



Leigh Ecology Ltd

Protected Species and Habitat Surveys

120-124 Grosvenor Street,

Manchester,

M1 7HL.

On behalf of Grosvenor Holding MCR Limited.

Bat Emergence Survey Report

Report Number	GROSV/25-001
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Important Information to Readers

This report has been prepared for Grosvenor Holding MCR Limited in accordance with the terms and conditions of appointment for a bat emergence survey.

Leigh Ecology Ltd cannot accept any responsibility for the use of or reliance on the content of this report by any third party.

The advice contained in this report is based on the information available and/or collected during the period of study. We cannot completely eliminate the possibility of important ecological features being found through further investigation and/or by survey at different times of the year or in different years.

Surveys and assessments are undertaken on the understanding that nothing in our reports will be omitted, amended or misrepresented by the client or any other interested party.

Please be aware the information contained within this report is valid for a period not exceeding two years. After this time, data contained within will require updating.

Introduction

Leigh Ecology Ltd was commissioned by Grosvenor Holding MCR Limited to undertake a single bat emergence survey on a large building in the urban core of Manchester City Centre (hereafter referred to as 'the site'). The survey was carried out to support a planning application for proposed renovation works and the raising of the central area of the roof.



A preliminary bat scoping survey was previously undertaken at the site by Leigh Ecology in April 2025 (report reference: GROSV/25-001). The PBRA found the building to be in a reasonable state of repair, though a small number of possible entry points were noted, with the roof to be affected by the renovation works.

Based on these findings, the building was assessed as having **low bat roost suitability** in accordance with Bat Conservation Trust (BCT) guidelines. As a result, a single follow-up nocturnal emergence survey was recommended to further assess the potential use of the building by bats.

Table 7.1. Recommended timings for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees where other methods such as PRF inspection are not possible, but unlikely to give confidence in a negative result). To be used in tandem with Table 7.2.

Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
May to August (structures)	May to September ^a , with at least one of surveys between May and August ^b	May to September ^a , with at least two of surveys between May and August ^b
No further surveys required (trees)		

^a September surveys are both weather- and location-dependent. Conditions may become more unsuitable in these months, particularly in more northerly latitudes, which may reduce the length of the survey season. September surveys are likely to miss maternity roosts due to dispersal before this time, but may pick up mating roosts.

^b Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at **least three weeks apart**, preferably more. Survey timings **should consider the prevailing conditions in the year of survey, which will vary geographically**. In years with a cold spring, the surveys should not be started in early May or all completed in May. The surveys should maximise the possibility of detecting maternity roosts, which can switch roosts between pregnancy and lactation, and the **optimum coverage includes the pre-parturition, post-parturition and mating periods**.

Leigh Ecology Ltd was commissioned to undertake the recommended phase 2 survey.

Survey Methodology and Results

A single dusk emergence survey was conducted on the 12th of June 2025, in accordance with the *Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition, 2023).

The survey was led by Roy Leigh ACIEEM, a Natural England licensed bat ecologist (licence number: 2015-15883–CLS). To ensure full coverage of all potential access points, **four surveyors were positioned at strategic points around the building, with clear views of all elevations and roof lines**. This setup allowed for simultaneous monitoring of all potential roost features. Surveyor locations are shown in the accompanying plan (see *Figure 1 – Surveyor Location Plan below*).

The survey commenced 30 minutes prior to local sunset and continued for 90 minutes post-dusk, adhering to best practice guidance for dusk emergence surveys.

Surveyors were equipped with:

- Wildlife Acoustics EchoMeter (iPad 4 compatible)
- EMT Pro bat detectors
- HIKMicro LH19 2.0 and PULSAR AXION Compact XG35 thermal imaging cameras.

The combined use of acoustic and thermal detection ensured a robust assessment of bat activity and potential emergence.



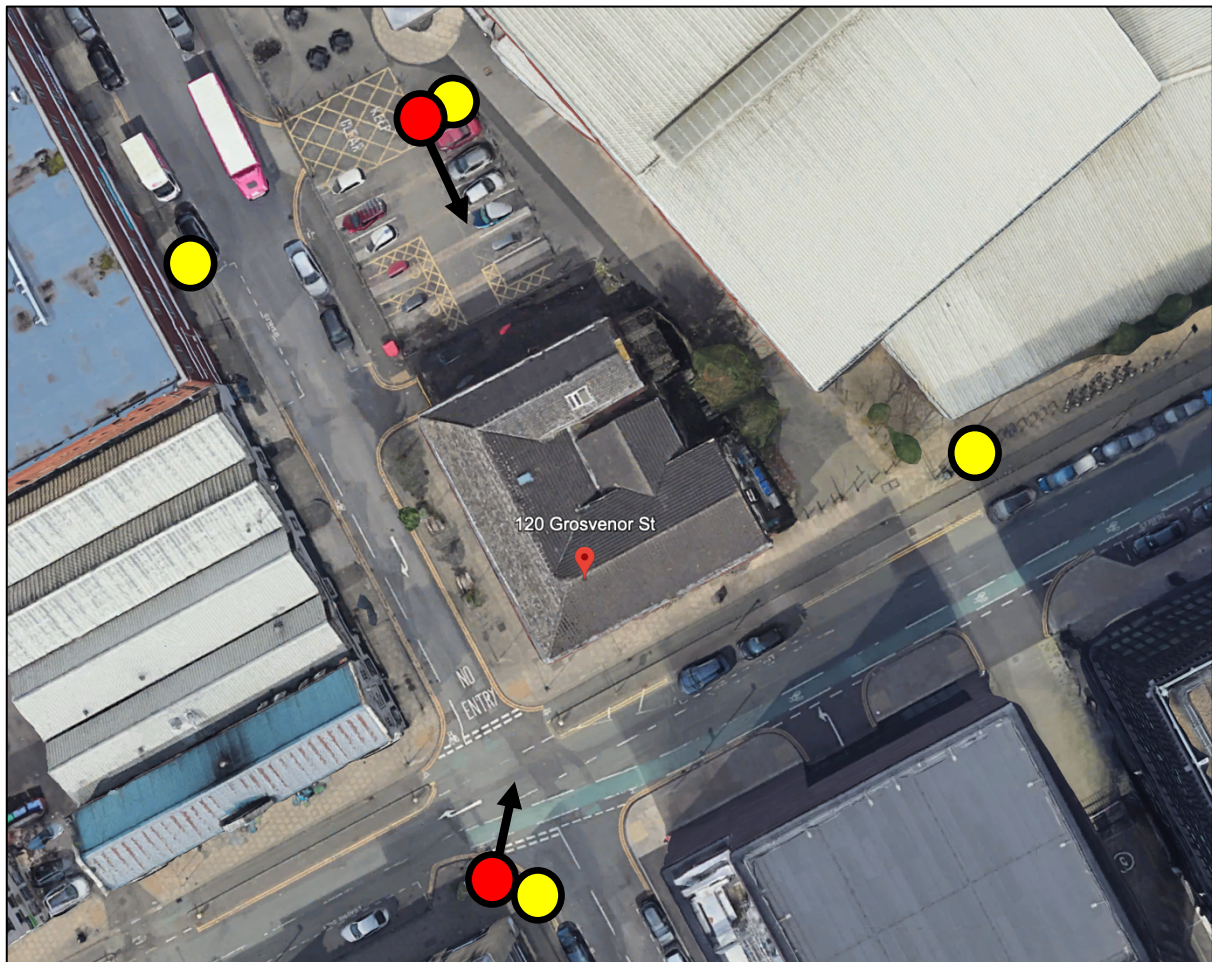


Figure 1; Surveyor  **and Thermal Imaging Camera**  **Positions**

Survey Findings (in brief):

- No bats were observed emerging from the building.
- Foraging activity was recorded at the northern area near 'The Bread Shed', including:

⇒ **One Common Pipistrelle** (*Pipistrellus pipistrellus*)

This bat was recorded on one occasion and showed no signs of roosting within the building.

High light pollution effects the majority of the surrounding of the building, which may have an impact on the potential bat activity.

The results indicate no evidence of a bat roost within the building proposed for renovation.

Dusk Emergence Results

- **Survey Date:** 12.06.2025
- **Sunset Time:** 21.38
- **Survey Start Time:** 21:15 – **Survey End Time:** 23:10
- **Wind (0-5):** 2
- **Rain (0-5):** 0
- **Cloud cover (%):** 30
- **Temperature (Degrees Celsius):** 19*

Time First Observed (BST)	Species	Behaviour	Location Observed	Notes
22:00	<i>Pipistrellus Pipistrellus</i> (Common Pipistrelle)	Commuting/Foraging	Foraging north of site	Foraging around building to the north <i>approx. number of bats 1</i>
—	—	NO EMERGENCE	All elevations monitored	No bats emerged from building

No bats were observed emerging from the building during the survey period. All elevations and potential access points were continuously monitored by surveyors and two thermal imaging cameras were used throughout the dusk emergence survey.

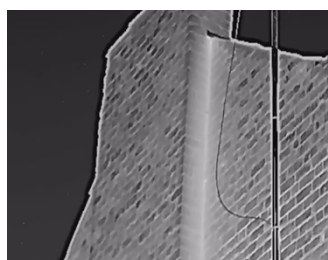
Bat activity recorded during the survey consisted of low-level foraging by *Pipistrellus* species.

The first detection occurred at 22:00 BST, when a single Common Pipistrelle was observed foraging to the north of the site. This was a brief record, consistent with typical foraging or commuting behaviour for the species.

Overall, while low levels of foraging activity were recorded, **there was no evidence of bat emergence or roosting within the building.** The bat activity observed is consistent with individuals utilising the surrounding landscape features for foraging, with nearby trees and buildings likely providing more suitable roosting opportunities.

Use of Thermal Imaging Cameras

Thermal imaging cameras HIKMicro LH19 2.0 and Pulsar Axion Compact XG35 were employed during the survey in accordance with Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition, 2023). The use of thermal imaging enhances detection capabilities, particularly in low-light conditions or where visual observation is obstructed. It enables surveyors to detect the heat signatures of bats in flight or emerging from potential roost features, allowing for more



accurate assessment of presence/absence and behaviour. All thermal observations were conducted by a trained and experienced operator and were cross-referenced with acoustic data for species identification. Images captured using the device are included (*below*) as supporting evidence.

Conclusions and Recommendations

The results of the dusk emergence survey indicate that the building at 120-124 Grosvenor Street, **does not currently support roosting bats.** No emergence activity was observed from the main building during the survey period, and all recorded bat activity was limited to low-level foraging by *Pipistrellus* species.

Given these findings, **it is considered that the proposed development works can proceed without the need for a European Protected Species Mitigation Licence**, provided that a precautionary approach is followed.

Biodiversity Enhancements

In order to contribute to local biodiversity objectives, it is recommended that **two bat boxes** are installed on the building. These should be positioned:

- On an elevation facing away from any existing floodlighting.
- At a height of at least 3 metres.
- In locations sheltered from strong winds and direct sunlight, preferably near vegetation or tree lines, on south-east or south-west elevations.

These measures will enhance the long-term roosting potential of the site and align with national and local biodiversity policy, including the aims of the Environment Act 2021.



Beaumaris Woodstone Bat Box or similar – can be purchased from Ark Wildlife