



e3p

Preliminary Roost Assessment and Bat Survey Report
Rochdale Road, Manchester

Reference: 80-394-R1-2
Date: February 2021



PRELIMINARY ROOST ASSESSMENT AND BAT SURVEY REPORT

Rochdale Road
Manchester

Prepared for:
Portwood Developments Limited

Report Ref: 80-394-R1-2
Date Issued: 22/02/2021

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QUALITY ASSURANCE

PROJECT NUMBER	80-394		
VERSION	Version 1	Version 2	
REMARKS	Final	Hibernation Survey results added	
DATE	October 2020	February 2021	
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EXECUTIVE SUMMARY

Site Address	87 Rochdale Road, Manchester, M4 4HY
Coordinates	E 384701, N 399144
Site Area	Approximately 0.5 ha
Current Site Use	The site comprised four buildings; a tyre repair warehouse, a car parking office, a disused warehouse and a car repair workshop, with associated hardstanding carpark. Brick tunnels were present beneath the north eastern aspect of the site and six brick walls were present on the site boundaries.
Proposed Development	No detailed proposed plans were provided on the writing of the report. It is understood that the buildings will require demolition for the development to proceed. It is currently unknown if the brick tunnels will be impacted by the works.
Results	The four on-site buildings, and two walls, were assessed as having Low bat roosting potential due to a series of crevices identified, such as movement cracks in brickwork and overlapping asbestos roof sheeting. The tunnels running beneath the site were also assessed as having Low summer roosting potential due to the presence of a small number of crevices within the brickwork. As such, one dusk bat emergence survey was undertaken on the buildings, walls and tunnels. No bats were recorded emerging from the structures during the Nocturnal Bat Survey. One common pipistrelle was recorded commuting through the site. Hibernation Surveys were undertaken on the tunnels, no bats were recorded hibernating within the structures. Wall cotoneaster was identified on Wall 2 and Wall 6.
Conclusions and Recommendations	No further surveys or mitigation for bats is required in relation to the on-site buildings, walls or tunnels. It is recommended, prior to the development, that the wall cotoneaster present on-site should be eradicated following the most recent invasive species guidance set out by the Environment Agency, by a qualified contractor.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Portwood Developments Limited to undertake a Preliminary Roost Assessment (PRA), Nocturnal Bat Survey and Hibernation Survey at Rochdale Road, hereafter referred to as “the site”.

The report has been produced by Olivia Mckechnie, BSc (Hons) QCIEEM, Project Manager-Ecology, who has experience completing PRAs, Nocturnal Bat Surveys, Hibernation Surveys and mitigation for bats at a variety of sites across the UK. Olivia holds a valid Natural England Class 1 Bat Survey Licence (2020-44631-CLS-CLS).

1.2. PROPOSED DEVELOPMENT

No detailed proposed plans were provided on the writing of the report. It is understood that the buildings will require demolition for the development to proceed. It is currently unknown if the brick tunnels present under the north eastern aspect of the site will be impacted by the works.

1.3. SITE DESCRIPTION

The site is located in Manchester city centre, with Rochdale Road forming part of the southern site boundary, Gould Street forming part of the western site boundary and Clive Street forming the eastern site boundary. To the north, east and south of the site, car parking is present, with apartment blocks and commercial units to the west.

The majority of the surrounding area comprised hardstanding and buildings, providing little foraging habitat for bats. A railway line is located approximately 185 m north of the site, with the River Irk located beyond this, approximately 335 m north of the site at its closest point, surrounded by vegetation. These features are the most beneficial for bats in the surrounding habitat and may act as commuting and foraging features for local bat species. Due to the high proportion of light disturbance from the surrounding developed area, species sensitive to light such as *Myotis* species (*Myotis* sp.) are not anticipated to be present within the site, more light tolerant species such as pipistrelle species (*Pipistrellus* sp.) are more likely to be present. Please refer to Figure 1.1. for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the PRA were as follows:

- Determine if bats currently, or could potentially, utilise the site for roosting; and
- Determine whether further surveys (e.g. nocturnal bat surveys) and/or further mitigation is necessary for development to proceed.

The objectives of the Nocturnal Bat Survey were to identify:

- Any existing roosts within the site;
- Potential impacts of the proposed development on bats; and
- The need for mitigation.

The objectives of the Hibernation Surveys were to identify:

- Whether the tunnels beneath the site supports a hibernation roost;
- Potential impacts of the proposed development on hibernating bats; and
- The need for mitigation.

The survey findings are detailed in this report, as well as any recommendations.



2. METHODOLOGY

2.1. DESK STUDY

The following sources of information and ecological records were consulted:

- MAGIC – A government web-based interactive mapping system, demonstrating European Protected Species Licences (EPSL) and Natural England Licences which have been previously granted within England, accessed October 2020.
- Information and species records from South Lancashire Bat Group.

A search via MAGIC was undertaken to identify EPSL within 1 km of the site boundary. The search area is considered suitable due to surrounding habitat and the size of the site.

2.2. PRELIMINARY ROOST ASSESSMENT

A Preliminary Roost Assessment (PRA) was undertaken on the 21st September 2020 by Olivia McKechnie who holds a valid Natural England Class 1 Bat Survey Licence (2020-44631-CLS-CLS). The weather was cold and sunny. Due to health and safety concerns, during the inspection of the tunnels, Olivia McKechnie was joined by Huw Morgan, Senior Ecologist, on 25th September 2020.

The survey involved undertaking a systematic search of the buildings and structures, internally and externally, searching for signs of bats, and/or spaces where bats would be able to access. The methodology followed that described in *Bat Surveys for Professional Ecologists, 3rd Edition* (Collins, 2016).

The buildings and structures were categorised for their bat-roosting potential (Collins, 2016) as described in Table 2.1.

TABLE 2.1 BAT-ROOSTING POTENTIAL ASSESSMENT (COLLINS, 2016).

CATEGORY	DESCRIPTION
Negligible	A structure with no potential bat roosting features present.
Low	A structure with one or more potential roost sites. However, the potential roost sites do not provide suitability for large numbers of bats (i.e. for maternity or hibernation) and would only provide suitability for occasional use.
Moderate	A structure with one or more potential roosting features, which could support bats, but is of a suitability meaning that it would be unlikely to support a roost of high-conservation status.
High	A structure with several potential roosting features which would be able to support a large number of bats on a regular basis and for longer periods of time.

2.3. NOCTURNAL SURVEYS

One Nocturnal Bat Emergence Survey was undertaken following guidance set out in Collins (2016). The survey was conducted using appropriate handheld bat detectors suitable for commercial use and was undertaken by competent and suitably trained bat surveyors. Licensed ecologists present during the surveys included Olivia McKechnie (2020-44631-CLS-CLS). The details of the survey are located within Table 2.2. See Appendix I for the vantage point locations.



TABLE 2.2 NOCTURNAL BAT SURVEY DETAILS

SURVEY	BUILDING	DATE	SUNSET/ SUNRISE	SURVEY TIMINGS	WEATHER CONDITIONS	NUMBER OF SURVEYORS
Dusk Survey	B1, B2, B3, B4, W2, W5 and tunnels	25/09/2020	18:59	18:44-20:29	13°C, 100% cloud cover, light misty precipitation at start that stopped after 10 minutes, moderate breeze.	9

2.4. HIBERNATION SURVEYS

Hibernation Surveys were undertaken following guidance set out in Collins (2016). The Hibernation Surveys comprised crevice inspections and static monitoring. An Anabat Express was deployed adjacent to the areas of highest potential to support hibernating bats, within the furthest chamber of the tunnels. The static detector was deployed between 11th December 2021 and 16th February 2021. The batteries were changed to ensure the detectors were recording during the entirety of the monitoring period.

Crevice inspections using a torch and endoscope were undertaken by competent and suitably trained bat surveyors (Celia Barlow (2017-32202-CLS-CLS) and Olivia Mckechnie(2020-44631-CLS-CLS)) on the following dates:

- 14th January 2021
- 16th February 2021

2.5. DATA ANALYSIS

Echo Meter Touch 2 bat detectors were used to record bat calls during the Nocturnal Bat Survey. Data from the Echo Meter Touch 2 was converted from WAV to ZCA using Wildlife Acoustics Kaleidoscope Software and was analysed using AnalookW. Data from the Anabat Express deployed during the Hibernation Surveys was analysed using AnalookW.

2.6. LIMITATIONS

The PRA was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so.

Internal access could not be gained into Building 3 (B3) during the survey. As such, only an external inspection was carried out on B3. This limitation has been considered during the assessment of the structure and throughout the report. It is not anticipated to have affected the outcome of the PRA.

The Nocturnal Bat Survey was completed following guidance set out in Collins (2016) and was carried out by competent and trained surveyors. However, the survey was completed in September, whilst guidance states Low potential surveys must be completed between May-August. In this case, a discussion with Greater Manchester Ecology Unit regarding the type of buildings and roosting features present on-site led to the agreement of undertaking a September survey. Undertaking a September survey is unlikely to have affected the results of the survey as the structures on-site did not have maternity potential and were only viable for occasional use.



The survey was conducted in optimum weather conditions, following guidance set out in Collins (2016), excluding the period of light and misty precipitation at start of the survey. As this stopped after 10 minutes, before sunset occurred, this is not deemed to have affected the results of the survey as the precipitation stopped before the expected emergence period.

As the survey was conducted by observation during low light conditions, this may cause constraint of visual assessments. No surveyors were visually constrained during the survey, other than that of low light conditions, and all potential roosting features were observed throughout the survey.

During the Hibernation Surveys, some areas of the tunnels could not be inspected for bats due to health and safety concerns, however due to the deployment of the static bat detector, this is not thought to have had an impact on the results of the surveys.



3. RESULTS

3.1. DESK STUDY

3.1.1. LOCAL BAT SPECIES

Based on information from South Lancashire Bat Group, species present within the local area include; whiskered/brandt's (*Myotis mystacinus/brandtii*) brown long-eared (*Plecotus auritus*), nathusius' pipistrelle (*Pipistrellus nathusii*), common pipistrelle (*Pipistrellus pipistrellus*), daubenton's bat (*Myotis daubentonii*), barbastelle (*Barbastella barbastellus*), natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*).

3.1.2. MAGIC REVIEW

In total five bat EPSLs were located within 1 km of the site boundary following a search on MAGIC. The details of the licences can be seen in Table 3.1.

TABLE 3.1 EPSL WITHIN 1 KM OF THE SITE BOUNDARY

LICENCE	DISTANCE FROM SITE	ACTIVITY	ACTIVE PERIOD
1	400 m south east	Destruction of a common pipistrelle non-breeding roost.	2013-2015
2	444 m south east	Destruction of a common pipistrelle non-breeding roost.	2016-2018
3	570 m south west	Destruction of a common pipistrelle non-breeding roost.	2015-2020
4	645 m south east	Destruction of a common pipistrelle non-breeding roost.	2014-2019
5	1 km south west	Destruction of a common pipistrelle non-breeding roost.	2014-2020

3.2. STRUCTURE DESCRIPTION

Please refer to Appendix I for the locations of the buildings and structures and their references.

3.2.1. BUILDING 1

EXTERNAL

Building 1 (B1) was a red brick, two storey warehouse building actively used as a tyre repair shop.

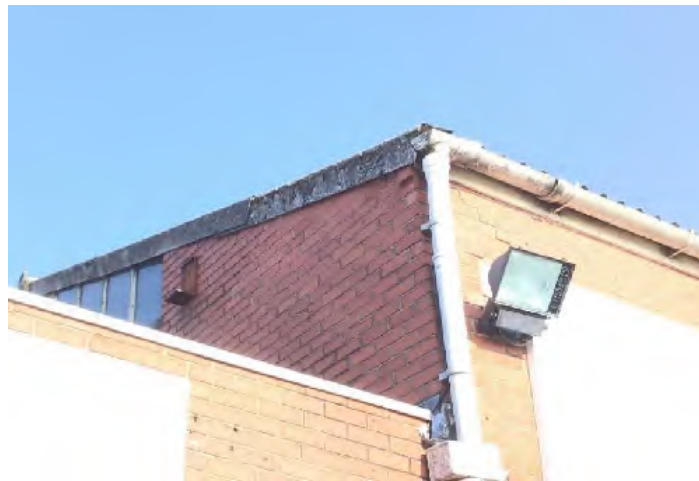


PLATE 1 SHOWING B1



The roof was pitched and constructed of asbestos sheeting. Where the asbestos sheeting overlapped, crevices were present. Asbestos sheeting barge boards were also present, with crevices between the barge board and the brick walls. These crevices may provide roosting opportunities for crevice dwelling bat species, such as pipistrelle species (*Pipistrellus sp.*), on an occasional basis.

PLATE 2 SHOWING ASBESTOS SHEETING BARGE BOARD



Movement cracks were present in the exterior brickwork, which may provide roosting opportunities for crevice dwelling bat species on an occasional basis.



PLATE 3 SHOWING MOVEMENT CRACKS ON EXTERIOR WALLS



INTERNAL

Internally, B1 was constructed of exposed breeze block walls with an exposed asbestos sheeting ceiling, with no loft void present. Skylights were present allowing light into the building, reducing its suitability for bat roosting.

PLATE 4 SHOWING B1 INTERNALLY



The internal walls were mainly found to be in a good condition; however, some movement cracks were identified.



PLATE 5 SHOWING MOVEMENT CRACKS ON INTERIOR WALLS



3.2.2. BUILDING 2

EXTERNAL

Building 2 (B2) was a red brick and wooden cladding single storey office cabin, with a flat roofing felt roof.

PLATE 6 SHOWING B2



A large crevice was identified surrounding a window on the eastern aspect of B2, which may have roosting opportunities for crevice dwelling bats on an occasional basis.



PLATE 7 SHOWING CREVICE AROUND WINDOW



INTERNAL

Internally, B2 appeared to be a disused office, with a hung ceiling. No potential roosting features were identified internally.

PLATE 8 SHOWING B2 INTERNALLY



3.2.3. BUILDING 3

EXTERNAL

B3 was a two-storey red brick warehouse with roller shutter doors present along the northern aspect of the building.



PLATE 9 SHOWING B3



Wooden panelling was present above the roller shutter doors, creating roosting opportunities for crevice dwelling bat species, on an occasional basis.

PLATE 10 SHOWING WOODEN PANELLING



The roof was pitched and constructed of asbestos sheeting. Where the asbestos sheeting overlapped, crevices were formed. Asbestos sheeting barge boards were also present, with crevices formed beneath the barge board and the brick walls. These crevices may provide roosting opportunities for crevice dwelling bat species on an occasional basis.

PLATE 11 SHOWING ASBESTOS SHEETING BARGE BOARD



Internal access was not possible to B3 during the survey. However, confirmation from the landowner established there was no roof void present within B3 and that the ceiling structure was exposed.

3.2.4. BUILDING 4

EXTERNAL

Building 4 (B4) was a three-storey red brick warehouse building used as a car workshop.

PLATE 12 SHOWING B4



The roof was pitched and constructed of asbestos sheeting. Where the asbestos sheeting overlapped, crevices were present. Asbestos sheeting barge boards were also present, with crevices formed between the barge board and the brick walls. These crevices may provide roosting opportunities for crevice dwelling bat species.

PLATE 13 SHOWING ASBESTOS SHEETING BARGE BOARD



Movement cracks were also present in the exterior brickwork, which may provide roosting opportunities for crevice dwelling bat species on an occasional basis.



PLATE 14 SHOWING MOVEMENT CRACKS ON EXTERIOR WALLS



INTERNAL

Internally, B4 had exposed red brick walls and exposed asbestos sheeting roof, with skylights, exposing the building to daylight and reducing its suitability for roosting bats.

PLATE 15 SHOWING B4 INTERNALLY



Brick arches were present on the western wall that were boarded in places. Crevices were present where the archways met the wall and behind the wooden boarding, which may form roosting opportunities for crevice dwelling bats. However, the building owner described how frequent leaking occurred over the archways, reducing their suitability for use by roosting bats.



PLATE 16 SHOWING ARCHWAYS AND BOARDING



Internal access for bats was possible to B4 through a gap in the roller shutter door on the eastern aspect of the building.

PLATE 17 SHOWING ACCESS VIA ROLLER SHUTTER DOOR



3.2.5. BUILDING 5

Building 5 (B5) was a portable storage unit with plastic walls and a flat plastic roof. No potential roosting features were identified.



PLATE 18 SHOWING B5



3.2.6. WALLS

Six walls, Wall 1 to Wall 6 (W1 to W6) were present on-site. Please see Table 3.2 for an assessment of their bat roosting potential.

TABLE 3.2 ASSESSMENT OF ON-SITE WALLS

REF.	DESCRIPTION	PHOTOGRAPH
W1	W1 was present on the eastern site boundary. It was constructed of red brick and was approximately 2.5 m tall and found to be in good condition with no potential roosting features present. W1 was assessed as having Negligible bat roosting potential.	



REF.	DESCRIPTION	PHOTOGRAPH
W2	W2 was constructed of red brick and extended along part of the western site boundary, adjacent to B4. It was 6 m high and had two large archways along its length. Crevices were present in the brickwork and between the archways and the wall, that may be used by crevices dwelling bat species, such as pipistrelle, on an occasional basis. Wall cotoneaster (<i>cotoneaster horizontalis</i>) was also present on this wall. W2 was assessed as having Low bat roosting potential.	
W3	W3 extended along part of the western site boundary. It was approximately 3 m high and had a red brick lower section and breeze block upper section, with no potential roosting features present. W3 was assessed as having Negligible bat roosting potential.	
W4	W4 was present along a section of the western site boundary. It was 1.5 m high and constructed of red brick, with no potential roosting features present. W4 was assessed as having Negligible bat roosting potential.	



REF.	DESCRIPTION	PHOTOGRAPH
W5	W5 was present along the western extent of the northern site boundary. W5 was constructed of red brick and was approximately 1.7 m high. Crevices were present in the brickwork and meal sheeting was present at the top of the wall, forming a crevice between the sheeting and the brickwork. This may provide roosting opportunities for crevice dwelling bats on an occasional basis. W5 was assessed as having Low bat roosting potential.	
W6	W6 was present along part of the northern site boundary. It was constructed of red brick and was 0.5 m high with no potential roosting features present. Wall cotoneaster was also present on this wall. W6 was assessed as having Negligible bat roosting potential.	

3.2.7. TUNNELS

A series of tunnels were identified running beneath the north east of the site. An inspection of the tunnels was undertaken by Olivia McKechnie, who holds a class 1 bat licence and Huw Morgan, Senior Ecologist, on 25th September 2020.

The tunnels had three entrances, that led to further chambers, and were entirely constructed of brick. The initial entranceways were open and vulnerable to fluctuating weather conditions and daylight, however further into the structures, conditions were dark, cold, humid, and constant. The brickwork of the tunnels was generally found to be in a good condition; however, a small number of crevices were identified. It was apparent the tunnels were not frequently visited by people, with large amounts of debris at the chamber entrances.



PLATE 19 SHOWING TUNNEL ENTRANCE



PLATE 21 SHOWING CREVICE IN BRICKWORK



PLATE 20 SHOWING INTERNAL CHAMBER



3.3. PRA RESULTS SUMMARY

Overall, B1, B2, B3, B4, W2 and W5 were assessed as having Low bat roosting potential due to the crevices present within the structures, for example movement cracks in the brickwork and under overlapping asbestos sheeting. These features will only provide roosting opportunities on an occasional basis for a low number of crevice dwelling, bats due to the exposed nature and small size of the crevices.

B5, W1, W3, W4 and W6 were assessed as having Negligible bat roosting potential as no potential roosting features were identified within the structures.

The tunnels were assessed as having hibernation potential for bats due to the constant low temperatures and undisturbed nature of the chambers. The tunnels were also assessed as having Low summer roosting potential, as the crevices present would only provide roosting opportunities on an occasional basis for low numbers of crevice dwelling bats, due to the exposed nature of the crevices at the tunnel entrance and small size of the crevices throughout the structure.

Table 3.3 shows a summary of the PRA results.

TABLE 3.3 PRA RESULTS SUMMARY

STRUCTURE REFERENCE	ASSESSMENT (COLLINS, 2016)	POTENTIAL ROOST TYPES
B1	Low	Occasional summer roosting
B2	Low	Occasional summer roosting
B3	Low	Occasional summer roosting
B4	Low	Occasional summer roosting
B5	Negligible	N/A
W1	Negligible	N/A
W2	Low	Occasional summer roosting
W3	Negligible	N/A
W4	Negligible	N/A
W5	Low	Occasional summer roosting
W6	Negligible	N/A
TUNNELS	High	Hibernation/ Occasional summer roosting

3.4. NOCTURNAL BAT SURVEY RESULTS

During the dusk emergence survey on 25th September 2020 only one pass of common pipistrelle was recorded at 19:29, approximately 30 minutes after sunset, at Vantage Point 5 and 6.

No emergences were recorded during the survey.

Please refer to Appendix II for the full survey forms.



3.5. HIBERNATION SURVEY RESULTS

During the crevice inspections within the tunnels, no hibernating bats were identified. No bats were recorded during the periods of static monitoring.

No bats were recorded hibernating within the tunnels.



4. CONCLUSION AND RECOMMENDATIONS

4.1. BATS

During the Nocturnal Bat Survey, only one pass of common pipistrelle was identified. No bats were recorded emerging from any of the buildings, walls or tunnels on-site. Therefore, it can be said with reasonable certainty that no bat roosts are located within the structures present on-site. During the Hibernation Surveys, no bats were identified hibernating within the tunnels under the north eastern aspect of the site.

As such, no further surveys or mitigation in relation to bats is required for the works to proceed on B1, B2, B3, B4, W2, W5, the tunnels, or any of the structures deemed to have Negligible bat roosting potential. In the unlikely circumstance a bat is found to be roosting during the demolition of the buildings or walls, all works are to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice should be sought from Natural England.

4.2. ADDITIONAL RECOMMENDATIONS

Wall cotoneaster was identified on-site at W2 and W6. As such, it is recommended, prior to the development, that the species should be eradicated following the most current guidance set out by the Environment Agency by a qualified contractor.



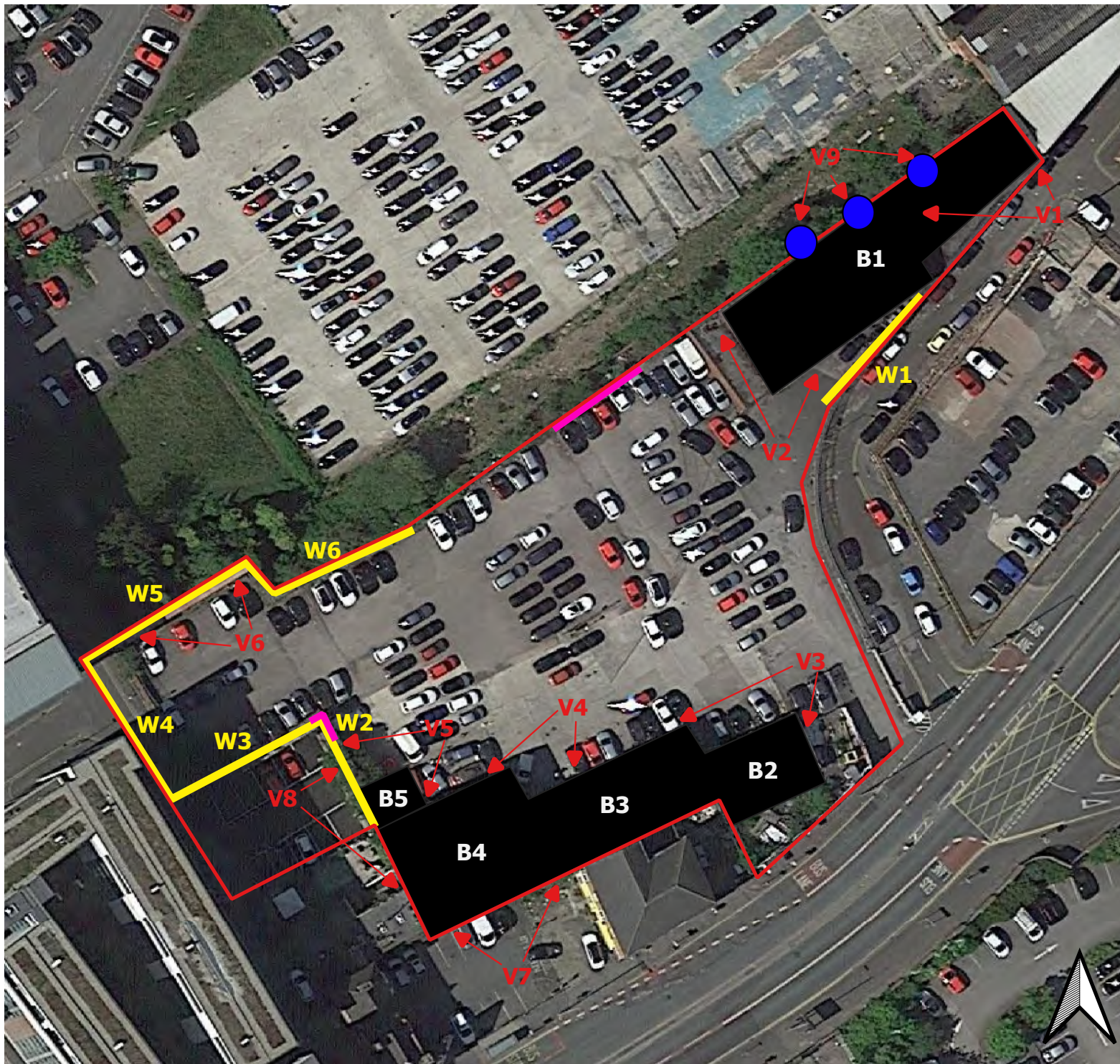
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END OF REPORT



APPENDIX I VANTAGE POINT PLAN



Key:

- Site boundary
- Wall cotoneaster
- Wall
- Building
- V Vantage point
- Tunnel entrance

Notes

Issue 1	Revision 1	Date 14.10.2020	Drawn LT	Authorised OM
Client: Portwood Developments Limited			Job No. 80-394	Date 14.10.2020
			Drawing No. 80-394-001	Scale 1:1200
Job title: Rochdale Road, Manchester			Drawing title: Vantage Point Plan	



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APPENDIX II

SURVEY FORMS

SURVEY FORMS

25TH SEPTEMBER 2020

Date: 25/09/2020
Sunset: 18:59
Start time: 18:44
End time: 20:29

Weather conditions: Start temperature 13°C, 100% cloud cover, moderate breeze, light and misty precipitation at start, stopped after 10 minutes.

Surveyor: Lowri Thomas (V1)

TIME	SPECIES	ACTIVITY
No bats recorded		

Surveyor: Megan Leary (V2)

TIME	SPECIES	ACTIVITY
No bats recorded		

Surveyor: Julius Downing (V3)

TIME	SPECIES	ACTIVITY
No bats recorded		

Surveyor: Michelle Griffiths (V4)

TIME	SPECIES	ACTIVITY
No bats recorded		

Surveyor: Amelia Reddish (V5)

TIME	SPECIES	ACTIVITY
19:29	Common pipistrelle	Heard not seen (HNS)

Surveyor: Kimberley Fowler (V6)

TIME	SPECIES	ACTIVITY
19:29	Common pipistrelle	Commuting south to north

Surveyor: Vicky Holden (V7)

TIME	SPECIES	ACTIVITY
No bats recorded		



Surveyor: Huw Morgan (V8)

TIME	SPECIES	ACTIVITY
No bats recorded		

Surveyor: Olivia Mckechnie (V9)

TIME	SPECIES	ACTIVITY
No bats recorded		

