

Pound Farm, Stanley

Bat Survey Report

Matthew Wood



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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 July 2025 Daniel Ahern Ecology Ltd were commissioned by Matthew Wood to undertake a Preliminary Roost Assessment (PRA) of Pound Farm, in Stanley.
- The PRA assessed building 1 – horseshoe barn and building 2 – storage building to have LOW bat roost potential based on the frequency of Potential Roost Features (PRF) recorded, however upon observance of bats emerging from building 1 – horseshoe barn during the first survey it was judged to be a CONFIRMED roost.
- **Based on these findings three activity surveys of building 1 and one activity survey of building 2 were required to confirm the presence/absence of bats using these structures to roost.** These surveys took place in July, August, & September 2025.
- **Building 1: a maximum of five common pipistrelle and one brown long eared bat were recorded during any one survey. This confirms the building houses summer, day roosts for these two species.**
- **Building 2: No bats were observed emerging from this building during the surveys.**
- **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.**
- **No building works on building 1 – horseshoe barn must take place until an EPSL has been issued.**
- Mitigation and habitat enhancement recommendation are set out in section 4.2.

Introduction

1.1 Introduction

In July 2025 Daniel Ahern Ecology Ltd were commissioned by Matthew Wood to undertake a Preliminary Roost Assessment (PRA) of Pound Farm, in Stanley.

The PRA assessed building 1 – horseshoe barn and building 2 – storage building to have LOW bat roost potential based on the frequency of Potential Roost Features (PRF) recorded, however upon observance of bats emerging from building 1 – horseshoe barn during the first survey it was judged to be a CONFIRMED roost.

Based on these findings three activity surveys of building 1 and one activity survey of building 2 were required to confirm the presence/absence of bats using these structures to roost. These surveys took place in July, August, & September 2025.

1.2 Site Location and Description

Pound Farm, hereafter referred to as 'the Site', is situated in Stanley (ST 95363 72618). 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:

- Conversion of existing barns into a mixture of commercial buildings, holiday lets, and long-term rentals.

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

Three 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 °
29/07/2025	building 1 – horseshoe barn building 2 – storage building	7	20:30	22:01	17
19/08/2025	building 1 – horseshoe barn	4	19:50	21:47	21
09/09/2025	building 1 – horseshoe barn	4	19:30	20:28	17

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

Ten 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:

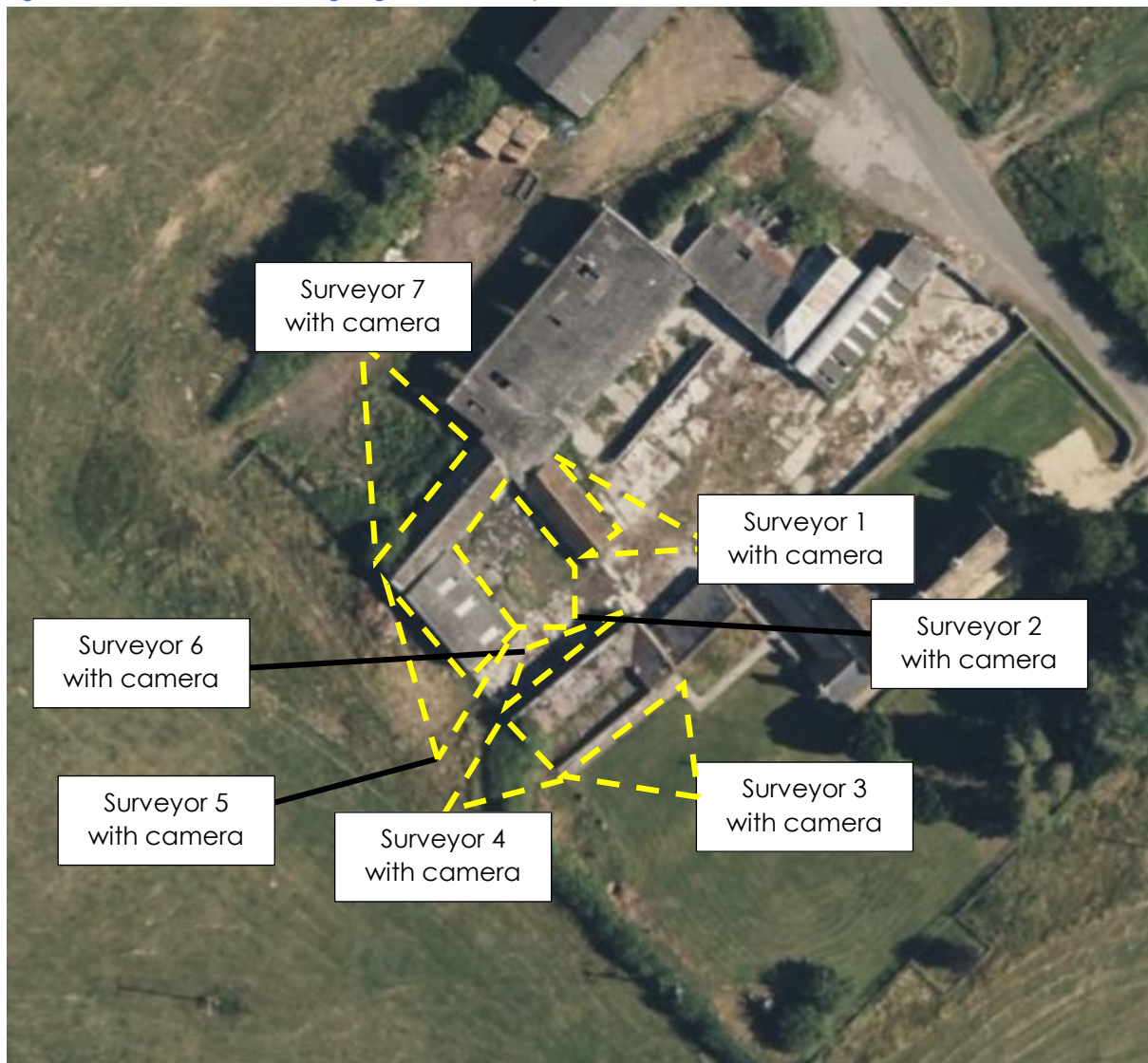
- Echo Meter Touch 2 ultra-sonic modules connected to a tablet/ipad

- Anabat Scout – Full-spectrum Bat recorder
- Canon XA30 camcorders
- Canon XA35 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.

Results

3.1 Activity Survey

There was dry weather with a light breeze and dense cloud cover during the first and second surveys, and similar conditions but with some recent rain an hour before the final 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
29/07/2025	building 1 – horseshoe barn	dusk emergence	common pipistrelle	5
	building 2 – storage building	dusk emergence	none	n/a
19/08/2025	building 1 – horseshoe barn	dusk emergence	none	n/a
09/09/2025	building 1 – horseshoe barn	dusk emergence	brown long eared common pipistrelle	1 2

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
29/07/2025	building 1 – horseshoe barn building 2 – storage building	dusk emergence	barbastelle	8
			brown long-eared	2
			common pipistrelle	138
			Daubenton's bat	4
			Leisler's	8
			Natterer's	6
			noctule	27
19/08/2025	building 1 – horseshoe barn	dusk emergence	soprano pipistrelle	13
			barbastelle	1
			brown long-eared	1
			common pipistrelle	6
			noctule	5
09/09/2025	building 1 – horseshoe barn	dusk emergence	soprano pipistrelle	3
			brown long-eared	2
			common pipistrelle	56
			Leisler's	1
			Natterer's	1
			noctule	2
			serotine	3
			soprano pipistrelle	5

4.1 Discussion

4.1.1 Bat Activity Survey results

Building 1: a maximum of five common pipistrelle and one brown long eared bat were recorded during any one survey. This confirms the building houses summer, day roosts for these two species.

Building 2: No bats were observed emerging from this building during the surveys.

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.

Emergence points and flight lines can be seen in figure 3, below.

Figure 3. The location of bat emergence point ● and the indicative flightlines which were taken; common pipistrelle →, brown long eared →



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

4.2 Recommendations

No building works on building 1 – horseshoe barn must take place until an EPSL has been issued.

Mitigation measures:

- Prior to any works taking place on site a Harlech woodstone bat box will be erected on a tree 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:

- One bat loft – H: 1.8m, W: 3.5m, L: 4.0m will be constructed in the roof void of building 1. The bat loft will be lined with OSB board, the roof cladding will be lined with Type 1F around the location of the loft. Access to the loft will be through four bat tiles.
- One Ibstock bat brick (or similar) - <https://www.ibstock.co.uk/product/ecohabitats/bat-box?page=1&> Installed at a height of at least 3m in the extension, under the eaves and in direct sunlight.
- One hedgehog house - <https://www.arkwildlife.co.uk/product/dome-hedgehog-house/> will be installed in the garden of the property EITHER under a hedge to the rear of the property OR under a brush pile to the rear of the house.
- One insect block - https://www.birdfood.co.uk/woodstone-insect-block-grey?utm_source=google_shopping&gclid=EAlaIQobChMlrZm8-ZqD_glVEmHmCh2g5g_FEAQYAIAABEgJu4fD_BwE. Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

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

5.1 Legislation

5.1.1 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.

5.1.2 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.