horseshoe bats were recorded utilizing the structure during longer static surveys. This information was later confirmed by DNA analysis of faecal matter obtained from the roof void of the structure. This confirms the building houses summer, day roost for brown long-eared bats and a night roost for lesser horseshoe. A third survey on 12th June 2025 recorded a single lesser horseshoe bat emerge from area A.

Given the number of droppings recorded for either species on the floor of the roof void (see photos 5 & 6 on pp11) and the low number of calls recorded during static monitoring it is believed that a maximum of two of each species is roosting within the structure.

Prior to survey work taking place part of the southern hip of the roof was stripped to allow a structural engineer to survey the structure. The stripped area was then covered with a black plastic sheet to minimise water ingress, the sheet is loosely covering this area. A number of the hand made tiles which clad the roof of this part of the building are misaligned creating PRF. It is suspected that the long eared bats are entering and leaving the roof void via the partly stripped hip or PRFs where tiles are misaligned. It is suspected that lesser horseshoe bats are entering this part of the building via the stripped hip, when the plastic sheet has been misaligned by wind.

Bats constitute an ecological constraint to the proposed works to building 1. Subject to receiving planning approval, it will be necessary to apply for and obtain a European Protected Species Licence (EPSL) from Natural England under the conservation (Natural Habitats, &c) (Amendments) 2017 Regulations, to legally allow the proposed works to take place.

The findings of this report are valid for 12 months from the issue.

5.2 Recommendations

No building works on building 1 – 10 The Close must take place until an EPSL has been issued.

Mitigation measures:

- Prior to any works taking place on site two Harlech woodstone bat boxes will be erected on trees or structure adjacent to the site at a height at least 3m above the ground.
- The building on site will be inspected by a Natural England C2 licenced ecologist immediately prior to any demolition/roof strip. The ecologist will use a flexible endoscope to assist with this survey.

- The “demolition” phase of the proposed development will take place between late March and late October.
- Should any bats be encountered during the proposed works all activity should stop immediately and a Natural England C2 licenced ecologist should be contacted for advice on how to proceed.

Habitat enhancement measures:

- A bat loft will be constructed in the area of roof void where bats are currently roosting. This will mirror the measurements of the existing space: H: 1.5M, L: 4M, W: 2.7M. This space will be clad with type 1F felt, batten and hand made clay tiles. A shrouded bat entry will be constructed in the southern gable end, this will measure: H: 100MM, W: 200MM.
- Two bat access tiles will be installed in the roof cladding of the bat loft space. One will be integrated into the western face of the roof and one will be added to the eastern face of the roof.
- One insect block - https://www.birdfood.co.uk/woodstone-insect-block-grey?utm_source=google_shopping&gclid=EAlalQobChMlrZm8-ZqD_glVEmHmCh2g5g_FEAQYAiABEgJu4fD_BwE. Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

Photographs

Photo 1 – external view of the western face and ridge of the roof of the void from the north.

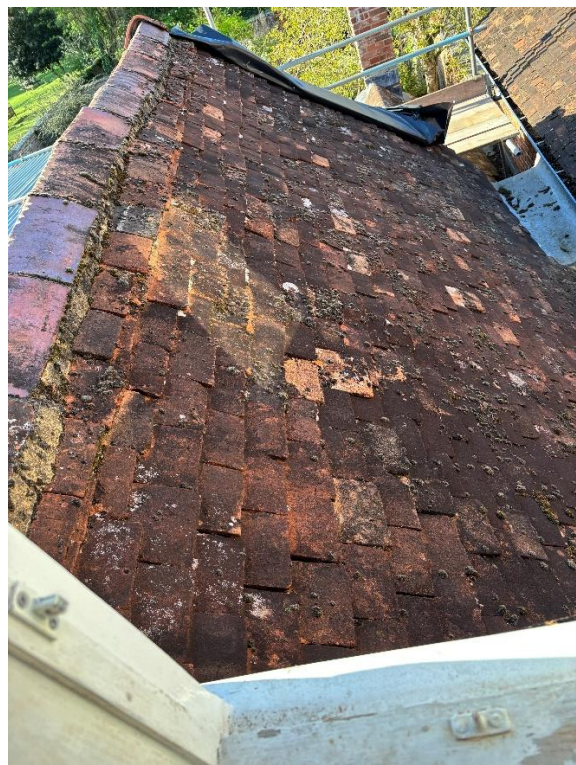


Photo 2 – external view of the western face and ridge of the roof of the void from the south.



Photo 3 – external view of the eastern face of the roof of the void from the east.



Photo 4 – external view of the eastern face and the ridge of the roof of the void from the east



Photo 5 –bat droppings recorded on a rafter in the roof void.



Photo 6 – bat droppings recorded on the floor of the roof void.



References

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.) The Bat Conservation Trust, London.

Gunnell, K., et al (2010) Designing for Biodiversity: A technical guide for new and existing buildings. (2nd edn). RIBA.

Mitchell-Jones, A. J. (ed.) (2004) Bat Workers' Manual (3rd edn). JNCC

6.1 Legislation

6.1.1 Bats

All species of bat found in the UK are listed under Schedule 5 of *The Wildlife and Countryside Act 1981* (as amended 2018) and are afforded protection under Section 9(1), Section 9(4)(b&c) and Section 9(5) of the Act. Under this legislation, a person is guilty of an offence if he intentionally or recklessly:

- Kills or injures any bat;
- Disturbs any bat while it is occupying a structure or place which it uses for shelter or protection; or
- Obstructs access to any structure or place which any bat uses for shelter or protection.

Bats are afforded additional protection through their inclusion on Schedule 2 of *The Conservation of Species and Habitats Regulations 2017* (as amended). Under Part 3 of this legislation, a person is guilty of an offence if he:

- Deliberately captures, injures or kills a bat;
- Deliberately disturbs a bat; or
- Damages or destroys a bat breeding site or resting place.

Disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, breed or reproduce, rear or nurture their young, migrate or hibernate. It also includes any disturbance likely to affect significantly the local distribution or abundance of the species. Consequently, attention should be given to dealing with the modification or development of an area if aspects of it are deemed important to bats, such as flight corridors and foraging areas.

6.1.2 Breeding Birds

Wild birds, their nests and eggs, are afforded protection under Section 1(1) of *The Wildlife and Countryside Act 1981* (as amended). Under this legislation, a person is guilty of an offence if he intentionally:

- Kills, injures or takes any wild bird;
- Takes, damages or destroys the nest of a wild bird included in Schedule ZA1;
- Takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- Takes or destroys an egg of any wild bird.