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Bat Activity Survey

The Old Dairy, Wigton



Prepared for Mr Richard Lindsay

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Quality Assurance

Report Reference	Revision Number	Date of issue	Author	Checked by	Approved by
RJL105/102	001	Monday 28th July 2025	Lesley Grey	Stephen Parkin	Sarah Parkin

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The information, results and observations recorded within this document were accurate at the time of survey. We accept no liability for any errors or activities and changes to the survey area which may have occurred post survey.

S.A.P Ecology & Environmental Ltd will submit any records of protected species to the appropriate biological records centre on an annual basis.



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1. Executive Summary

1.1 Summary

S.A.P Ecology & Environmental Ltd were contacted by Mr Richard Lindsay on behalf of his client who proposes to convert the Old Dairy, Wigton to a residential property. The proposal is currently going through the planning process.



A preliminary building assessment was undertaken on Monday 2nd October 2024 (SAP Ecology RJL105/001/001), which recorded potential access/egress features on the external of the property comprising missing mortar, gaps in the stonework and ivy coverage. No evidence of bats was recorded. The property was assigned a low level of suitability to support roosting bats, and a single dusk emergence survey was recommended.

A dusk activity survey was undertaken on Monday 12th May 2025 with no bats recorded emerging from the property. A low-moderate bat activity was recorded with individual Common and Soprano pipistrelle bats foraging predominantly within the vegetated area immediately to the north of the property.

The planned conversion works can take place without the need for a protected species licence. It should be noted that bats can roost opportunistically and if bats are found during works, works must stop immediately, and a licensed ecologist contacted.

No active birds were recorded nesting within the property.

1.2 Recommendations

-  If works are to be carried out during the breeding bird season (March – August, inclusive), a breeding bird check should be undertaken no more than 48 hours prior to works commencing. If breeding birds are found, works will need to be postponed until birds have fledged.
-  If works have not commenced within 18 months of the date of activity survey, a survey update will be required to confirm that the situation regarding bats and barn owls has not changed.



2. Introduction

2.1 Project background

S.A.P Ecology & Environmental Ltd were contacted by Mr Richard Lindsay on behalf of his client who wishes to convert the Old Dairy building at West Street, Wigton into a residential dwelling. The proposal is currently going through the planning process. The Old Dairy on West Street, Wigton will be referred to as the 'property' in the remainder of this document.

The property is located at grid reference, NY 25465 48302 in the centre of the town of Wigton (figure 1). The surrounding area comprises a mosaic of residential, business, and industrial properties with areas of parkland, private grounds, and agricultural fields beyond. Two watercourses are located in the area: Wiza Beck and Black located approximately 244m west and 477m northwest of the property respectively.

2.2 Ecology background





A Preliminary Building Assessment (PBA) for bats was undertaken by SAP Ecology & Environmental Ltd on Monday 2nd October 2024 which recorded several potential bat roosting opportunities on the external of the property comprising missing mortar, gaps in the stonework and areas of dense Ivy cover. No evidence of bats was recorded on or within the property. The property was assigned a low level of suitability to support roosting bats. Recommendations were made for one bat activity survey to be carried out during the bat activity season (May – September, inclusive), to determine if bats have been using the property

One inactive birds nest was recorded during the internal survey.

This report details the results of the bat activity surveys carried out at the property during the 2025 season.

2.3 Project brief

S.A.P Ecology & Environmental Ltd were commissioned to carry out emergence surveys of the property. The brief was to:

-  Carry out one dusk emergence survey of The Old Dairy, Wigton;
-  Analyse any bat activity recorded to determine species;
-  Produce a detailed report of the activity surveys, outlining relevant methodologies, results, discussion appropriate recommendations;
-  The report to be supported by appropriate digitised mapping.



3. Methodology

3.1 Emergence Surveys

Ecologists were situated around the property to ensure adequate visual coverage of all access/egress points which were identified during the daytime PBA.

Each ecologist was equipped with a Bat Box Duet frequency division detector and recording device, or Echo Meter Touch. Sound recordings made during the survey were retained for analysis and to aid identification of species. Nightfox Whisker night vision binoculars were also used.

The dusk surveys started 15 minutes before sunset and continued for 90 minutes after sunset. Any visual emergences were recorded, including the time and location.

All surveys were conducted in line with good practice guidelines (Collins, 2023).

3.2 Limitations

There were no limitations to survey, weather at the time of survey was suitable for foraging and commuting bats.

3.3 Surveyors

Table 1: The emergence surveys were undertaken by the following surveyors:

Date	Dusk/Dawn	Surveyor	Survey Location	NE Survey Licence Number
12/05/2025	Dusk	Stephen Parkin*	1	2016-23679-CLS-CLS
		Nick Gorman*	2	-

*Night Vision Aids used at these surveyor locations.



4. Results

4.1 Emergence survey

Dusk emergence survey 12th May 2025.

No bats were recorded emerging from the property during the dusk survey. Activity during the survey was low-moderate with intermittent periods of foraging by individual bats along the northern aspect of the property, occasionally passing over the roof.

Sound analysis of recordings taken during the survey confirms that the bat species present were Common pipistrelle (*Pipistrellus pipistrellus*) and Soprano pipistrelle (*Pipistrellus pygmaeus*) with Common pipistrelle accounting for all of the activity through the hour of the survey.

Table 2: Summary of survey conditions.

Type of Survey	Date	Sunset time	Temp start (°C)	Temp finish (°C)	Weather
Dusk	12/05/2025	21:08	18.3	13.7	There was a gentle breeze, 0% cloud cover and dry. Relative humidity was 38-67%.



5. Discussion & relevant legislation

5.1 Emergence survey discussion





No bats were recorded emerging from the property during the activity survey with intermittent periods of foraging throughout. Due to the vegetation adjacent to the property and the current use of the adjacent yard as a chicken coop, the environment attracts an array of insects which provide a good foraging habitat. As such current proposals will not lead to a negative impact on any bat roosts. The proposals will not have any significant impact on the surrounding habitat.

5.2 Protected Species

Bats

All bat species in the UK are protected from killing, injury and roost disturbance by both national and international law, in the form of the Wildlife and Countryside act (1981) as amended. In England bats are also protected under The Conservation (Natural Habitats &) (Amendment) Regulations 2007.

The legislation that is in place makes it an offence to:

-  Intentionally or recklessly capture, injure or kill a bat;
-  Intentionally or recklessly disturb a bat which will likely:
 - Impair its ability to survive, breed, reproduce or rear its young;
 - Impair its ability to hibernate or migrate, or;
 - Affect the local distribution or abundance of the species.
-  Damage or destroy a resting place or breeding site;
-  Keep, transport, sell or exchange any life or dead bat or part of.

Bats tend to re-use the same roosts year after year and therefore a roost is protected whether bats are present or not.

In addition to the above legislation, the National Planning Policy Framework (NPPF 2012) gives further protection with regards to development. It states that *“to minimise impacts on biodiversity and geodiversity, planning policies should: promote the preservation...and the protection and recovery of priority species populations...”*

Breeding Birds

No birds were seen to be actively nesting.

All birds, their nests and their eggs are protected under the Wildlife and Countryside Act 1981 (as amended). Care should be taken to ensure that no birds are present during the proposed demolition and that no harm comes to any nest, egg or nesting bird.



6. Impact Assessment & Recommendations

6.1 Impact Assessment and Recommendations

Bats

Considering the relatively low level of bat activity and lack of any bat roosting evidence observed during the dusk emergence survey, the current proposals are not likely to have a direct negative impact on bat roosting populations. As such a European Protected Species Licence **will not** be required to allow works to proceed, however bats are known to roost opportunistically and therefore if they are discovered at any stage during building works, then all works must stop immediately, and a qualified bat ecologist should be contacted.

The proposed works will not have any significant impact on the surrounding environment and therefore it is not considered that these proposals will have any effect on commuting or foraging bats.

Breeding Birds

Where possible, works should be completed outside of the breeding bird period (March – August inclusive). If this is not possible a breeding bird check should be carried out no more than 48 hours prior to the planned development to ensure no birds and their nests are present. If active nests are discovered an appropriate buffer zone should be established and works within that area ceased until the young have naturally fledged.

6.2 Further Survey

Bat surveys are only valid for a limited amount of time, if works are delayed for more than 18 months from the date of survey they should be repeated.



7. Conclusion

The conversion of the former Old Dairy building is unlikely to result in a negative impact on bats.

A breeding bird check has been recommended to ensure birds are not nesting or have dependant young prior to demolition works commencing.

Subject to the recommendations within this report being followed, the proposed works should be compliant with relevant legislation and planning policy regarding protected species.



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8. References

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

Mitchell-Jones, A.J, (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

Mitchell-Jones, A.J. & McLeish, A.P. (2004) *Bat Workers Manual (3rd Edition)*. Joint Nature Conservancy Committee, Peterborough.

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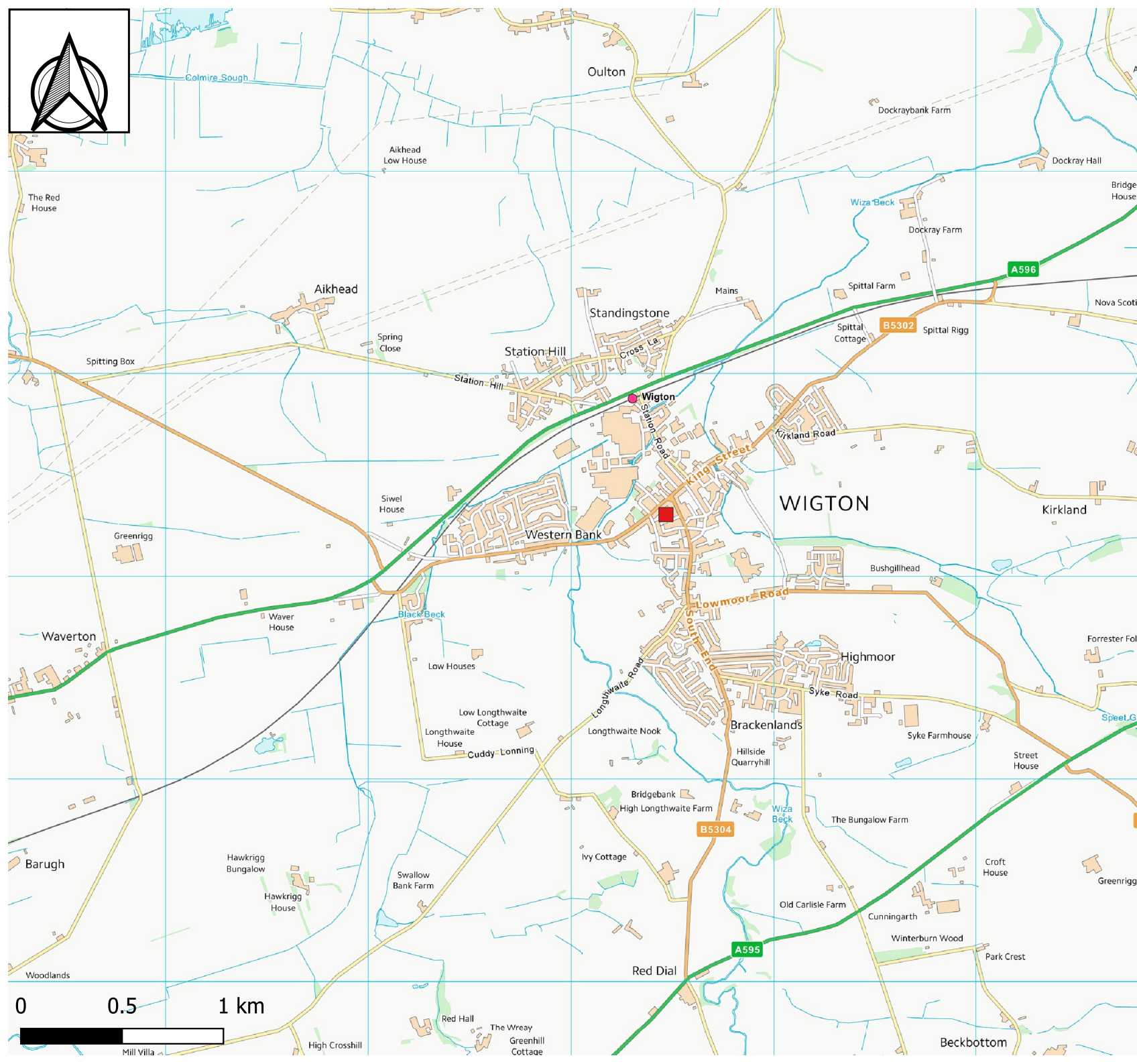
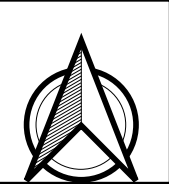


Figure 1: Location Map

Legend

- Old Dairy, Wigton

Date: 03/12/2024

Scale: 1:25,000

Client: Mr Richard Lindsay

Site Grid Reference: NY25465 48302

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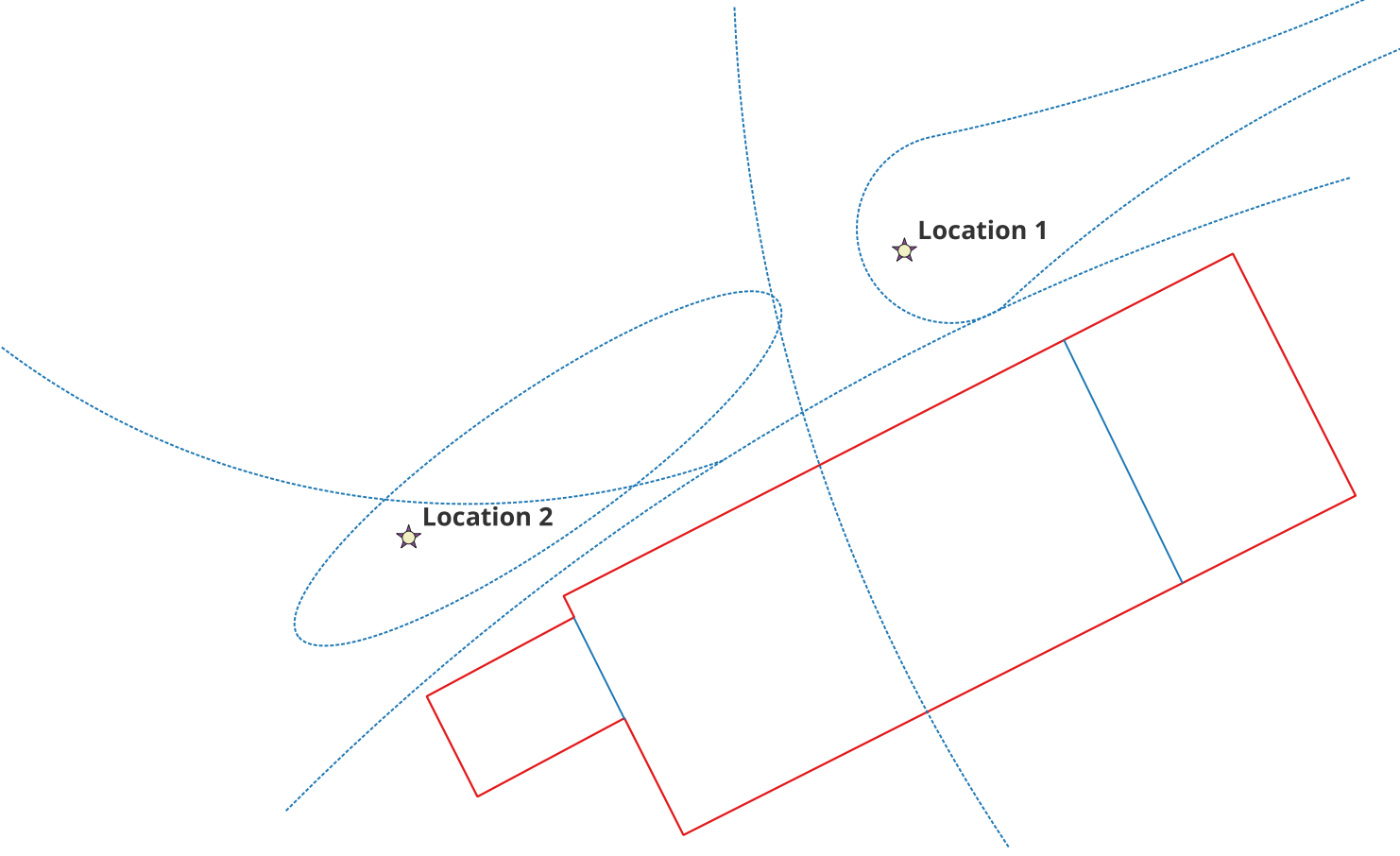
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0 0.5 1 km





Figure 2: Dusk Emergence Survey Results



Legend

- Property Outline
- Roof features**
 - Roof edge
- Bat Survey Results**
 - Surveyor locations
 - Bat flightlines

Date: 24/07/2025 Scale: 1:250

Client: Calva Design

Site Grid Reference: NY25465 48302

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