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Al-Sunnah Mosque, 13 Winterford Road, Manchester, M8 9PB

Bat Emergence Survey

Seed Architects

P.2150.25
June 2025

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Reference	Site	Client	Date
P.2150.25	Al-Sunnah Mosque, 13 Winterford Road, Manchester, M8 9PB	Seed Architects	10 June 2025

Field work	Document author(s)	Technical review	Quality & approval
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Revision	Date	Details	Name
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Executive Summary

Ascerta has been instructed by **Seed Architects** to carry out a bat emergence survey at Al-Sunnah Mosque, 13 Winterford Road, Manchester, M8 9PB (hereafter referred to as **the site**).

Building B1 was subject to one nocturnal bat survey following the Preliminary bat roost assessment of the building which classified the building as having low bat roost potential. Very low bat activity was recorded during the bat survey and no bats were seen to emerge or re-enter the building. Therefore, it is considered that bats are not using the building as a roost at the time of the surveys.

Due to the very low levels of bat activity recorded throughout the survey, it is considered that there will no adverse impact on bats provided the recommendations below are followed:

If works are not begun by June 2027, a further daytime assessment or nocturnal survey may be required to confirm bats are not using the building (B1) as a roost;

Building works should not be undertaken during the bird breeding season (between 1 March and 31 August) or a nesting bird check will be required by a suitably experienced ecologist.

1. Introduction

Ascerta has been instructed by **Seed Architects** to carry out a bat emergence survey of the land and buildings of the land at Al-Sunnah Mosque, 13 Winterford Road, Manchester, M8 9PB (hereafter referred to as the site). The site OS grid reference is SD 83875 01107 and the What3Words reference is plates.dared.tame.



Photograph 1.1; Site Extent

Site Description

The site comprises an existing building (B1) that is surrounded by hardstanding with areas of amenity grassland.

Survey Report

This report was prepared following methods detailed in the CIEEM '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (2018) and '*Guidelines for Ecological Report Writing*' (2017).

This report presents the results of the bat survey's undertaken following the guidelines set out by the Bat Conservation Trust (Collins 4th Edition 2024).

The report includes recommendations for further actions where applicable in order to satisfy current wildlife legislation and to achieve our client's objectives. Relevant legislation is detailed within Appendix 3.

2. Objectives

Our client's objectives are to ascertain the potential ecological constraints and opportunities of the site.

Our objectives are as follows:

- Carry out nocturnal bat surveys of building B1 within the site;
- Provide recommendations for mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site; and
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current wildlife legislation.

3. Survey Methods

The following bat surveys were undertaken following the guidelines set out by the Bat Conservation Trust (Collins 4th Edition 2023).

3.1 Bat Emergence Methods

During the bat emergence, surveyors were strategically positioned around the building (drawing P.2150.25.E02 Appendix 1), focussing on areas where potential access points had been identified during the Preliminary Bat Roost Assessment to observe any bats leaving or entering a roost. These were recorded, and any emergences/re-entries are identified on drawings in Appendix 1. Surveyors also recorded any general bat activity whilst on the site during the survey.

The dusk emergence survey on 3 June 2025 commenced 15 minutes before sunset and continue until 1 hour and 30 minutes after sunset.

During the survey, the following details were noted:

- Weather and temperature;
- Time bat detected / seen and if they emerged from or entered the building;
- Frequency at which the bat was detected;
- Location of bats and if they were foraging and commuting;
- Direction of flight; and
- Number and species of bats present.

3.2 Surveyor and Equipment Information

Table 3.1: Survey equipment used by the surveyors during the bat emergence survey on the 3rd June 2025

Date	Surveyors	Equipment
3 rd June 2025	Liz Kenyon	Echo Meter Touch (EMT) connected to iPad Mini
	Lizzie Atkinson	EMT connected to Samsung mobile phone
	Amy Swindells and Ryan Gordon	EMT connected to Amazon tablet

During the surveys, all surveyors were equipped with Sony AX53 4K and Nightfox cameras, with Nightfox XC5 infrared torches.

3.3 Limitations

The survey was undertaken during the appropriate time of year and within suitable weather conditions.

The absence of biological data records does not necessarily mean the absence of species. This has been taken into account within the conclusions of the report.

4. Survey Results

4.1 Survey Conditions

Weather conditions

During the survey, the lead surveyor recorded weather conditions. The table below shows the weather conditions for 3 June 2025.

Table 4.1: Weather conditions

Survey date	Temp (°c)	Cloud cover (⁰ / ₈)	Wind (Beaufort Scale)	Precipitation
3 June 2025 (start of survey)	11	6/8	F0	Dry
3 June 2025 (end of survey)	10	7/8	F1 (F2 gusts)	Dry

Survey timings

The following table shows bat survey timings for 3 June 2025.

Table 4.2: Survey timings

Survey date	Dusk/dawn time	Survey start time	Survey end time
3 June 2025	21:29	21:14	22:59

4.2 Bat Emergence Surveys

Detailed bat emergence survey data can be found in Appendix 2. Table 4.3 below details the key findings for the bat emergence surveys.

Table 4.3: Key findings regarding emergence and re-entry surveys

Survey date	Species	Emergence/ re-entry	Location and surveyor
3 June 2025	Noctule (<i>Nyctalus noctula</i>)	Commuting	Activity commenced at surveyor location AS to the south-east of B1 at 21:42 (13 minutes after sunset) with a commuting bat that was heard not seen (HNS)
	Common pipistrelle (<i>Pipistrellus pipistrellus</i>)	Foraging	At 22:11 HNS activity was recorded at the surveyor location; further activity was intermittently recorded until 22:50
	Common pipistrelle	Commuting	A single bat in flight was recorded at 22:19, the bat was HNS
No bat activity was recorded throughout the survey at surveyor locations RD, to the south-west of B1, LK to the north-west of B1 or LA to the north-east of the building.			

5. Evaluation and Recommendations

Based on the result of the daytime survey carried out, building B1 was assessed to provide **low** bat roost potential. During the emergence survey, a **very low** level of noctule and common pipistrelle activity was recorded by the surveyor located south-east of the building only and all activity was offsite with no bats recorded using the site during the survey. **No bats were recorded to emerge from B1.**

As such, works to building B1 can proceed without being detrimental to maintenance of the local bat population at a favourable conservation status (i.e. the proposals meet the third test of the 'three test assessment' as outlined in the Habitats Regulations). Features on the building still have a potential for supporting bat roosts and bats are known to move roosts often. If works have not occurred by have not begun by June 2027, a further daytime assessment or nocturnal survey may be required to confirm bats are not using the buildings to roost.

6. Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

1. Provision of one bird boxes (25mm and 32mm entrance hole box, house sparrow terrace, swift box), attached to or integrated within retained or new buildings on site; and
2. Provision of one bat features (e.g. Vivara bat bricks or '*bird brick houses*' bat boxes) integrated within new or retained buildings.

7. Conclusions

Building B1 was subject to one nocturnal bat survey following the Preliminary bat roost assessment of the building, which classified the building as having low bat roost potential. Very low bat activity was recorded during the bat survey and no bats were seen to emerge or re-enter the building. Therefore, it is considered that bats are not using the building as a roost at the time of the survey.

The following recommendations have been made to avoid impact on bats during the works:

- If works are not begun by June 2027, a further daytime assessment or nocturnal survey may be required to confirm bats are not using the building (B1) as a roost;
- Building works should not be undertaken during the bird breeding season (between 1 March and 31 August) or a nesting bird check will be required by a suitably experienced ecologist.

It is considered that there would be very limited impact on the local ecology as a result of the proposals, provided the recommendations detailed within section 5.0 above are followed.

8. References

CIEEM (2017) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2021) Bat Mitigation Guidelines: A guide to impact assessment, mitigation and compensation for developments affecting bats. Beta version.

Collins, J. (Ed.) (2024) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.

Joint Nature Conservation Committee (JNCC). The UK Biodiversity Action Plan (UK BAP) [online] Available at: www.jncc.defra.gov.uk/page-5155

Maddock, A. (2008). UK biodiversity action plan; priority habitat descriptions. UK Biodiversity Action Plan, 94pp.

Ministry of Housing, Communities and Local Governments (2024). National Planning Policy Framework (NPPF). [online] Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Multi Agency Geographic Information for the Countryside (MAGIC) [online] Available at: [MAGIC \(defra.gov.uk\)](http://MAGIC.defra.gov.uk)

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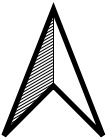
Appendix 1



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- Key
- J3.6 - Buildings
 - Surveyor locations 03.06.25



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:
Seed Architects

PROJECT:
Al-Sunnah Mosque, 13 Winterford Road, Manchester, M8 9PB

DRAWING TITLE:
Bat Emergence Survey

SCALE:	DRAWN BY:	DRAWING No:
NTS@A3	LK	P.2150.25.E02
DATE:	CHKD BY:	REV:
06/06/2025	AR	-

Appendix 2



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Lead Surveyor Bat Survey Form



Site name/number: A Sunnah mosque Building/tree reference: B1 Surveyor names: LK, LA, RG, AD Check list: All lead surveyor details filled in ☒ North arrow marked on map ☒ Drawing/map named & dated ☒ Surveyor positions marked on drawing ☒ Photo taken at darkest point of survey ☒	Name: LR Keryn Date: 3/6/24 Detector: EMT + 1PA min Camera: NFB Sunset time: 2129 Survey start time: 2114 Survey end time: 2259	Weather: <table border="1"> <thead> <tr> <th></th> <th>Start</th> <th>End</th> </tr> </thead> <tbody> <tr> <td>Wind:</td> <td>F</td> <td>F1-F2 gust</td> </tr> <tr> <td>Temperature:</td> <td>11</td> <td>10</td> </tr> <tr> <td>Precipitation:</td> <td>0</td> <td>0</td> </tr> <tr> <td>Cloud cover:</td> <td>6/2</td> <td>7/1</td> </tr> </tbody> </table>		Start	End	Wind:	F	F1-F2 gust	Temperature:	11	10	Precipitation:	0	0	Cloud cover:	6/2	7/1
	Start	End															
Wind:	F	F1-F2 gust															
Temperature:	11	10															
Precipitation:	0	0															
Cloud cover:	6/2	7/1															
Notes/ site information (limitations, access issues, lighting etc.) Building well lit with external lights	Sketch plan view: The sketch shows a rectangular building footprint with a vertical line through its center. To the left of the building is a wavy line labeled 'Car park'. Below the building is a wavy line labeled 'Yr'. To the right of the building is a blue cross with the letter 'N' next to it, indicating North is to the right. There are also some handwritten letters 'LA' and 'R' near the building.																

[illegible]

Bat Survey Form (Non-Lead Surveyor)



Site name/number:

A1 sunnah mosque

Surveyor name:

Lizzie

Date:

03/06/25

Detector type/number:

EMT10A W002

Camera number:

NFL

Surrounding habitat:

Rendered

Surveyors checklist:

Completed all information at top of form

Drawn viewpoint/marked any emergence

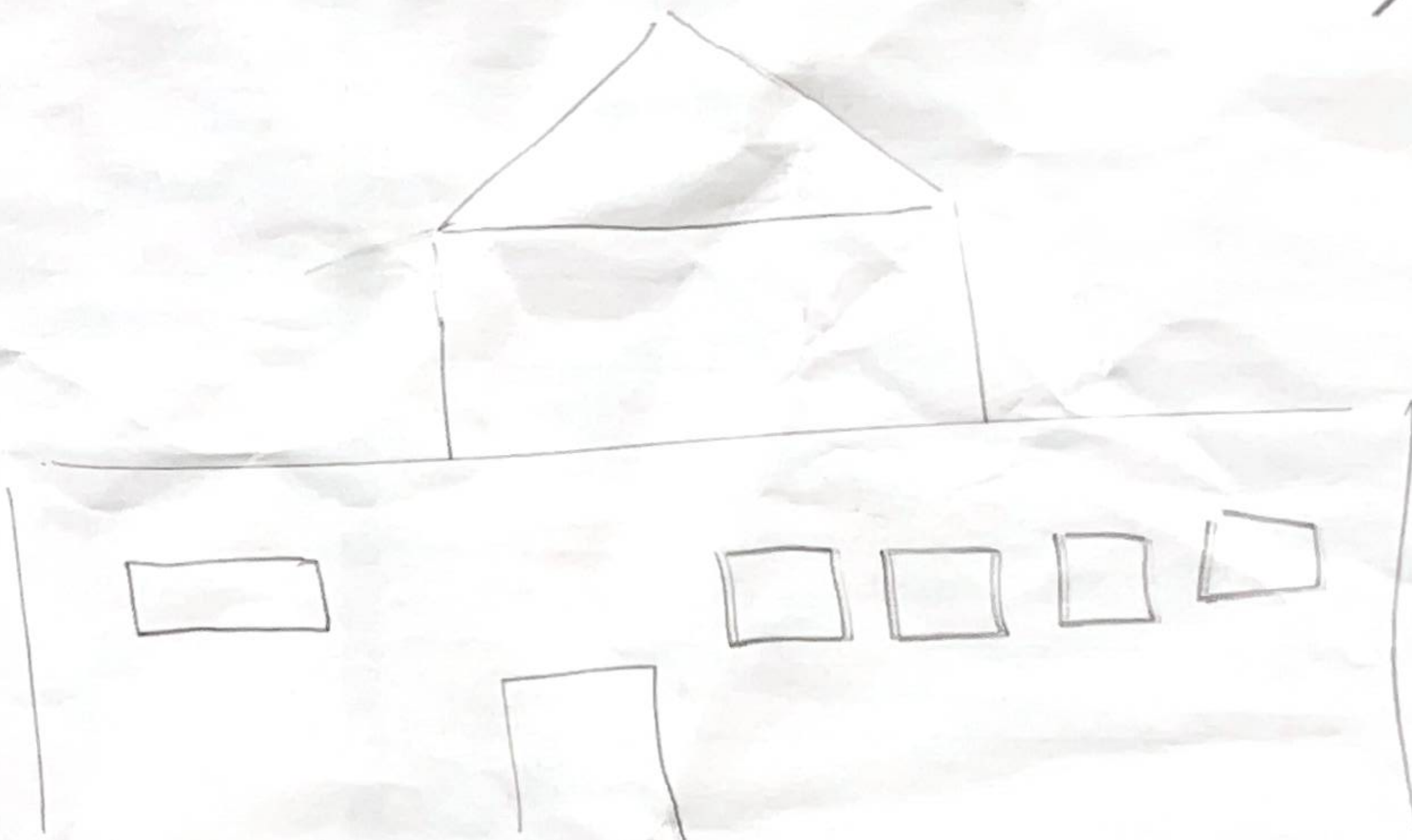
Added north arrow to compass

Photo of viewpoint taken at start of survey

Recorded observations and completed Summary

Photo taken at the darkest point of the survey

Sketch of view (mark on any emergence points and significant flight lines/areas of activity):



Summary:

Emergence (Circle): Yes ☒ No (If yes state number and species)

Overall activity levels:

☒ Very low

☐ Low

☐ Medium

☐ High

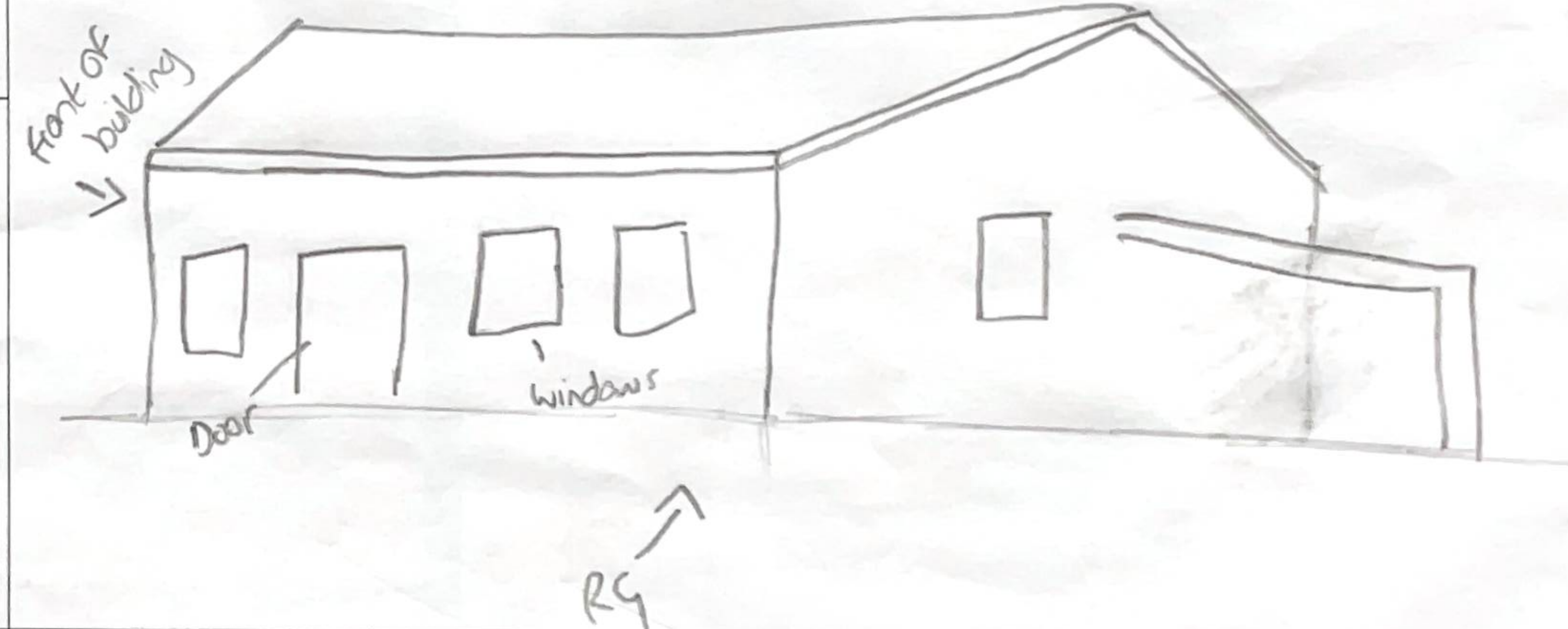
☐ Constant

Social calling (Circle): Yes ☐ No ☒

[illegible]

Bat Survey Form (Non-Lead Surveyor)



Site name/number: <i>Building B1</i>	Surveyor name: <i>Ryan Gordon</i>	Date: <i>03/06/25</i> Detector type/number: <i>Echo meter touch 2</i> Camera number: <i>NFG</i>	Surrounding habitat: <i>urban, housing estate, scattered trees</i>
Surveyors checklist: ☒ Completed all information at top of form ☒ Drawn viewpoint/marked any emergence ☒ Added north arrow to compass ☒ Photo of viewpoint taken at start of survey ☒ Recorded observations and completed Summary ☒ Photo taken at the darkest point of the survey	Sketch of view (mark on any emergence points and significant flight lines/areas of activity):  		
Summary: Emergence (Circle): Yes ☐ No ☒ (If yes state number and species) Overall activity levels: ☒ Very low ☐ Low ☐ Medium ☐ High ☐ Constant Social calling (Circle): Yes ☐ No ☒			

[illegible]

Bat Survey Form (Non-Lead Surveyor)



Site name/number: Al-Sunnah mosaue	Surveyor name: Amy	Date: 3/6/25 Detector type/number: EMT Camera number: NFI	Surrounding habitat: Houses, small patches of grass, broadleaf trees
Surveyors checklist: Completed all information at top of form Drawn viewpoint/marked any emergence Added north arrow to compass Photo of viewpoint taken at start of survey Recorded observations and completed Summary Photo taken at the darkest point of the survey	Sketch of view (mark on any emergence points and significant flight lines/areas of activity):		
Summary: Emergence (Circle): Yes ☐ No ☒ (If yes state number and species) Overall activity levels: Very low ☒ Low ☒ Medium ☐ High ☐ Constant ☐ Social calling (Circle): Yes ☐ No ☒			

Time (24 hour)	Species	Activity observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats	Time (24 hour)	Species	Activity Observed (clearly identify any emergence/re-entry)	Flight Line	Total No. of Bats
21 42	NOC	commute HNS	NA	1					
22 11	COM PIP	foraging HNS	NA	1					
22 19	COM PIP	commute HNS	NA	1					
22 32	COM PIP	foraging HNS	NA	1					
22 36	COM PIP	foraging HNS	NA	2					
22 37	"	"	"	1					
22 49	COM PIP	foraging HNS	NA	1					
22 50	"	"	"	"					



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Site: Al-Sunnah Mosque

Surveyor: Amy Swindells

Camera footage reviewed by: Liz Kenyon

Date: 5th June 2025

Nightfox Whisker: NF1

[illegible]



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Site: Al-Sunnah Mosque

Surveyor: Lizzie Atkinson

Camera footage reviewed by: Liz Kenyon

Date: 5th June 2025

Nightfox Whisker: NF2

[illegible]



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Site: Al-Sunnah Mosque

Surveyor: Liz Kenyon

Camera footage reviewed by: Liz Kenyon

Date: 5th June 2025

Nightfox Whisker: NF3

[illegible]



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Site: Al-Sunnah Mosque

Surveyor: Ryan Gordon

Camera footage reviewed by: Liz Kenyon

Date: 5th June 2025

Nightfox Whisker: NF6

[illegible]

Appendix 3



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Appendix 3: Relevant Legislation

European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive)
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive)

UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CROW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

The Environment Act sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The National Planning Policy Framework (NPPF) 2024 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 'Conserving and enhancing the natural environment'. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: recognising the wider benefits of ecosystem services, minimising impacts on biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Further guidance is provided within Government Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System.

Species and Habitats of Principal Importance

Species and Habitats of Principal Importance are listed under Section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up-to-date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under Section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the *UK Post-2010 Biodiversity Framework*, many UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAPs) and Species Action Plans (SAPs) and there are also 'grouped action plans' for groups of related species with similar conservation requirements. The LBAP relating to this Site is the Greater Manchester Biodiversity Action Plan.

Bats

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the W&C Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Local BAP.

Under the current legislation, as summarised on pages 9 and 10 of the *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024), it is a criminal offence to:

'Kill, capture, injure or take a wild bat:

- To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidentally. No element of intentional, reckless or deliberate action needs to be evidenced.*
- To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance*
- To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection*
- To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection*
- To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild.'*

Breeding birds

Breeding birds are protected under the W&C Act 1981, which makes it an offence to:

- Intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built*
- Intentionally take or destroy the egg of any wild bird*
- Have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954*
- Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird*

Appendix 4



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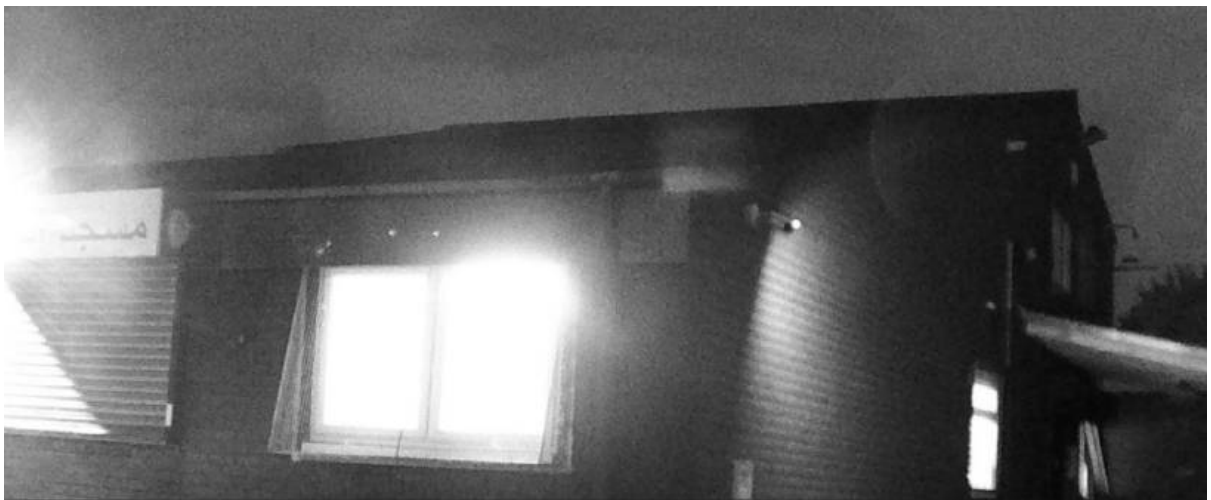
NF1



NF2



NF3



NF6