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ECOLOGICAL CONSULTANTS



Nocturnal Bat Survey
15 Station Road, Denby

Project No: PiAr05 Client: Pilkington Architecture Ltd Date: 26/05/2026

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Written by	Libby Norton BSc (Hons) Assistant Ecologist
Checked by	Helen Staton BSc (Hons) ACIEEM Senior Ecologist
Approved by	Eve Scott Bsc (Hons) MRes Ecologist

The information and advice contained in this report has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

Peak Ecology Limited
Arden House
Deepdale Business Park
Bakewell
Derbyshire
DE45 1GT
01629 812511

www.peakecology.co.uk

EXECUTIVE SUMMARY

Overview

This report was prepared by Peak Ecology Ltd. on behalf of Pilkington Architecture Ltd. It contains the results of the Nocturnal Bat Survey carried out in relation to the proposed demolition and replacement of the bungalow at 15 Station Road in Denby Village, Ripley, Derbyshire.

Results

Peak Ecology undertook a Preliminary Bat Roost Assessment March 2026 as part of a Preliminary Ecological Appraisal (Peak Ecology, 2026) which assessed the onsite bungalow to be of Low bat roosting potential, with Potential Roosting Features identified externally.

In line with best practice guidelines (Collins (ed), 2023), a Nocturnal Bat Survey was undertaken on 07/05/2026. **No bats were recorded emerging/entering the building during the nocturnal bat survey**, confirming the likely absence of roosting bats within the building.

Activity levels during the survey were moderate with foraging recorded on and offsite with a total of 71 common pipistrelle *Pipistrellus pipistrellus* calls recorded, along with a singular soprano pipistrelle *Pipistrellus pygmeaus* call.

Mitigation Measures and Recommendations

The proposed works are unlikely to impact upon roosting bats; therefore a European Protected Species mitigation licence is not required.

Recommendations for incorporation of a sensitive lighting scheme has been made within Section 5.

Site workers should remain vigilant throughout works and, in the unlikely event a bat is found on site, all works must cease immediately, and a suitably qualified ecologist contacted.

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1 INTRODUCTION

1.1 Scope of Report

This report has been prepared by Peak Ecology Ltd on behalf of Pilkington Architecture Ltd. It provides the results of Nocturnal Bat Survey associated with the proposed residential development at 15 Station Road, Denby.

A Preliminary Ecological Appraisal (PEA) including a Preliminary Bat Roost Assessment (PBRA) of the barn was carried out on 10th March (Peak Ecology, 2026). The assessment assessed the building to have low potential to support roosting bats and therefore a Further Bat Surveys (FBS), comprising one Nocturnal Bat Survey was undertaken to determine presence or likely absence of roosting bats.

The purpose of this report is to:

- Determine whether the site is in use by roosting bats, including confirming species present and number of bats, or have confidence in a negative result;
- Provide recommendations for mitigation and/or avoidance measures that will be suitable for a planning application;
- Highlight requirements for a Natural England mitigation licence application; and
- Highlight opportunities for ecological enhancement where appropriate.

In relation to planning and development, this report provides all relevant details to support a planning application, however, it should be read in conjunction with any other ecological surveys that have been undertaken for the site, such as the PEA/PBRA (Peak Ecology 2026).

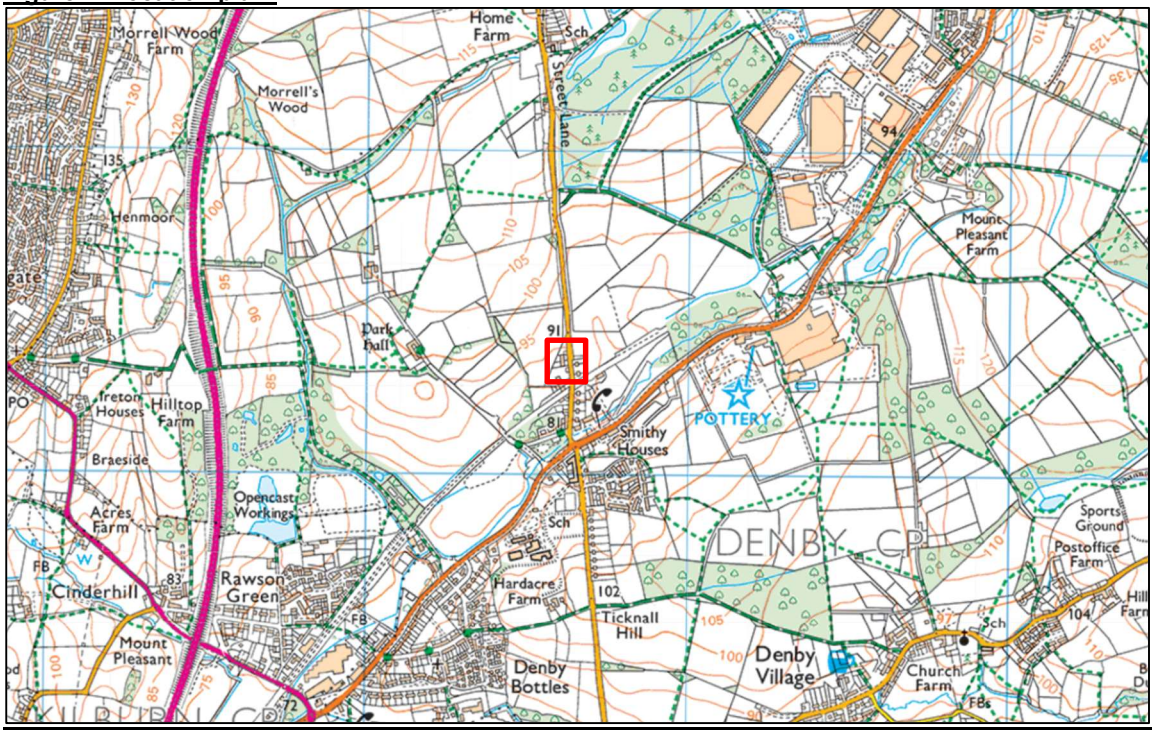
The approach to this assessment follows best practice published by the Bat Conservation Trust (Collins, (ed.) 2023) and the British Standards Institution (BSI, 2013). Details of individual survey methods and associated supporting information are provided in Section 2.

1.2 Site Description

The site comprises an approximate 0.085ha area of land on Station Road, situated to the south of Ripley in Derbyshire, nearest postcode DE5 8ND (OSGR: SK 38611 47346). The site itself includes a bungalow and garden, which is immediately surrounded by other residential buildings and associated gardens. Agricultural land and woodland parcels comprise the wider surroundings.

The survey boundary is as per the redline boundary on drawing PA/26-004 EX 81 01 provided by the client. The site location is illustrated below.

Figure 1: Location plan*



*© Crown copyright and database rights 2026 Ordnance Survey

Figure 2. Redline boundary provided by the client (PA/26-004 EX 81 01)



1.3 Development Proposals

Proposals for the site comprise the demolition of the existing bungalow on site, to be replaced with a larger building, and associated landscaping.

1.4 Planning Context and Legislation

All British bat species are European Protected Species (EPS) under the Conservation of Habitats and Species Regulations 2017 (as amended). They are also listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended); protected by Parts 4(b), 4(c) and 5 of Section 9 of the Act. In net effect, it is an offence to:

- Deliberately capture, injure or kill bats;
- Intentionally or recklessly disturb bats in a place of shelter (roost);
- Intentionally or recklessly damage, destroy or obscure access to a breeding site or resting place (roost); and/ or
- Possess, control, transport, sell or exchange a bat or any part of a bat, unless acquired legally.

NB. As bats use roosts at different times of year and typically return to the same roosts annually, it is a legal opinion that a roost is protected whether bats are in occupancy at the time or not.

The National Planning Policy Framework 2024 requires that when assessing a planning application all Local Planning Authorities (LPA) must consider potential impacts on biodiversity that may result from the proposals. The presence of an EPS, such as bats, is a material planning consideration; therefore, the LPA have a duty to assess whether a development proposal is in breach of the legislation by the application of the three Habitats Directive tests, as implemented by the Habitats Regulations. Sufficient information must be provided detailing likely impacts to the species in question as a result of the proposals, as well as any necessary mitigation or compensation measures. The test relevant to this report is that which relates to the Favourable Conservation Status of the species.

In addition to this, county and borough councils typically have biodiversity policies within their Local Development Frameworks that they must also comply with.

2 METHODOLOGY

2.1 Dusk Emergence Surveys

A Nocturnal bat survey was undertaken to confirm the presence or likely absence of roosting bats where roosting suitability has been identified. Where a bat roost is confirmed, survey data is used to classify the roost type and numbers of bats. The Nocturnal bat survey was carried out in accordance with survey methods following current good practice guidelines (Collins (ed), 2023).

Table 1 below details minimum survey effort which is recommended within the guidelines. Survey effort appropriate for a low potential building was undertaken on the property.

Table 1: Recommended minimum number of activity surveys for buildings

Suitability	Recommended minimum number of survey visits for buildings
Negligible	No further surveys required.
Low	**One dusk emergence survey. (Undertaken May to August).**
Moderate	Two separate dusk emergence surveys. (Undertaken May to September[1] with at least one of the surveys between May and August[2]).
High or Confirmed Roost	Three separate dusk emergence surveys. (Undertaken May to September[1] with at least two of the surveys between May to August[2]).

The dusk survey commenced 15 minutes before sunset and continued for up to two hours after sunset to cover the usual emergence times of UK bat species. Three surveyors were positioned with a strategic view of the building for each survey to observe any bats entering or exiting the structure. All potential entry/exit features were covered. Each surveyor also placed a static detector in a suitable location near to their position, which recorded bat calls for computer analysis, post survey. Three infra-red cameras were used as night-time visual aids to assist in capturing any bat emergences or re-entries.

2.1.1 *Activity Survey Equipment*

Bat detectors are used by surveyors to listen to bats in the field and to record bat calls for computer analysis, post-survey, in order to gain a more accurate species identification. Peak Ecology use hand-held heterodyne bat detectors (Batbox Duet) detectors as listening devices and full spectrum Titley Scientific Anabat Chorus recorders for post-survey call analysis.

Three Canon HD CMOS Pro camcorders, each accompanied by a Dedolight Infrared On-Camera LED Light, were used in order to assist surveyors in covering potential roosting features especially when bats are more likely to be missed due to low light levels.

2.1.2 *Survey Team*

Visit 1

The survey was led by Senior Ecologist Helen Staton BSc (Hons) ACIEEM, who has been a professional ecologist for 15 years and is registered to use a Natural England Class Licence

for bats (licence registration number: 2025-85591-CL17-BAT), assisted by field ecologist Jake Foster MSc and graduate ecologist Louie Quinn BSc (Hons).

All surveyors were appropriately qualified for the surveys based on the CIEEM and BCT competencies guidance (CIEEM, 2013) (BCT, 2020).

2.1.3 *Data Analysis*

Recorded data from Titley Scientific Anabat Chorus are analysed using AnalookW, Anabat Insight and Kaleidoscope sound analysis software, published by Titley Scientific and Wildlife Acoustics respectively.

Based on characteristics such as peak frequency and call duration, each recorded call is assigned to the relevant bat species, or to family level such as *Myotis* sp. and *Nyctalus* sp. where calls are not distinct enough to have confidence to actual species level.

Footage recorded from the infrared camera was analysed using VLC Media Player so that motion could be detected more easily, frame by frame.

2.2 Limitations

2.2.1 *Survey Methods*

Some species such as brown long-eared bats *Plecotus auritus* can echolocate very quietly, or may not echolocate at all when entering or leaving a roost, and can therefore be difficult to detect. This species also typically emerges after dark, when it is less likely to be seen by surveyors, however this was mitigated through the use of NVA's. Early emerging species such as pipistrelles *Pipistrelle spp.* may not echolocate when leaving a roost if there is sufficient light for them to see, which may make species identification difficult.

2.2.2 *Survey Equipment*

Titley Scientific detectors typically pick up bat calls over a range of approximately 20m. Range for detecting species that echolocate quietly such as brown long-eared bats or those that have very directional calls may be less, and conversely species such as noctule *Nyctalus noctula* that have loud calls may be detected at greater distances.

2.3 Lifespan of Report

The results and recommendations contained within this report are considered to be valid for up to two years from the date of survey. After that period, an update may be required in order to inform ecological constraints to development proposals and/or accompany a planning submission. This holds the exception of where bat species are concerned in relation to survey data necessitated for a European Protected Species Licence (EPSL) application. In this situation, data is required to be collected from the most recent bat activity season, therefore update surveys may be required to inform any subsequent EPSL application.

3 RESULTS

3.1 Nocturnal Bat Surveys

The Nocturnal Bat Survey was carried out on 7th May 2026. The results of the nocturnal survey are detailed below and are represented on a plan given in Figure 2 at the end of this section. The locations of surveyors and infra-red cameras used during the surveys are also shown. Screenshots from the camera footage shown in Appendix C.

3.1.1 *Survey Timings and Conditions*

Details of each survey including timings and weather conditions are given in Table 2 below.

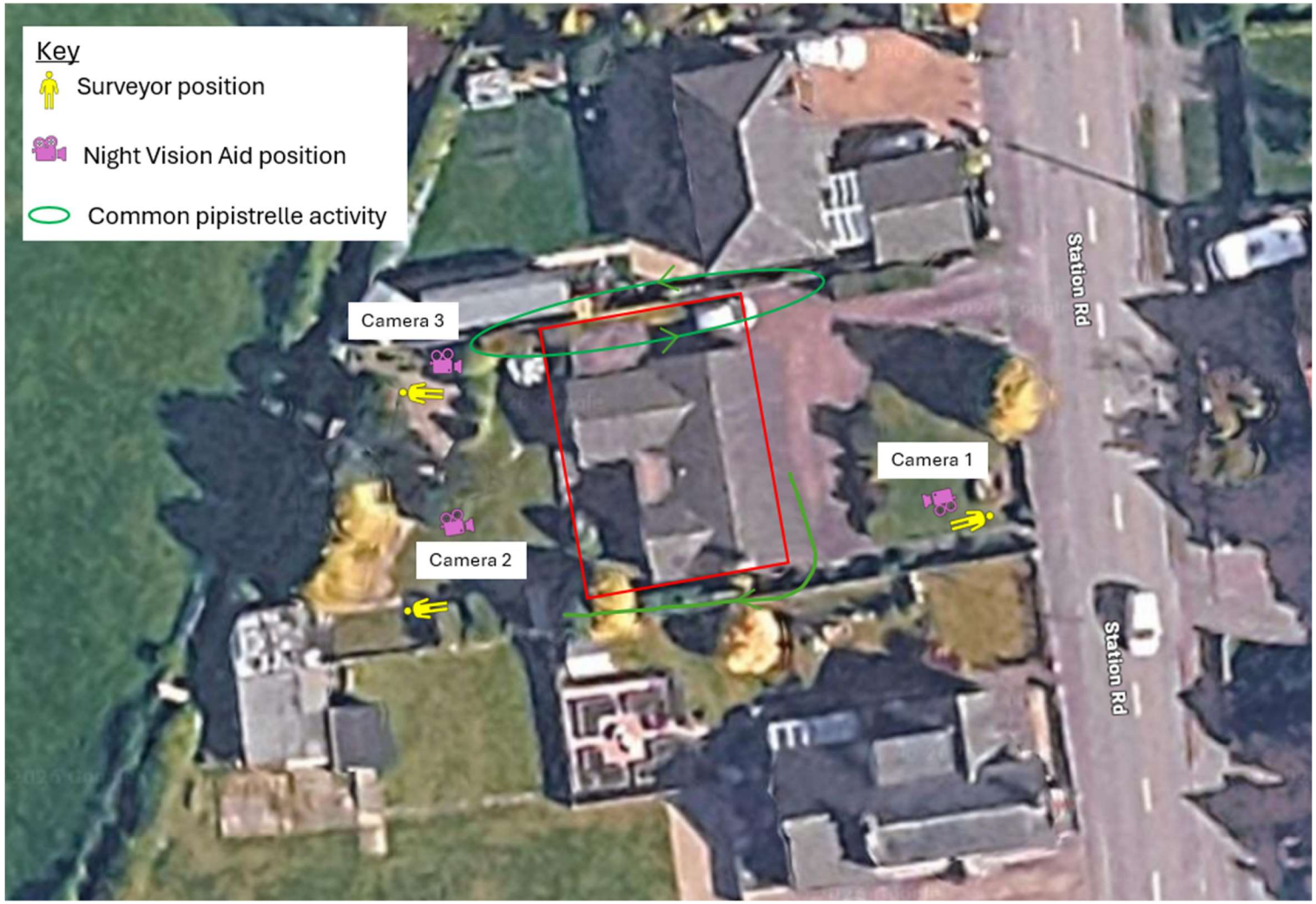
Table 2: Bat activity survey details

Date	Sunrise/ Sunset Time	Start Time	End Time	Weather Conditions
7th May	20:46	20:30	22:46	Temperature starting at 12 °C dropping to 11°C at the end of the survey with a very light drizzle and a light breeze throughout.

3.1.2 *7th May Dusk Emergence – Visit 1*

No bats were recorded emerging from the building. Common and soprano pipistrelle were recorded foraging in the garden and foraging between the buildings. 71 common pipistrelles were recorded along with 1 soprano pipistrelle, the first recording was at 20:43.

Figure 2: Nocturnal bat activity surveys – results plan



4 EVALUATION AND IMPACT ASSESSMENT

4.1 Roosting Bats

No bats were recorded emerging/entering the building during the nocturnal bat survey, confirming the likely absence of roosting bats within the building. The proposed works are therefore unlikely to impact upon roosting bats and an EPS mitigation licence is not required.

4.2 Foraging and Commuting Habitats

While no roosting bats were recorded there were commuting and foraging bats noted during the survey.

Once the work is complete there should be no significant change in habitat which will impact the bats, with a house and garden habitat remaining onsite A sensitive lighting will need to be incorporated into the development to avoid any negative impact on foraging/commuting bats.

5 MITIGATION, COMPENSATION AND ENHANCEMENT MEASURES

5.1 Roosting Bats

No bats were recorded to be roosting within the building during the nocturnal surveys. Therefore, an EPS mitigation licence is not required prior to the proposed works.

Site workers should remain vigilant throughout works and, in the unlikely event a bat is found on site, all works must cease immediately, and a suitably qualified ecologist contacted.

5.2 Foraging and Commuting Habitats

During the construction phase it is recommended that works are not carried out after dusk and they do not commence until after dawn. Generators and machinery that emit significant noise levels must not be left to run through the night.

5.2.1 *Lighting*

Foraging behaviours and bat roost access points can be significantly impacted from light spill, primarily by reducing the periods when bats are out foraging, creating barriers to existing foraging/commuting routes, and increasing the predation risk from nocturnal hunters, such as tawny owl *Strix aluco*, around roost entrances. In some circumstances, light spill can cause bats to abandon their roosts (Bat Conservation Trust, 2018; Rowse *et al*., 2015). It is therefore recommended that a sympathetic lighting scheme is adopted in accordance with guidance set out in Bats and Artificial Lighting at Night (ILP, 2023). Proposed lighting schemes should take into account of the following;

- Avoiding direct lighting of sensitive habitats including bat roosts, trees, woodland edges, hedgerows, and grassland;
- Where possible install lamps of the shortest permissible column height and at the lowest permissible density;
- Use of low intensity bulbs (sodium lamps) to minimise light intensity and impacts to bats;
- Lamps should be fitted with spill accessories avoiding upward spill and spill onto site boundaries;
- The use of timers, dimmers, and activity sensors to avoid lighting areas of the site at night is recommended; and
- Where possible, linear features should be created through soft landscaping planting to enhance foraging and commuting habitats on site.

5.3 Ecological enhancements

National planning policy recommends that all developments incorporate ecological enhancement in order to “pursue opportunities for securing measurable net gains for biodiversity” (NPPF, 2023). Recommendations for enhancements which should be considered during the planning process can be found in the PEA report (Peak Ecology, 2026).

5.3.1 *Landscaping*

To increase the abundance of invertebrates for bats to feed on it is important to consider how landscaping can increase invertebrate numbers. Recommendations for landscaping to improve bat foraging are suggested below:

- Provide a variety of invertebrate refugia in to soft landscaped areas, this could include partially buried log piles, “bug hotels”, bumblebee boxes, wildlife paving stones, butterfly hibernation boxes and general nesting aids. See https://www.livingwithbirds.com/search?sw=bumble%20bees&sf=species:bumble%20bee,species:earwig,species:lacewing,species:ladybird,species:wasp for examples.
- Create a wildflower meadow or flowering lawn instead of a short-mown amenity grassland. Once established these require less maintenance (and therefore less cost) than standard lawns as well as providing resources for wildlife. Seed mixes can be found here: Complete Seed Mixtures - Emorsgate Seeds (wildseed.co.uk)
- Ongoing management of habitats can impact upon their value for wildlife, abstaining from the use of pesticides and relaxing the management of habitats, such as hedgerows can increase the resources provided to wildlife.

5.3.2 *Integrated bat boxes*

The incorporation of bat boxes into the walls of the new bungalow would provide features for roosting bats within the site and increase opportunities for bats within the local area. See https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/wall-integrated.html for examples.

Bat boxes can also be installed externally onto walls, see https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/surface-mounted.html for examples.

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APPENDICES

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APPENDIX A : Protected and Priority Species

Legal protection is afforded to particular habitats and species (as well as designated sites), see Appendix B. The legislation, and the habitats and species listed, vary between the different jurisdictions. Certain habitats and species are also considered to have some level of nature conservation importance, due to factors such as their rarity, vulnerability or declining population/status. This document uses the term 'priority habitats' and 'priority species', as they are those which should be considered as priorities for conservation (it should not be confused with priority habitats and species as listed in the EU Habitats Directive). Priority habitats and species are defined as those which are:

1) listed as a national priority for conservation (such as those listed as habitats and species of principal importance for the conservation of biodiversity);
2) listed as a local priority for conservation, for example in the relevant local Biodiversity Action Plan (BAP);
3) Red Listed using International Union for the Conservation of Nature (IUCN) criteria (e.g. in an all-Ireland Red List, in one of the UK Species Status Project reviews, in the Species of Conservation Concern Red List, Birds of Conservation Concern in Wales, or BWI/ RSPB Red List for Ireland and Northern Ireland (Birds of Conservation Concern in Ireland 2014 to 2019) or, where a more recent assessment of the taxonomic group has not yet been undertaken, listed in a Red Data Book);
4) listed as Near Threatened or Amber Listed e.g. in an all-Ireland Red List, in one of the UK Species Status Project reviews, in Birds of Conservation Concern in Wales, in the Species of Conservation Concern Amber List or BirdWatch Ireland (BWI)/RSPB Amber List for Ireland and Northern Ireland (Birds of Conservation Concern in Ireland 2014 to 2019);
5) listed as a Nationally Rare or Nationally Scarce species (e.g. in one of the Species Status Project reviews) or listed as a Nationally Notable species where a more recent assessment of the taxonomic group has not yet been undertaken; and/or
6) endemic to a country or geographic location (it is appropriate to recognise endemic sub-species, phenotypes, or cultural behaviours of a population that are unique to a particular place).

Most protected species are also considered to be priority species, although there are some exceptions. There are numerous priority habitats and species which do not receive any legal protection.

Note that the terms 'priority habitat' and 'priority species' used in this document differ from the following uses of the same terms:

a) These terms were previously used to denote those habitats and species afforded the highest level of priority for conservation under the UK BAP; this has been superseded by the lists of habitats and species of principal importance for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, Section 7 of the Environment (Wales) Act 2016, or their equivalents in Scotland (Nature Conservation (Scotland) Act 2004, Scotland's Biodiversity Strategy and the

Scottish Biodiversity List15) and Ireland (Actions for Biodiversity – Ireland's National Biodiversity Plan 2017 -202116; and Valuing Nature – A Biodiversity Strategy for Northern Ireland to 2020).

b) The terms 'Priority Natural Habitat Type' and 'Priority Species' are used to denote specific lists of habitats and species under The Conservation of Habitats and Species Regulations 2017; these are defined in Articles 1(d) and 1(h) respectively of the Habitats Directive.

APPENDIX B : Relevant Legislation

The following text provides information on the key legislation, which is applicable to this survey.

The main wildlife legislation in the UK is as follows:

European Legislation

The relevant sections of the EC Directives and international conventions are summarised below:

- EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitat Directive 1992) as amended (92/43/EEC)

The Directive requires Member States to introduce a range of measures including the protection of species listed in the Annexes. The 189 habitats listed in Annex I of the Directive and the 788 species listed in Annex II, are to be protected by means of a network of sites. Once adopted, these are designated by Member States as Special Areas of Conservation (SACs), and along with Special Protection Areas (SPAs) classified under the EC Birds Directive. The Habitats Directive introduces the precautionary principle; that disturbance to the designated sites can only be permitted having ascertained no adverse effect on the integrity of the site.

- EC Directive on the Conservation of Wild Birds (Birds Directive 1979) as amended (79/409/EEC)

The main provisions of the Directive includes; the maintenance of the favourable conservation status of all wild bird species across their distributional range.

- Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)

The Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1000 wild animal species.

UK Legislation

The sections of UK legislation considered to be of relevance include:

- The Conservation (Natural Habitats, and c.) Regulations 2017 (as amended)

This transposes the Habitats Directive into national law. The Regulations provide for the designation and protection of 'European sites', and the protection of 'European protected species.

- The Wildlife and Countryside Act 1981 (as amended) (WCA)

This consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive) in Great Britain.

- The Countryside and Rights of Way Act 2000 (CRoW)

This act strengthens wildlife enforcement legislation.

- The Protection of Badgers Act 1992

Species-Specific Legislation

Species specific legislation is provided in the Table below:

Table 3: Species-Specific Wildlife Legislation

Feature/Species	Legislation	It is an offence to:
Bats	Sch. 5 Wildlife and Countryside Act 1981 (as amended). Conservation of Habitats and Species Regulations 2017 (as amended).	• Intentionally or deliberately kill, inure or capture (or take) bats: • Deliberately disturb bats (whether in a roost or not); • Recklessly disturb roosting bats or obstruct access to their roosts; • Damage or destroy bat roosts.

In addition, species and habitats listed on the UK Post-2010 Biodiversity Framework (formally the UK BAP) are also considered. Details on these species and habitats can be found at: http://jncc.defra.gov.uk/page-5705.

Protected Sites

National importance

- Sites of Special Scientific Interest (SSSI)

The SSSI series has developed since 1949 as the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. Most SSSIs are privately-owned or managed; others are owned or managed by public bodies or non-government organisations. The SSSIs designation may extend into intertidal areas out to the jurisdictional limit of local authorities, generally Mean Low Water in England and Northern Ireland; Mean Low Water of Spring tides in Scotland. In Wales, the limit is Mean Low Water for SSSIs notified before 2002, and, for more recent notifications, the limit of Lowest Astronomical Tides, where the features of interest extend down to LAT. There is no provision for marine SSSIs beyond low water mark. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs have been renotified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and the Nature Conservation (Scotland) Act 2004.

Regional/local importance

- Wildlife Sites

Local authorities for any given area may designate certain areas as being of local conservation interest. The criteria for inclusion, and the level of protection provided, if any, may vary between areas. Most individual counties have a similar scheme, although they do vary. These sites, which may be given various titles such as 'Listed Wildlife Sites' (LWS), 'County Wildlife Sites' (CWS), 'Local Nature Conservation Sites' (LNCS), 'Sites of Importance for Nature Conservation' (SINCs), or Sites of Nature Conservation Importance' (SNCIs), together with statutory designations, are defined in local and structure plans under the Town and Country Planning system and are a material consideration when planning applications are being determined.

APPENDIX C : NVA's footage – screenshots taken from darkest part of the survey




Camera 2


Camera 3