

Bats are secretive animals that are often difficult to detect. In Britain all bat species and their roosts are legally protected, by both domestic and international legislation.

This means you may be committing a criminal offence if you:

- 1 Deliberately take, injure or kill a wild bat
- 2 Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats.
- 3 Damage or destroy a place used by bats for breeding or resting (roosts) (even if bats are not occupying the roost at the time)
- 4 Possess or advertise/sell/exchange a bat of a species found in the wild in the EU (dead or alive) or any part of a bat.
- 5 Intentionally or recklessly obstruct access to a bat roost.

Planning rules will often require Bat Lofts to be provided if an existing building is to be demolished to make way for a new oak garage. These can easily be accommodated in the roof space above a garage bay.

Greater and lesser horseshoes need a site they can fly directly into, Brown long-eared bats may use an entrance in the same way as the lesser horseshoe bats but along with Common Pipistrelles these two types of bat will land on a wall or roof, and crawl in through small spaces.

Horseshoe and long-eared bats required a large cave-like structure to breed in, with minimum recommended dimensions of 2m high, 4m long. Pipistrelle bats will use crevices in stone walls, cavity walls, under slates/ridge tiles, etc. For bats such as long-eareds which live in the loft, there must be provision for the bats to get through the lining into the roof void.



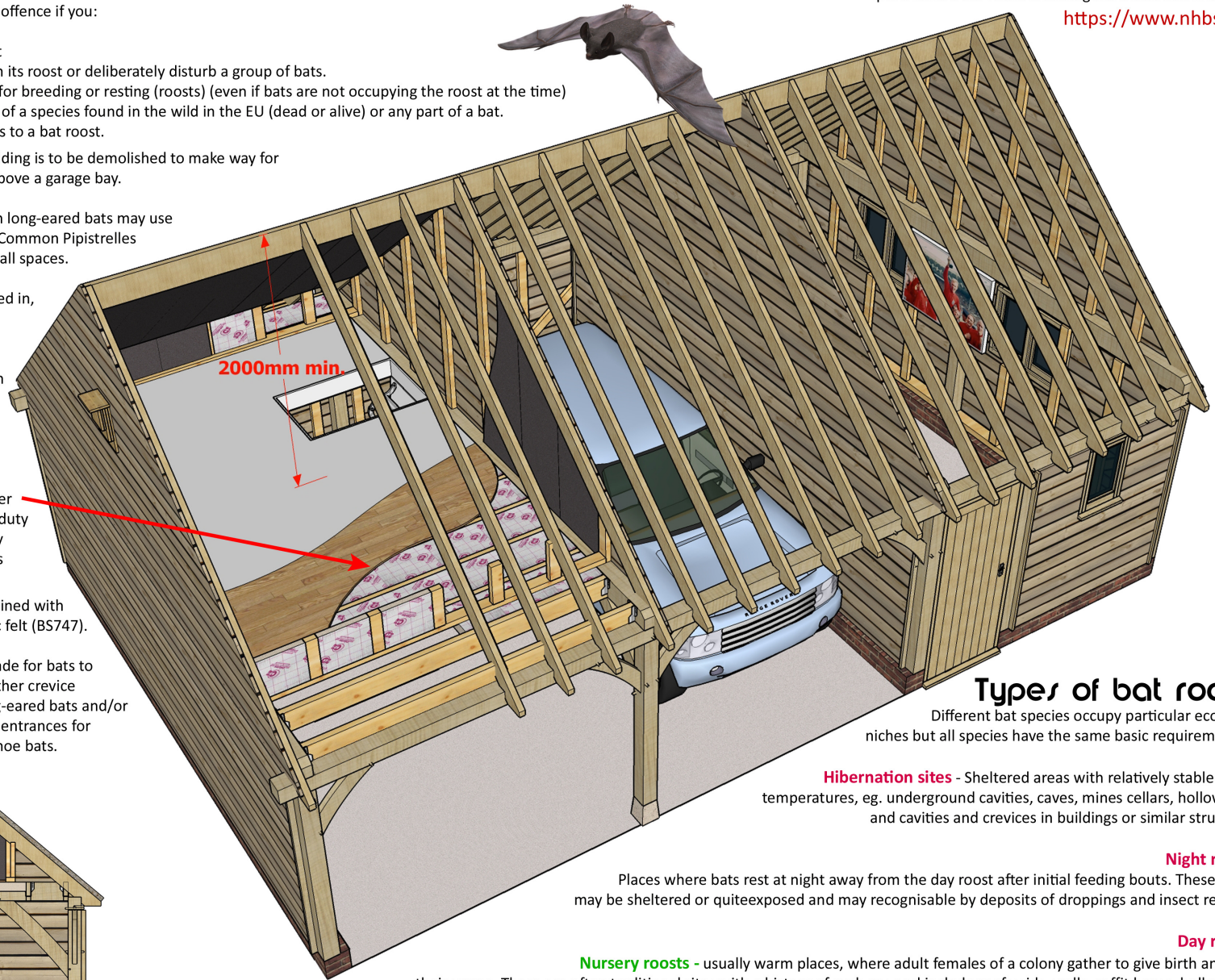
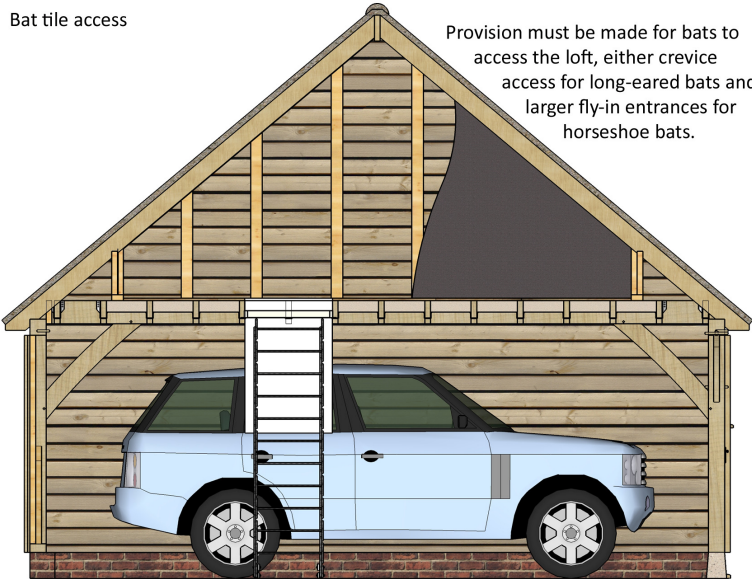
Bat tile access

No outside lights should be fitted to the gable.

Ceiling joists boarded over and covered with heavy duty polythene to enable easy removal of bat droppings

The bat loft must be lined with traditional bitumastic felt (BS747).

Provision must be made for bats to access the loft, either crevice access for long-eared bats and/or larger fly-in entrances for horseshoe bats.



Numerous useful conservation items can be purchased from NHBS including bat boxes and entrances.
<https://www.nhbs.com>

Types of bat roosts

Different bat species occupy particular ecological niches but all species have the same basic requirements of

Hibernation sites - Sheltered areas with relatively stable winter temperatures, eg. underground cavities, caves, mines cellars, hollow trees and cavities and crevices in buildings or similar structures.

Night roosts.

Places where bats rest at night away from the day roost after initial feeding bouts. These places may be sheltered or quite exposed and may be recognisable by deposits of droppings and insect remains.

Day roosts:

Nursery roosts - usually warm places, where adult females of a colony gather to give birth and rear their young. These are often traditional sites with a history of such use and include roof voids, walls, soffit boxes, hollows and cracks/splits in trees and cavities in bridges and similar structures.

Intermediate or transitional roosts. Sites where small numbers of bats may gather after hibernation before taking up residence in the nursery roost.

Bats may return to these sites after dispersal from the nursery roost and before entering hibernation.

Mating/male roosts. Places that an individual male may defend from other males and to which he will attempt to lure females. These include small holes/cavities in trees, stonework, caves, mines and buildings