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**Dusk emergence 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: 27/5/21**

Previous surveys: day-time - 26/1/21

**Report Date: 3/6/21**

Previous reports: day-time - 27/1/21

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## **Summary.**

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

A day-time inspection of this redundant, multi-storey building was undertaken in January 2021. Further to this, a dusk emergence survey was carried-out to better investigate whether or not bats make use of the potential roosting opportunities available.

Access to the site was limited at the time of the survey but it appeared a single common pipistrelle bat emerged from the eastern side of the building.

There was activity by bats especially to the south of the building, and the east to a lesser extent. In addition activity was seen around the chimney of the building, though no bats were confirmed as emerging.

There was sufficient activity on and around the site, and ambiguity about the results, that a return-to-roost-at-dawn survey should be undertaken to better investigate the situation. Access should be provided to the rear yard to the east side of the building.

Further recommendations will be made based on the findings.

It appeared house sparrows may be nesting at the front eaves and a grey wagtail was seen in the rear yard.

## **Introduction.**

I was engaged to undertake a dusk emergence survey of this building further to my day-time survey on **26/1/21**.

At that survey no evidence of roosting was found inside the building, but some potential entry places associated with fascias, roof-slates, gaps in walls and around window-frames were noted.

Having been involved with bat survey work for 30 years and consultancy work for 20years, it is always my objective to carry-out my work in a manner consistent with accepted Good Practice Guidelines and consistent with the code of practice of the CIEEM. I hold Natural England Class Licences CL21, 18 and 16. Amongst other things these cover me to apply for Low Impact Licences for clients and undertake bat survey work. I have a supplementary licence to photograph bats in roosts and a CL29 Barn Owl Class Licence. My credentials are expanded-upon in Appendix 1.

This report should be read in conjunction with the report of the day-time survey.

## **Survey and limitations.**

I returned on **27/5/21** to carry out the dusk emergence survey. Unfortunately access was unable to be provided to the rear yard on this occasion. As it is also not possible to get close to the southern end of the building or the eastern boundary due to the presence of other properties, this meant the survey of the eastern side of the building had significant limitations, complicated by the fact two elements project into the rear yard.

The single-storey building to the rear which was intended to be included in the survey has already been largely demolished, leaving just 2 walls standing. No bat roosting potential remains.

I had 4 assistants with me and 3 trainees. We took up fixed positions to watch for bats leaving the building as best possible, given the limitations above. See Fig 1 below. I spent most of my time with the least experienced assistant at the most northerly point. 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 followed by 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 emerged or arrived from off-site.

In addition I placed Anabat SD1 x 1, Anabat Express and Anabat Swift detectors 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 survey and significant findings**

| Date    | Survey type | Sunset / sunrise time | Time of survey | Conditions °C/weather                    | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------|-------------|-----------------------|----------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. See Fig. 2 below, Plate 1 and Appendix 1. 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. See Fig. 2 below and Plate 2. |

**Survey type key:** dusk = dusk emergence survey,

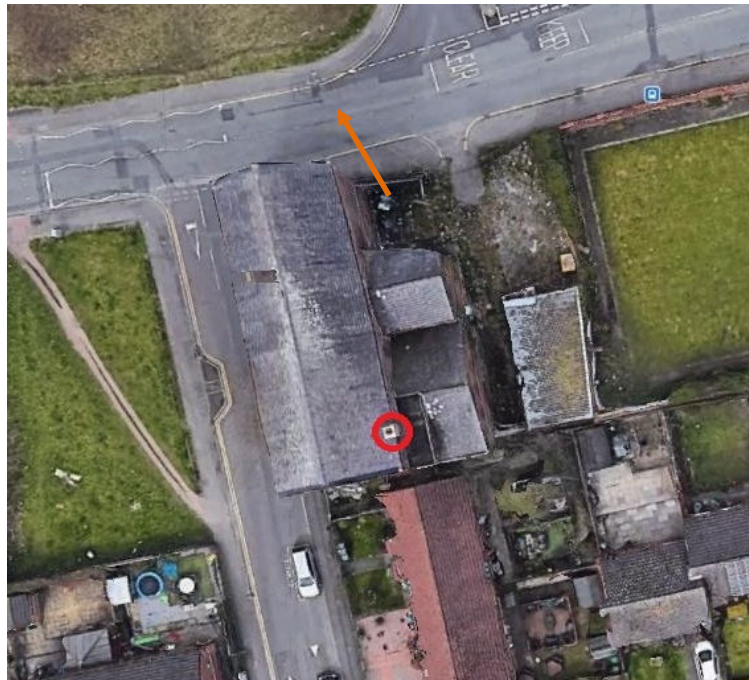


Fig. 2. Bat activity round chimney illustrated in red.  
Approximate flight-line of likely emergent bat shown by orange arrow.



Plate 1. Eastern elevation. Bat seen leaving yard quite close to the building at about mid-height



Plate 2. Chimney (eastern elevation) around which bats were seen flying

Incidentally it was noted that there was activity by house sparrows (*Passer domesticus*) at the front eaves of the building. A grey wagtail (*Motacilla cinerea*) was seen in the rear yard.

### **Conclusions/Discussion.**

The bat seen at 21.44 was not heard for long before it was seen flying from the yard to cross the road, suggesting it had been in flight only a short time before it was seen. Its point of origin was not determined due to the lack of skyline behind it failing light. The timing did not coincide with any bat seen flying north by the surveyors to the south. It appears likely therefore that it emerged from the building.

The activity seen by one or two bats around the chimney is unexplained. No bats were confirmed as emerging however.

There was sufficient bat activity, including the possible emergence of a bat, to suggest an additional bat activity survey is merited.

As the way bats use buildings over the year varies, if a second survey is needed I usually wait at least a month before undertaking it. If the first survey was in the first half of the main accepted bat activity survey period of May to August inclusive, I usually carry-out the second in the latter half.

It is possible house sparrows are nesting at the front eaves. The grey wagtail was not a species I expected to see on site. There is some shrubbery in the rear yard raising the question of whether this species is also nesting.

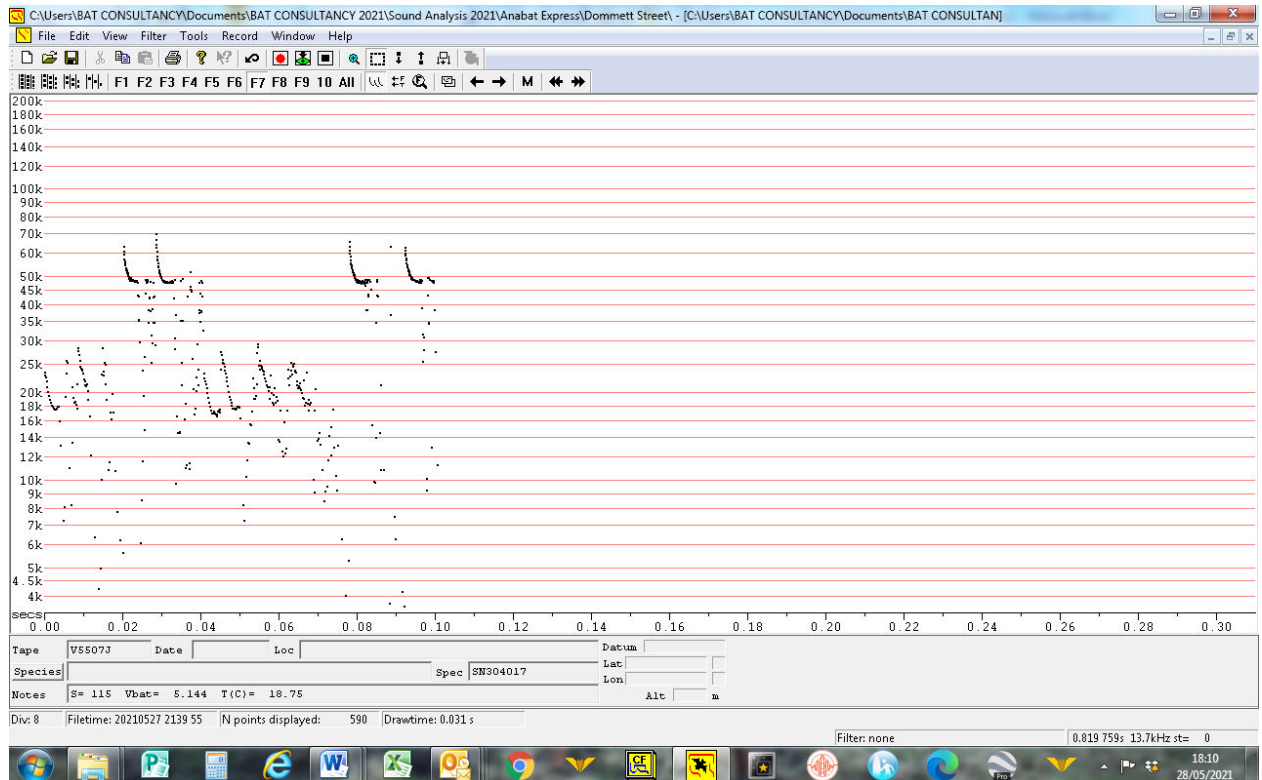
### **Recommendations.**

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

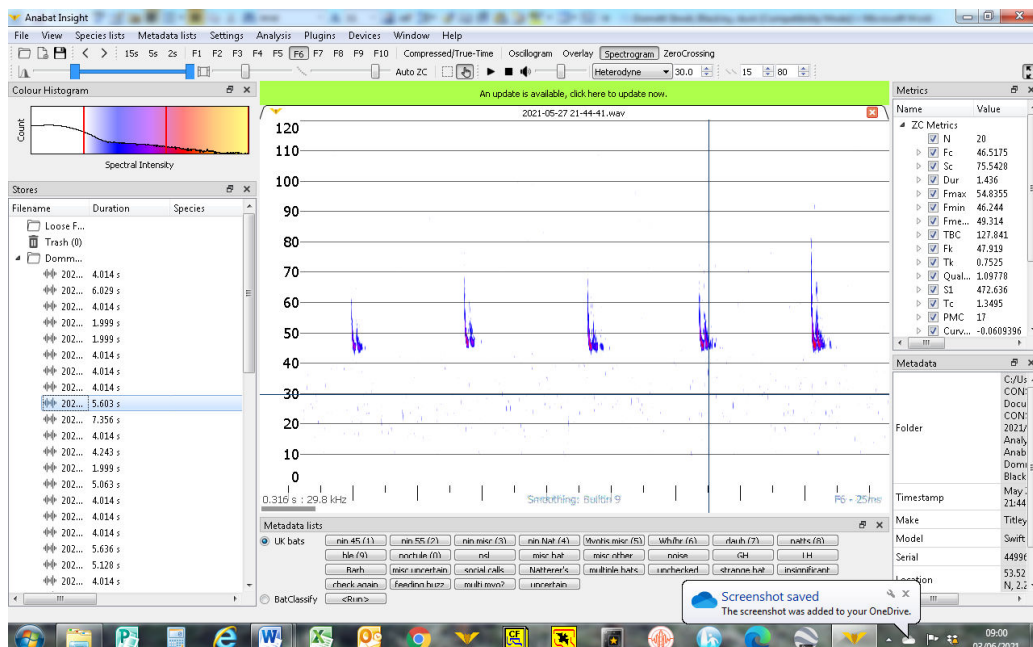
Have a return-to-roost-at-dawn survey undertaken, preferably in July.

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## Appendix 1 - Sonograms recorded at dusk survey



21.39 - Common pipistrelle with social calls, to south of site



21.44 - Common pipistrelle bat thought likely to have emerged, as recorded by detector on northern fenceline.

