



Bat Emergence Survey

For

John Ennis
17 Irish Street
Whitehaven
Cumbria
CA28 7BU

Reference: Q17734

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Summary

ProHort Ltd were commissioned to assess bat roosting activity at 17 Irish Street, Whitehaven, Cumbria, CA28 7BU. The current proposal for the site is to demolish the outbuilding and develop a new residential dwelling. The building was assessed as having low potential for roosting bats, by ProHort Ltd in October 2025. Therefore, one Bat Emergence Survey was undertaken on the 8th of May 2026.

Key Findings:

- No bats were seen emerging from the building during the bat emergence survey.
- Roosting bats are considered unlikely to be present and no further surveys are recommended.
- Bats were seen commuting/foraging around the site, therefore, mitigation measures should be in place during the works including an artificial lighting strategy, appropriate methods of work, supplementary roosting provision of works, to be employed during the development.

1. Introduction

1.1. Background

This report has been instructed by John Ennis to conduct one Bat Emergence Survey on a garage building at 17 Irish Street, Whitehaven, Cumbria, CA28 7BU (grid reference: NX 97328 17922). The building surveyed had a low number of potential external roosting features including ivy on the northern corner of the building and up the gable end, in addition to a crack in the front aspect of the garage and was assessed as having a 'low potential' for supporting bats.

It was concluded that the proposed works of demolishing the outbuilding and develop a new residential dwelling will impact any roosting bats within the building surveyed.

1.2. Site Description

The site is located at 17 Irish Street, Whitehaven, Cumbria, CA28 7BU (grid reference: NX 97328 17922). It is approximately 850 metres squared in size and comprises of building surveyed (B1) (See Figure 1).



Figure 1 – The site layout
Taken from Q17175 Preliminary Roost Assessment completed by ProHort in October 2025

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Table 1 – Description of all onsite buildings

Building name	Description
Garage (B1)	A single storey block garage.
See relevant picture in Appendix 4	<p data-bbox="576 338 967 371">There was no internal loft space.</p> <p data-bbox="576 400 1342 551">The roof is pitched and gable ended. It is constructed of ceramic tiles and there was some external damage recorded during the survey, consisting of a crack in the front of the building. There is also ivy on the northern corner of the building and up the gable end, creating a potential roosting feature.</p> <p data-bbox="576 582 1326 642">Internally, the roof voids were composed of wooden rafters and beams presented in good condition.</p> <p data-bbox="576 674 1378 824">The loft space was inspected carefully and all potential cavities and spaces that could typically contain voids were checked thoroughly. These areas were well lit and had a light covering of cobwebs. There were some potential roosting features present within the space, as detailed in Appendix 3.</p> <p data-bbox="576 855 1342 918">There were no signs of bats or roosting birds observed internally and externally.</p>

The general surrounding area has moderate suitability for commuting and foraging bats, due to the Site’s proximity to several wooded blocks; the presence of connective features such as hedgerows and lines of trees; the trees surrounding the site which could offer some foraging opportunities for commuting bats. Licence records show that common pipistrelles (*Pipistrellus pipistrellus*) are present within 2km of the Site.

1.3. Previous Ecological Surveys

A Preliminary Roosting Assessment had been prepared by ProHort, in October 2025 which included an assessment of the building surveyed. The assessment identified no signs of bats but observed some potential access points and some potential roosting locations on the ivy on the northern corner of the building and up the gable end. Therefore, the building was assessed as having a low potential for roosting bats. To ascertain whether the buildings are used by roosting bats, in accordance with Good Practice Guidelines (Collins, 2023), it was recommended that one dusk emergence survey is carried out during the active bat survey season (May to September) to determine the likely absence or confirmed presence of roosting bats.

2. Methodology

2.1. Aims and Objectives of the Surveys

The aim of the surveys is to collect sufficient data to draw conclusions about the use of the buildings by roosting bats, primarily by observation of bats leaving the building at dusk.

The objectives of the surveys are as follows:

- To ascertain presence or likely absence of roosting bats within the onsite buildings.
- If bats are found to be present, to determine species, number of individuals and the nature of the roosts within the building
- Assess the value of the structures to bats and provide recommendations for further surveys, mitigation, compensation and enhancement measures and licensing requirements.

2.2. Legislation

All species of Bats found in the UK receive a high level of legal protection under the terms of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations, 2019. In summary, it is an offence:

- To kill, injure or handle a bat.
- To damage, destroy or obstruct access to any place that a bat uses for shelter or protection (known as a roost).
- To disturb any wild bat while it is occupying a structure or place used for protection.
- To possess a bat (living or dead).
- To sell or offer a bat for sale without a licence.

2.3. Bat Emergence Survey Methods

One bat emergence survey was undertaken on the 8th of May 2026 at dusk, on B1. Survey methodology followed the Bat Conservation Trust's *Bat Surveys for Professional Ecologists* (Collins, 2023). These surveys fall within the optimal period of bat emergence activity. To provide the ultimate coverage of the potential roosting features and access points, 2 surveyor positions were identified (see Figure 2 for locations).

Surveyors used the following equipment to conduct the survey:

- Anabat Walkabout and Anabat Express Static Bat detectors.
- Nightfox Corsac 2 Digital Infrared Night Vision goggles
- Darkbeam Infrared torch
- Video camcorder with infrared night vision.
- Echo Meter Touch 2 active Bat detector
- 8mm Dual Lens Cavity Camera and Endoscope with 4.5 inch HD IPS Colour Screen



Figure 2 – The equipment used on site.

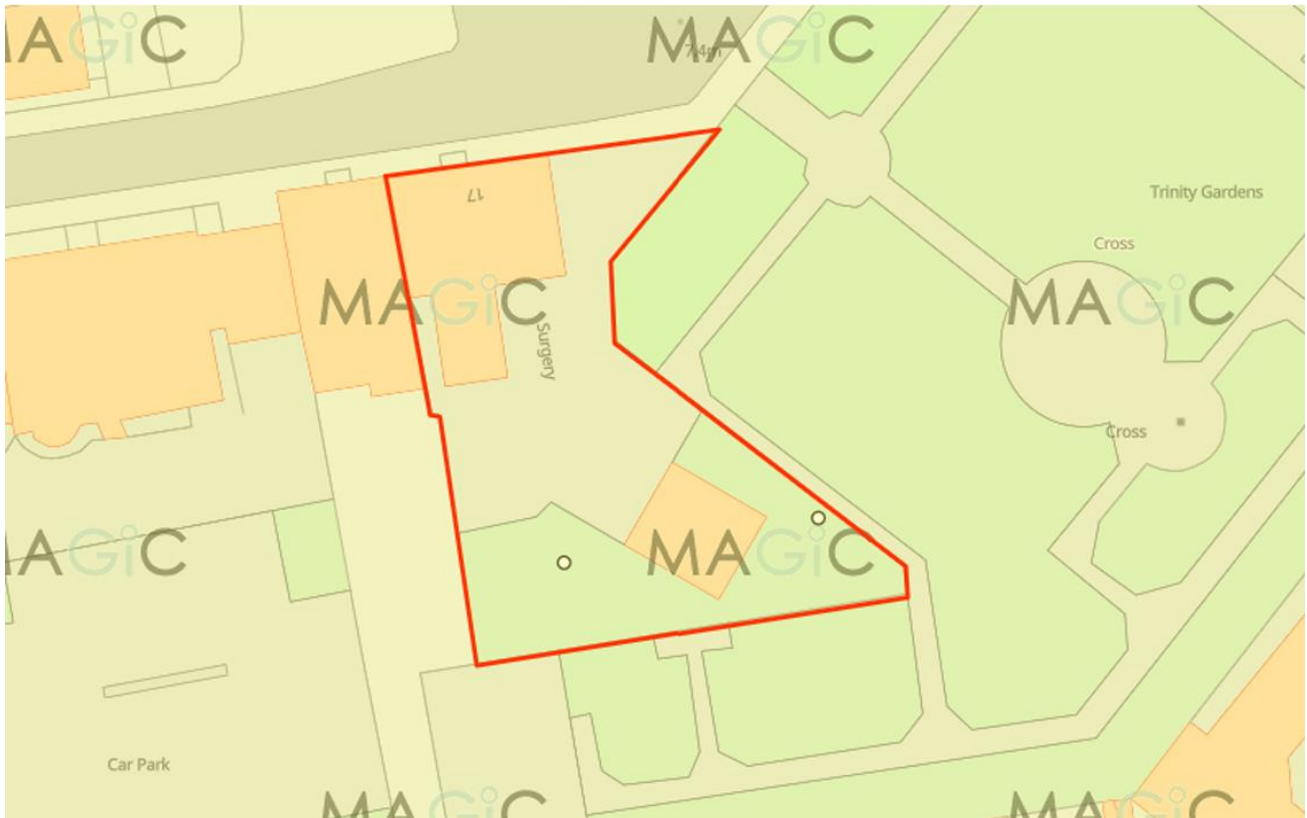


Figure 3 – The site layout and locations of surveyors (yellow circles)

Taken from Q17175 Preliminary Roost Assessment completed by ProHort in October 2025.

The emergence surveys were carried out from at least 15 minutes before sunset until at least 90 minutes after sunset.

The location, appearance, flight characteristics and time of sightings or bats were noted on recording forms during the surveys.

Weather conditions during the surveys are outlined in Table 1 below.

Table 2 – Dates and weather conditions of the two emergence surveys

Date	Sunset	Start Time	End Time	Cloud Cover (%)	Precipitation	Wind (Beaufort)	Temp (°C)
08/05/2026	21:01	20:30	10:30	70	0	2	11

2.4. Limitations

- The one emergence survey only provide a snapshot of the presence of bats within the site as individual bats move between roosts throughout the year and changes to the building structure can alter the number and quality of potential roosting sites. Therefore, the results of the emergence surveys can only be considered valid for 12 months from the survey dates, after which time it is recommended an updated assessment is undertaken.
- In sites where a high number of potential roost features exist, there remains some possibility of bats roosting within features not identified as roosts during the surveys. As such, mitigation measures should include a precautionary approach to features with high potential to be used by bats, even where their presence was not recorded during surveys.
- The lower amplitude of calls of species such as brown long-eared or barbastelle are more difficult to detect. Therefore, passes by these species may be under-recorded.

3. Results

3.1. Roosting Bats

During the dusk emergence surveys, no bats were seen to emerge from any part of B1.

3.2. Non-Roosting Bat Activity

During the dusk emergence surveys, levels of bat activity were moderate. Calls of Common pipistrelle (*Pipistrellus pipistrellus*) were recorded during the surveys and Common Pipistrelles were observed foraging and commuting around the site.

4. Conclusion

The surveys found that bats utilise the site for foraging and commuting, however they were not found to be roosting within either of the onsite buildings.

No further surveys are required; however, mitigation practices should be followed during the work. Appropriate measures are required to mitigate impacts on foraging/commuting bats including an artificial lighting strategy, appropriate methods of work, supplementary roosting provision of works, to be employed during the development.

In the unlikely event bat(s) are encountered at any stage, work will cease and Natural England or a suitably qualified licensed bat ecologist must be sought for advice by the applicant/landowner. The applicant must be aware of the severe penalties associated with bat crimes and their legal obligations to report this information.

The one emergence survey only provides a snapshot of the presence of bats within the site as individual bats move between roosts throughout the year and changes to the building structure can alter the number and quality of potential roosting sites. Therefore, the results of the emergence surveys can only be considered valid for 12 months from the survey dates, after which time it is recommended an updated assessment is undertaken.

4.1. Mitigation

All the following measures should be adhered to throughout the proposed works to protect bats:

- Before commencing works, one bat box suitable for crevice-dwelling species will be installed on a nearby linear feature. This should provide suitable roosting opportunities for any bats exiting the building or being removed from the building during the works. This box should be 1FW Schwegler Bat Hibernation Boxes (available at nhbs.com) or of a similar standard and be mounted at least 4m from the ground. The boxes should face between southeast and southwest and should remain unobstructed.
- All workers on the project will be provided with information that outlines the legislation that protects bats, an introduction to species, indicators of bat presence, precautions to take during work and instructions on what to do in the event a bat is observed.
- A soft strip demolition will be undertaken on the roof tiles.
- In the situation where a bat is encountered during work, all work must stop, and a suitable ecologist should be consulted before continuing.
- Any on-site lighting will be in-line with the BCT lighting guidelines (Bat Conservation Trust 2023). Lighting will be directed away from any roosting locations or linear features. All lights will be downwardly deflected and low level.

4.2. Artificial Lighting Strategy

Artificial lighting can impact local bats as it can impede their ability to forage successfully and can deter bats from commuting across the property. Therefore, to ensure any lighting disturbance on bats is minimised, the following strategy for artificial lighting around the property will be adhered to:

- Where lighting is required for health and safety purposes only, any external lighting required as part of the scheme (e.g. security lighting) will be motion triggered, set on timers (1 minute or less) and directional towards the ground to avoid upward light spill.
- Any light spill must be directed away from the roof and from surrounding tree canopies and vegetation.

- All luminaires used will lack UV elements when manufactured. Metal halide, fluorescent sources will not be used.
- LED luminaires will be used due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white spectrum (ideally <2700 Kelvin) must be adopted to reduce blue light component.
- Luminaires must feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats.
- Internal luminaires will be recessed where installed in proximity to windows to reduce glare and light spill.
- The use of specialist bollard or low level downward directional luminaires to reduce upwards lighting spill can be considered, however, should be used as a final resort.
- Column heights should be carefully considered to minimise light spill. Only luminaires with an upward light ratio of 0% and with good optical control must be used.

Luminaires will always be mounted on the horizontal, i.e., no upward tilt

Appendix 1 Reference List and Useful Sources

- **Collins, J. (ed.) (2023)** Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.
- **HMSO (1981)** Wildlife and Countryside Act 1981 [online]. Available at: <http://www.legislation.gov.uk/ukpga/1981/69>
- **HMSO (2017)** Conservation of Habitats and Species Regulations 2017 [online]. Available at: <http://www.legislation.gov.uk/uksi/2017/1012/contents/made>
- **Reason, P.F. & Wray, S. (2023)** UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Ampfield, CIEEM.
- **Bat Conservation Trust (2023)** Bats and Artificial Lighting At Night [online]. Available at: [Guidance Note 8 Bats and Artificial Lighting | Institution of Lighting Professionals \(theilp.org.uk\)](http://theilp.org.uk/Guidance%20Note%208%20Bats%20and%20Artificial%20Lighting%20-%20Institution%20of%20Lighting%20Professionals)

Appendix 2 Bat Sonograms

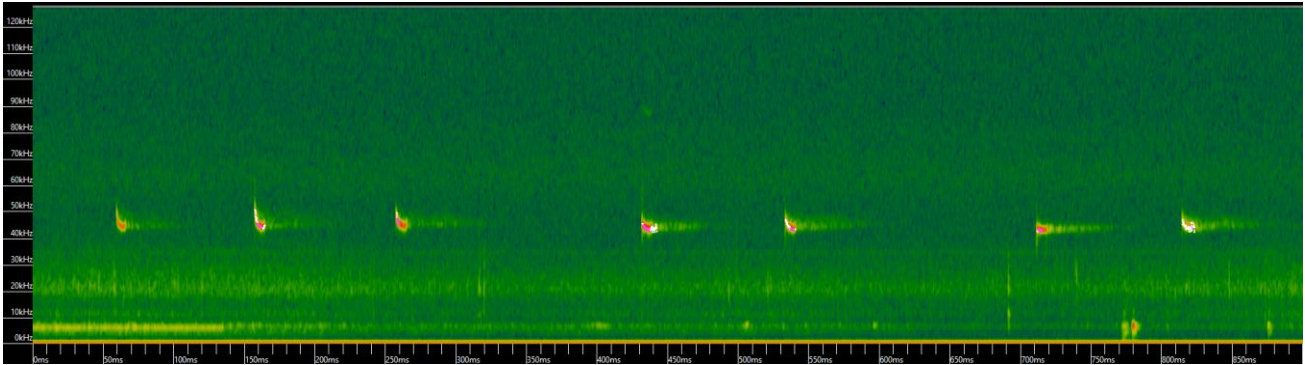


Figure 4 – Sonogram of Common Pipistrelle (*Pipistrellus pipistrellus*) seen commuting and foraging through the Site.

Appendix 3 Bat Flight Activity



Figure 5 – Map depicting flight lines of observed bat species