

TAYSIDE BAT SURVEY REQUIREMENTS

This document should not be seen as a replacement for the Bat Conservation Trust “Bat Good Practice Guidelines” or any other bat survey and mitigation guidance available. It is a summary document that will hopefully save time in processing planning applications where bats may be affected.

All bat species are European Protected Species and therefore have the highest protection possible and any impact on bats must be considered fully prior to a planning application being determined and cannot be dealt with by conditions. Bat surveys may be required for any application but applications involving demolition of a structure, steading conversions, installation of a wind turbine, removal of mature or ivy clad trees or work near a known bat roost are likely to require a bat survey.

NOTE these are only examples and are by no means an exhaustive list.

General comments on bat surveys

Surveys should be carried out during the summer months when bats are active (usually mid-April to late-September in Tayside). If a development is phased then the survey and assessment should cover all phases. However, in some circumstances winter surveys may be acceptable for certain developments where all relevant areas of a structure can be accessed or the site has potential for use as a bat hibernaculum. If evidence of usage by bats is found during winter surveys or the results are inconclusive (especially if there is potential for a summer maternity roost), further survey work may be required in the summer months. Surveyors should make their clients aware of the limitations of winter surveys and the potential need for further survey.

As a minimum, all surveys submitted for development proposals should include the following:

1. The objectives of the survey.
2. Time and date of the survey, and who carried out the survey.
3. Brief descriptions of weather conditions at start and end of the survey and any changes in weather conditions during the survey.
4. Description of the proposed works.
5. Desktop survey detailing source information such as records from the local bat group, NESBReC, Perth Museum, McManus Galleries (for Angus and Dundee), NBN or other sources.
6. Description of the buildings (including type of structure, materials, approximate age and condition) and/or trees being surveyed and their suitability as a bat roost for all locally recorded species of bat.
7. Habitat description of site and surrounding area for context. This should include information on exposure of site, proximity to water courses and water features, trees/hedgerows/woodland or other habitat suitable for bats to allow identification of suitable foraging grounds.
8. Methods of survey - i.e. dawn and dusk emergence survey or daytime inspection of building. Note: a one-off survey is rarely sufficient. Justification should be provided for the method of survey used and details of any equipment used.

9. Results of survey including sufficient evidence to justify conclusions in 8 above. Results should include:

- Species present and approximate numbers
- Details found of signs of usage by bats
- How habitats or features present are used by bats and an indication of level of use

10. Interpretation and evaluation:

- Presence/absence
- Constraints and limitations on survey. This should include factors influencing survey results such as temperature and weather, timing and any limitations on accessibility to areas of the building. Are any areas of the survey inconclusive and if so what is the worst case scenario.
- If bats are present, an assessment of usage by bats including sex of bats present, type of roost i.e. winter site or maternity roost, and approximate size of roost. Also a Site Status Assessment to show the importance of the roost to local population of the species.

11. Impact assessment on bats either at time of development or long term. In order to assess this accurately, the applicant will have to supply adequate information on the proposed development to the surveyor. If bats are present a summary of impacts should be provided including details of type, magnitude and duration of long term and short term impacts. This should consider impact at a site level in a wider context.

12. Mitigation and compensation - where bats are present and will be affected by the development. *This is the core of any bat survey where bats are present.* This may include:

- Mitigation strategy - overview of how the impacts will be addressed with justification for timing of works if this is to be used to avoid disturbance to bats.
- Roost creation/restoration and/or enhancement
- Exclusion - timing and methods
- Post development site safeguard and monitoring
- Work schedule with phasing
- Relevant maps/plans/diagrams

13. References need to be detailed.

14. Photographs and maps of key features of structure and surrounding habitat should be included.

15. Qualifications and experience of surveyor including relevant licences.

The information provided in any survey should be sufficient to apply to Scottish Natural Heritage for a licence should bats be found and a licence required.

NOTE - Whilst anyone can carry out an emergence survey it should be noted that all bat surveys are highly specialised and to ensure that the proper conclusions are reached surveys should be carried out by a suitably qualified and experienced surveyor. To enter a known bat roost or carry out any invasive work where bats are known to be present surveyors must have a Scottish Natural Heritage bat licence.

Bats and Solar Panels

It is essential to plan ahead if solar panels are being considered on either domestic or public buildings, including churches. If there are bats under slates/tiles they could be injured or killed during the process of putting up the panels. Alternatively, roost exits may be covered either entombing bats or excluding them.

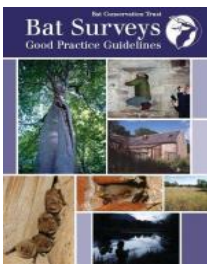
The question needs to be asked at the planning stage “could bats be present” and if so, undertake a survey and plan the best time of year to erect the solar panels to avoid injury to bats. The BCT Bat Survey Guidelines include the following trigger for a bat survey:

“proposals involving lighting of churches and listed building or erection of solar panels/floodlighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water”.

Current good practice guidance:

The following guidance gives more detail:

(1)



Bat Surveys - Good Practice Guidelines (1st ed) - the printed version of the publication is available for purchase from [NHBS](#). The electronic version of the publication is available to download free of charge: [Bat Surveys - Good Practice Guidelines](#).

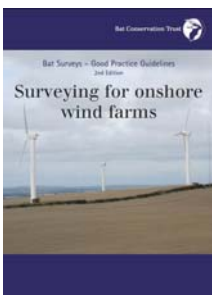
(2) English Nature Bat Mitigation Guidelines (2004) -

<http://www.wildlifegateway.org.uk/site/pdfs/naturalEngland/Batmitigationguide2.pdf>

(3) Bats and Lighting in the UK

Produced by BCT in partnership with the Institution of Lighting Engineers (ILE), this document is suitable for both bat workers and lighting engineers. [Bats and Lighting in the UK](#)

(4)



Surveying for Onshore Wind Farms - the electronic version of the publication is available to download free of charge: [Surveying for Onshore Wind Farms](#).

(5) Woodland Management for Bats



[Woodland Management for Bats](#)

Specialist Support Series

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