

Barn off Long Lane,
Charlesworth,
Tameside

Dusk Emergence Surveys
2025



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Client	High Peak Architects Ltd
Project Title	Barn off Long Lane, Charlesworth
Project Reference	RHE.4361
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Executive Summary

Development Details

The client is proposing residential development at a barn of Long Lane, Charlesworth, hereafter referred to as the 'site'.

This report describes the status of roosting bats at the site and its surroundings and assess the potential impacts of the development on bats. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Ecological Interest

Evidence from the Dusk Emergence Surveys indicate a day roost of Common Pipistrelle *Pipistrellus pipistrellus* bats is present on site.

Outcomes

The proposed development has potential to affect the bat roost and a licence will be required to undertake the proposed works. The licence can be applied for once planning permission is obtained.



1. Introduction

1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Limited (RHE) was commissioned in 2025 by High Peak Architects Ltd (the Client) to carry out two Dusk Emergence Surveys at the Barn off Long Lane, Charlesworth (the site). The site is located at O.S. grid reference: SK 00216 93144 (see Figure 1).



Figure 1. Map showing the location of the site courtesy of © Google Maps

- 1.1.2 The site comprises a former barn building in a state of disrepair, surrounded by agricultural land, parcels of woodland and hedgerows.
- 1.1.3 The surrounding area is semi-rural, with residential areas and a main road to the east of the site.

Description of Development

- 1.1.4 The site will be the subject of a planning application for the conversion of the barn into a dwelling.

Relevant Planning History

- 1.1.5 A Preliminary Roost Assessment was undertaken in 2024 by Rachel Hacking Ecology Ltd¹. The survey concluded the site had moderate potential to support roosting bats.

¹ RHE.4361_Daytime Bat Survey_Barn at Long Lane, Charlesworth

1.2 Scope of Work

- 1.2.1 The client commissioned Rachel Hacking Ecology to carry out two dusk emergence surveys at the site.

1.3 Aims of the Survey

- 1.3.1 The aims of the survey were to:
- Establish the status of roosting bats at the site.
 - Identify the requirement for further surveys or mitigation.



2. Methods

2.1 Dusk Emergence Survey

- 2.1.1 Two dusk emergence surveys were undertaken on 16 May 2025 and 05 June 2025. Three surveyors and three infra-red cameras monitored the site to ensure complete coverage for any emerging bats. The emergence surveys began 15 minutes before dusk and continued for 90 minutes after dusk. The surveyors used a combination of Echometer Touch 2 Pro and Anabat Walkabout bat detectors to record the echolocations of bats. The night vision aids (NVA's) used were Nightfox Whisker night vision cameras.

2.2 Assessment Criteria

- 2.2.1 Surveys were undertaken in accordance with current guidelines². Interpretation of survey findings and assessment of roosting potential was undertaken using professional judgement and criteria described in published guidance^{1,3}.

2.3 Survey Information

Surveyor Details

- 2.3.1 The lead surveyor was Jasmin West (Ecologist) assisted by Bethany Halfpenny (Junior Ecologist) Freddie Lear, Amelia Lewis and Rebecca Bayley (Assistant Ecologists). All the surveyors are suitably trained and have experience undertaking dusk emergence surveys.

Site Conditions

- 2.3.2 The weather at the time of the first survey was dry with partial cloud cover and light wind. The average temperature was 15°C. The weather during the second survey was cool and overcast with a light shower at the beginning of the survey, the average temperature was 11°C. The site conditions were appropriate for a full assessment to be undertaken.

² Collins, J. (Ed.) (2023) *Bat Surveys for Professional Ecologists-good practice guidelines*. 4th edn. The Bat Conservation Trust, London.

³ Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield..

Surveyor Positions

- 2.3.3 Figure 2 shows the locations of the surveyors (yellow stars). The infra-red cameras were placed next to each surveyor, sharing the same field of view during the survey.

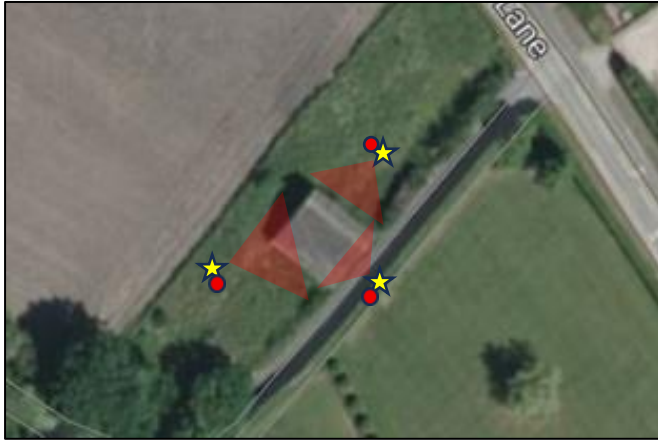


Figure 2 showing positions of surveyors, cameras and fields of view.

- 2.3.4 Photographs of the field of view at the darkest point during the surveys are contained in Appendix 2.

3. Results

- 3.1.1 No bats were recorded emerging from the building during the first survey, low levels of sporadic foraging activity was recorded by a small number of bats between 20:47-22:17.
- 3.1.2 During the second survey, one Common Pipistrelle *Pipistrellus pipistrellus* bat was recorded emerging from the southwest gable of the building at 21:43. Sporadic foraging was recorded by a small number of bats between 21:43 - 22:22.



4. Assessment

4.1 Methods

- 4.1.1 The survey was undertaken at an appropriate time of year under suitable conditions. The surveys were undertaken in accordance with current guidelines.
- 4.1.2 The survey methods enabled a robust assessment, and a high degree of confidence is placed on the results.

4.2 Interpretation of Results

- 4.2.1 Survey results indicate that the building on site supports a day roost used by an individual Common Pipistrelle. Common Pipistrelle is a common and widespread species and a day roost is of importance at the site level.
- 4.2.2 Without appropriate mitigation the proposed development may lead to the destruction of a bat roost, and the killing/harming of bats.



5. Recommendations

Further Surveys

- 5.1.1 No further surveys are required at this time.

Mitigation

- 5.1.2 To avoid the risk of an offence a licence will be required to undertake works which are likely to affect bats. This can be applied for once planning permission is obtained.
- 5.1.3 Licensed mitigation measures will include:
- A pre-commencement inspection by a suitably qualified ecologist (SQE) to check for the presence of bats.
 - The SQE will deliver a toolbox talk to contractors to ensure they are aware of the status of bats, where they could be present and what to do should they be encountered.
 - The SQE will supervise removal of potential roosting features (verge tiles/facia etc.).
 - Any bats found will be transferred to a bat box installed on a suitable tree on site.
 - Should any bats be encountered during unsupervised works, work will stop in that area and the SQE will be contacted to attend site.
 - Roosting opportunities will be included within the proposed development.
 - No timing restrictions will apply.

General Precautions

- 5.1.4 This report is considered to be valid for eighteen months for planning purposes. After this, a suitably qualified ecologist should be consulted as an update assessment may be required.
- 5.1.5 For licensing purposes, survey data should be from the current or most recent survey season. If development commences after May 2026 an update dusk survey will be required.



Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2025) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 187 and 193, shown below:

- 187. Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 193. When determining planning applications, local planning authorities should apply the following principles:
 - a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;



- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Legislation

All bat species are protected under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit), which make it an offence to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place of a bat.

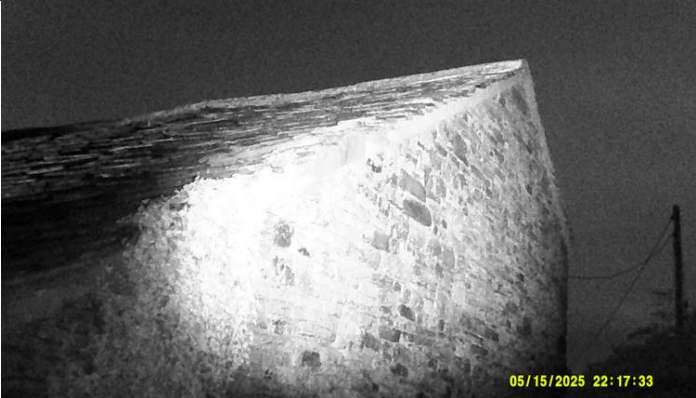
The Wildlife & Countryside Act 1981 (as amended) contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

Proposed development works that are likely to disturb or destroy bats or their roosts will need to obtain a licence from the relevant Statutory Nature Conservation Organisation (e.g., Natural England) prior to work commencing.



Appendix 2: Surveyor Field of View

Surveyor POV over both surveys.	
Freddie Lear & Amelia Lewis	
Bethany Halfpenny & Rebecca Bayley	
Jasmin West (Both Surveys)	