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**Dawn return-to-roost survey at
Redundant Commercial Building,
Domett Street,
Manchester,
M9 8QP**

OS grid reference:
SD 8547 0293

Commissioned-by:
Tony Pinder

For
Riverside Demolition and Reclamation Limited

Survey Date: 14/7/21
Previous surveys: day-time - 26/1/21, dusk - 27/5/21

Report Date: 19/7/21
Previous reports: day-time - 27/1/21, dusk - 3/6/21

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Summary.

(This summary should be read in conjunction with the conclusions and recommendations.)

I understand this large, redundant building is to be demolished to allow the plot to be redeveloped.

At a dusk emergence survey in May, it was thought a bat may have emerged and there was a lot of bat feeding activity in the south-east of the building quadrant. No bats were roosting on this occasion and the level of feeding activity recorded was less than at the dusk survey. This illustrates why more than one survey is necessary; as bats change their behaviour over the season and according to the conditions.

There was a degree of ambiguity over whether the bat emerged at dusk. A third survey could be done but it would be unlikely to confirm whether or not that bat emerged.

A Low Impact Licence could be applied-for from Natural England, but these licences are not intended to be applied-for on a precautionary basis.

I think a more pragmatic approach is to have the bat consultant involved on site when deconstruction works in higher-risk areas are undertaken, and to ensure bats have somewhere to return-to in the new-build, via the installation of integrated bat boxes. This was recommended in the report of the day-time survey, along with appropriate shielding of them from artificial light-spill.

A Bat Method Statement should be written to cover the precautionary involvement of the bat consultant and the provision to be made for bats.

Introduction.

I was engaged to undertake a dawn return-to-roost survey of this building further to my day-time survey on **26/2/21** and dusk emergence survey on **27/5/21**.

At the dusk emergence survey a common pipistrelle bat was thought likely to have emerged from the building, but it had not been able to access the rear yard to view the relevant part of the building better.

This report should be read in conjunction with the reports of the previous surveys.

Survey and Limitations.

I returned on **14/7/21** to carry out the dawn return-to-roost survey. I had 5 assistants with me.

Access was provided to the rear yard, but there was still no good vantage point available to view the parts of the structure most relevant to whether or not a bat emerged at the dusk emergence survey.

We took up fixed positions to watch for bats returning to the building. See Fig 1 below. We all had the use of heterodyne “bat detectors” to help alert us to the presence of bats and to help us distinguish the species present, and synchronised watches to help us piece together the flight paths of bats.

Watches are checked as quickly as possible after sighting a bat and times are recorded to the second.

The usual aim of the survey is to position surveyors so that even if areas of roof cannot be seen directly, the building is covered well enough that, by a process of elimination, it can be worked-out whether or not bats entered to roost or continued in flight to leave the site.

In addition I placed Anabat SD1, Anabat Express and Anabat Swift detectors where possible around the building. See Fig 1 below. These record bat calls for analysis on computer later. They are extra tools for helping to confirm the species present.

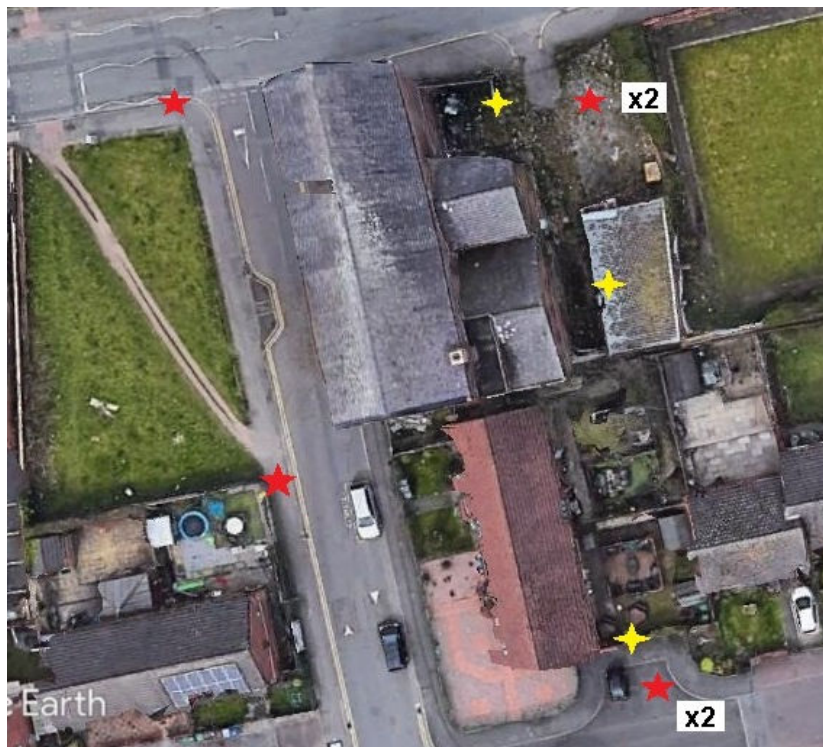


Fig. 1.

Key: Approximate locations of surveyors shown by red stars, approximate locations of recording devices shown by yellow crosses.

Findings.

The main results are shown in Table 1 below:

Table 1. Summary of surveys and significant findings

Date	Survey type	Sunset / sunrise time	Time of survey	Conditions °C/weather	Comments
14/7/21	dawn	04.57	03.20 - 04.55	12.8°C at start, clear, still 12.2°C at end	Little bat activity in association with the building. Occasional feeding in garden to south-east of building No bats returned to roost. All bats recorded were common pipistrelles.
27/5/21	dusk	21.21	21.05 to 22.35	17°C at start, clear, still, 13°C at end	Common pipistrelles recorded from 21.28. A bat was thought likely to have emerged from the eastern side of the building at 21.44. There was significant bat activity around the southern end of the site, especially in the adjacent garden, with activity in the rear yard to a lesser extent. There was a degree of bat activity around the chimney of the building.

Survey type key: **dusk** = dusk emergence survey, **dawn** = dawn re-entry survey

Conclusions/Discussion

No bats were roosting on this occasion. No bats showed any interest in the chimneys and the level of feeding activity recorded was less than at the dusk survey. This illustrates why more than one survey is necessary; as bats change their behaviour over the season and according to the conditions.

There was a degree of ambiguity over whether a bat emerged at dusk. A third survey could be done but it would be unlikely to confirm whether or not that bat emerged.

A Low Impact Licence could be applied-for from Natural England, but these licences are not intended to be applied-for on a precautionary basis.

I think a more pragmatic approach is to have the bat consultant involved on site when deconstruction works in higher-risk areas are undertaken, and to ensure bats have somewhere to return-to in the new-build, via the installation of integrated bat boxes. This was recommended in the report of the day-time survey, along with appropriate shielding of them from artificial light-spill.

Recommendations.

These recommendations should be read in conjunction with the conclusions above.

A Bat Method Statement should be written to cover the precautionary involvement of the bat consultant and the provision to be made for bats.

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