



Bat Survey Report - 2025 Surveys

**Fallowfield Campus Redevelopment
Project**

For

John Graham Construction Ltd

Report Reference: GRA001-013-004/001/002

July 2025

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Project Number	Report No.
GRA001-013-004	001

Revision No.	Date of Issue	Author	Reviewer	Approver
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002	31/07/2025	Callum Salter - Minor text amendments only.		

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1. Summary and Main Recommendations

1.1 Summary

- 1.1.1** A Preliminary Ecological Appraisal and External Bat Roost Assessment was undertaken by Buro Happold in 2022 at student accommodation at the Fallowfield Campus, University of Manchester, to support an application for Outline Planning Permission. The redevelopment of Fallowfield Campus include the phased demolition of existing residences within the Fallowfield Campus and the provision of new Purpose-Built Student Accommodation (PBSA). These proposals are hereafter referred to as 'the scheme'. As part of this appraisal, further surveys were recommended for bats. The bat surveys were commissioned to Thomson Environmental Consultants (hereafter referred to as 'Thomson') on behalf of River Levett Bucknall in the summer of 2023, during which multiple bat roosts were identified. Outline planning permission (Ref. 138126/OO/2023) was subsequently granted for the demolition of Owen's Park, which was the first phase of demolition. This work was completed under EPSL licencing.
- 1.1.2** The scheme was passed on to John Graham Construction Ltd for the next phase of construction works. In support of the next stage of development and the reserved matters application, further bat surveys (set out within Condition 9 attached to the Outline Planning Permission) were commissioned to Thomson in the summer of 2024. These identified additional roosts within Oak House and Woolton Hall, including a common pipistrelle (*Pipistrellus pipistrellus*) bachelor's roost within B19 Oak House and common pipistrelle transitional/day roosts within B18 Oak House and B25 Woolton Hall (Thomson, 2024).
- 1.1.3** Three trees (T177, T191 and T201) were identified as PRF (having at least one PRF) during the 2025 Ground Level Tree Assessment (GLTA) survey, because they supported features including lifted bark, wound cavities and knot holes.
- 1.1.4** To inform the next licence and satisfy reserved matters planning conditions, a suite of 2025 bat surveys by Thomson were recommended. These fed information into the next two phases of demolition, redevelopment and EPSL bat licencing.
- 1.1.5** The final bat surveys included:
- A single update bat emergence survey for all buildings in Woolton Hall, including buildings B22, B24-B27 and TN12;
 - A Mobile Elevated Working Platform (MEWP) external building inspection conducted across six of the buildings of Oak house (B15- B21) to check for the presence of additional bat roosts and to understand the fascia/barge board structure to inform the licence;
 - A GLTA of trees within the courtyards of phase one of the development, Owens Park courtyards of B10 (Tree Court) and B12 (Green Court); and,
 - Aerial inspection of trees on campus to inform any future tree removal required for the construction of the new PBSA, whilst safeguarding bats on site. The surveys have been instructed by Graham Construction Ltd and are reported herein.

1.2 Results

- 1.2.1 As a result of the GLTA survey of Owens Park Courtyard and all aerial tree inspection, seven trees were assessed in total. Six trees were assessed as PRF-I (meaning the tree has potential roost featured for individual bats only)). These trees included: T191; T201; T246; T256, and T259.
- 1.2.2 A single tree required further assessment (FAR), Tree T177 was deemed not safe to climb due to suspected ash dieback.
- 1.2.3 Two new roost features were found during the MEWP inspection, both of which were located within the known roost building B18. Roost one is located at the south inner corner of the building located behind the fascia boards. It is deemed to be most likely a large pipistrelle day roost. Roost two is located at the north inner corner of the building, located behind the fascia boards. It is deemed to be most likely a pipistrelle day roost.
- 1.2.4 At B19, the roost location from the previous survey (2023) was observed. No bats were found. Some bat droppings were observed but were unable to be collected due to being located inside the fascia board.
- 1.2.5 All other buildings surveyed (B15, B16, B17, B20) concluded with no gaps being found within the fascia boards and soffit boxes and were assessed as having no suitability for roosting bats.

1.3 Main Recommendations

Buildings

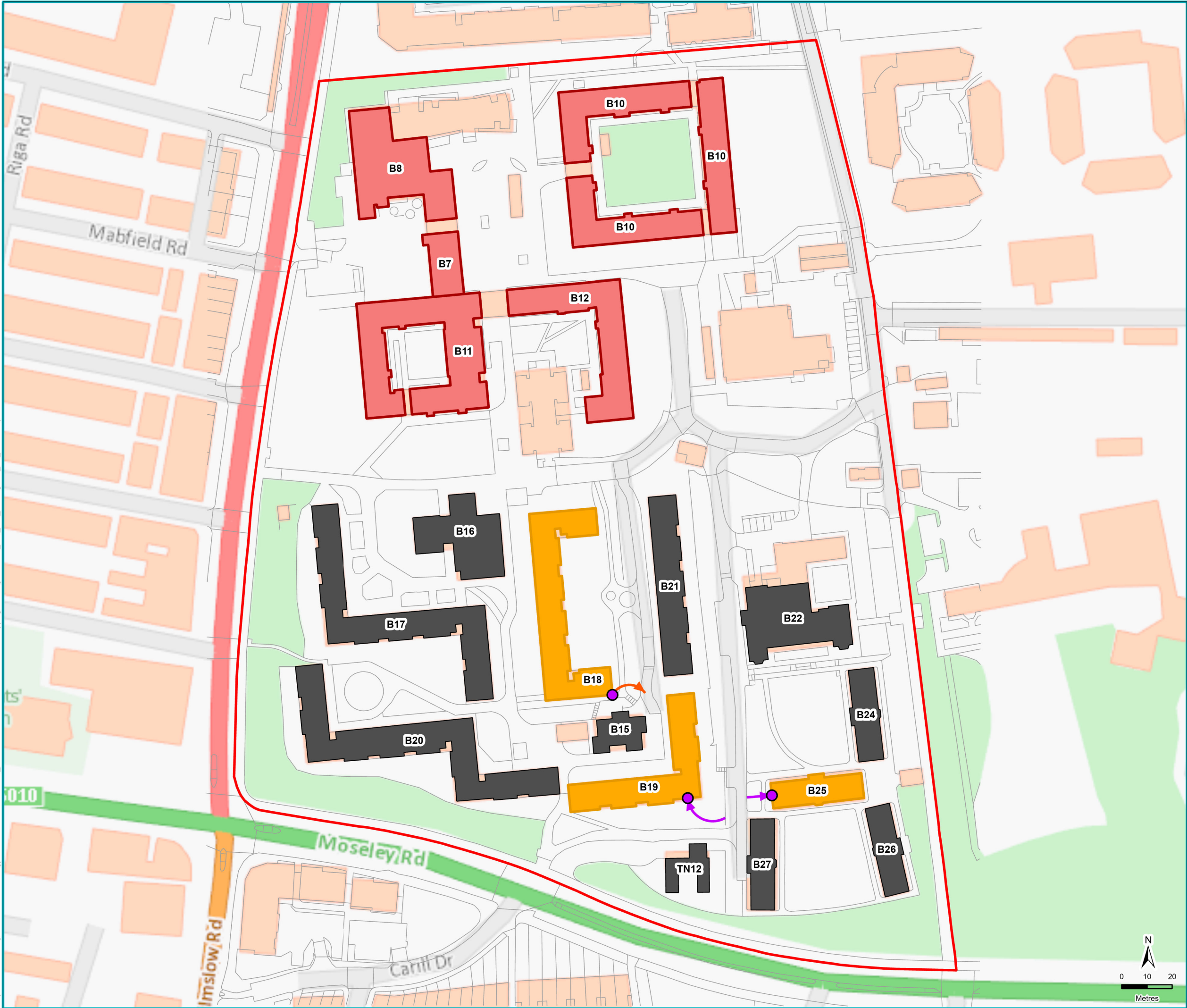
- 1.3.1 Buildings B18 and B19 (Oak House) and B25 (Woolton Hall) are confirmed bat roosts. Submission of an ESPL license prior to demolition of these buildings will be required. It will be necessary to obtain a site-specific Natural England European Protected Species (EPS) Mitigation Licence for buildings B18, B19 and B25 prior to the demolition works to ensure the project is carried out in accordance with the relevant legislation. Full recommendations and mitigation have been established in the full bat report (Thomson, 2024). However, the Method Statement- to be set out in the upcoming bat mitigation licence application- will supersede any recommendations herein that state the likely requirements anticipated at this stage.
- 1.3.2 Samples of the bat droppings collected from B18-Maple Court will need to be sent for DNA analysis to determine the species of roosting bats.
- 1.3.3 If more than 12 months pass before works are undertaken that could impact bat roosts, follow up surveys are recommended to determine if the suitability of the buildings has changed.

Trees

- 1.3.4 As tree T177 was not safe to climb, it is recommended that three emergence surveys are carried out, two of which should be undertaken between May and August as per BCT best practice guidelines (4th Edition) (Collins, J. (ed) 2023). This will allow for: re-assessment of the suitability of PRFs; determination of the likely presence/absence of roosting bats, and the need for further survey and/or mitigation.

-
- 1.3.1** Tree 177 has thus far been subject to one emergence survey out of the three required, in this visit no signs of roost bats were observed. If the final two visits are completed then no further assessment will be required and the tree will assumed to be absent of bat roosts. This report will require an update upon completion of these emergence surveys.
 - 1.3.2** If T177 is observed to have roosting bats then a Natural England European Protected Species (EPS) Mitigation Licence, Low Impact Class License (LICL) or similar Earned Recognition Licence will be required prior to felling.
 - 1.3.3** The following trees (T191, T201, T246, T256, T259) were re-assessed during the aerial tree inspection as PRF-I, instead of PRF. It is recommended that a soft felling approach should be carried out on trees in the presence of suitably experienced ecologists, as per BCT best practice guidelines (4th Edition) (Collins, J. (ed) 2023).
 - 1.3.4** If more than 12 months pass before works are undertaken that could impact bat roosts, a follow up survey is recommended to determine if the suitability of the trees has changed.

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- Legend
- Roost Locations
 - *Pipistrellus pipistrellus* flight line
 - *Pipistrellus spp.* flight line
 - Property with Confirmed Roost
 - Property without Confirmed Roost
 - Building under Licensed Demolition
 - Site Boundary

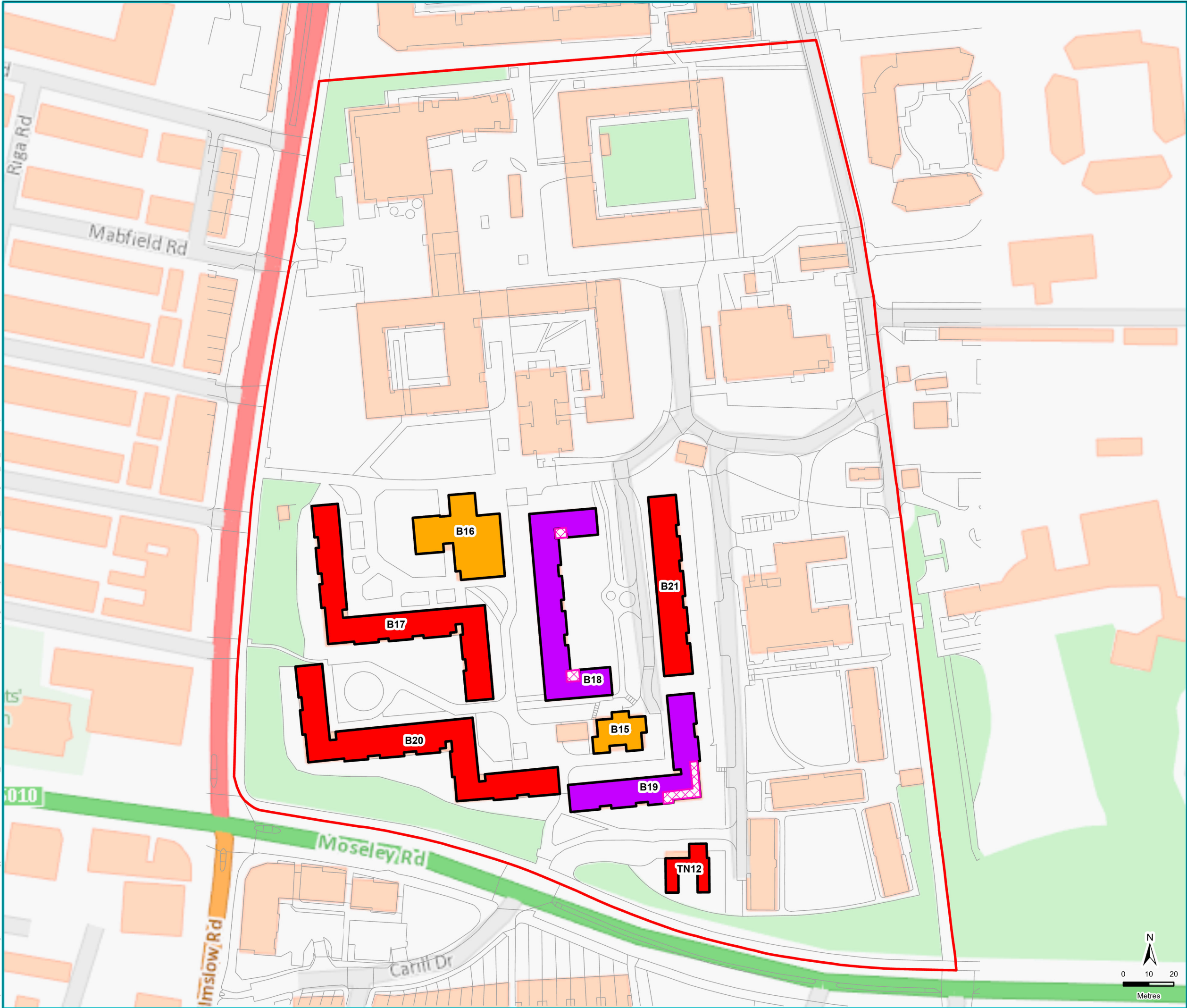
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Client			
John Graham Construction Ltd			
Figure Number		2	
Figure Title			

Emergence Survey
Results

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- Legend
- Potential (Whole Building) To Support Roosting Bats
- Confirmed
 - High
 - Moderate
 - Confirmed Roost Location
 - Site Boundary

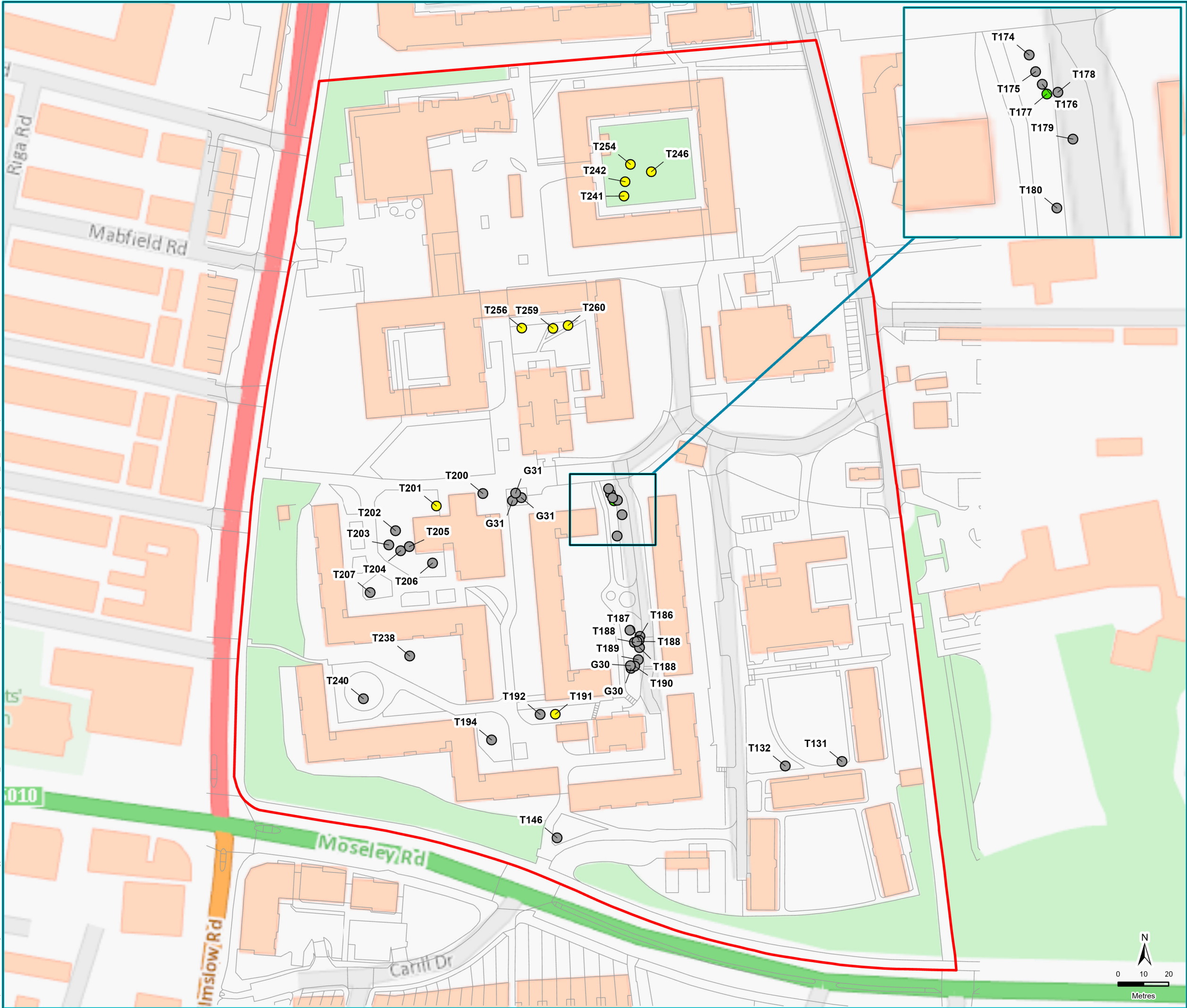
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Client			
John Graham Construction Ltd			
Figure Number		3	
Figure Title			

Bat MEWP Inspection
Results

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Legend

Overall Suitability of Tree to Support Roosting Bats

- PRF
- PRF-I
- No Potential
- Site Boundary

Map Centre Grid Reference: 385731E 394126N

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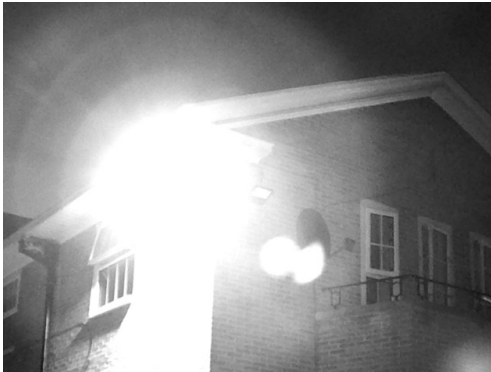
Figure Title
GLTA and Aerial
Inspection Results



Photograph 1: Woolton Hall - **B22A**



Photograph 2: Woolton Hall - **B22B**



Photograph 3: Woolton Hall - **B22C**



Photograph 4: Woolton Hall - **B22D**



Photograph 5: Woolton Hall - **B22E**



Photograph 6: Spencer House - **B24A**



Photograph 7: Spencer House - **B24B**



Photograph 8: Spencer House - **B24C**

Client	John Graham Construction Ltd		Drawing Ref		Thomson environmental consultants www.thomsonec.com enquiries@thomsonec.com
Figure Number	Figure 5a		GRA001-013-004		
Figure Title	Camera view from each surveyor location		Drawn	Checked	
				AP	
		Date			



Photograph 9: Spencer House - **B24D**



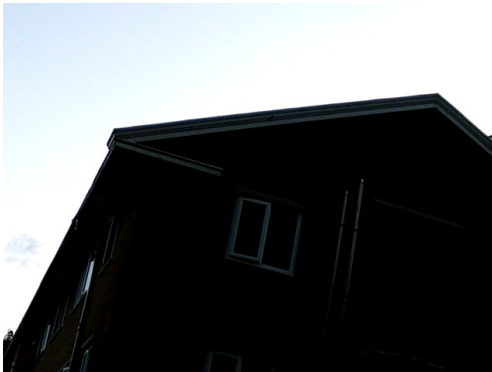
Photograph 10: Lindsay House - **B25A**



Photograph 11: Lindsay House - **B25B**



Photograph 12: Lindsay House - **B25C**



Photograph 13: Lindsay House - **B25D**



Photograph 14: Morely House - **B26A**



Photograph 15: Morely House - **B26B**



Photograph 16: Morely House - **B26C**

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Figure Number	Figure 5a		GRA001-013-004		
Figure Title	Camera view from each surveyor location		Drawn	Checked	
				AP	
		Date			



Photograph 17: Morely House - B26D



Photograph 18: Cavendish House - B27A



Photograph 18: Cavendish House - B27B



Photograph 19: Cavendish House - B27C



Photograph 20: Cavendish House - B27D



Photograph 22: The Bungalow - TN12A



Photograph 23: The Bungalow - TN12B



Photograph 24: The Bungalow - TN12C

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Figure Number	Figure 5a		GRA001-013-004		
Figure Title	Camera view from each surveyor location		Drawn	Checked	
				AP	
		Date			



Photograph 1: Metal mesh present on all buildings surveyed



Photograph 2: Slate tile roofing present on all buildings surveyed.



Photograph 3: Missing mortar and weep holes above windows



Photograph 4: Gap in slate tile roofing



Photograph 5: MEWP inspection of B21



Photograph 6: Gap behind fascia board



Photograph 7: Rooted wood creating gap in roof



Photograph 8: MEWP inspection of B20

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Figure Number	Figure 5b		Drawn	Checked	
Figure Title	Photographs of the MEWP Inspection		RA	CS	
			Date		
		03/07/2025			



Photograph 9:
MEWP inspection of B17



Photograph 10:
Gap in slate tile roofing



Photograph 11:
Gap in slate tile roofing



Photograph 12: : Gap in roof of B18 with bat droppings



Photograph 13: Gap in roof of B18 with bat droppings



Photograph 14: Bat droppings present at B18



Photograph 15:
Bat droppings on the wall of B18



Photograph 16:
Bat droppings present at B18

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Figure Number	Figure 5b		Drawn	Checked	
Figure Title	Photographs of the MEWP Inspection		RA	CS	
			Date		
		03/07/2025			



Photograph 17: Endoscope view of metal meshing present on B15, 16, 17, 20 and B21.



Photograph 18: Endoscopic view of behind fascia board



Photograph 19: Gap in wall leading into wall cavity



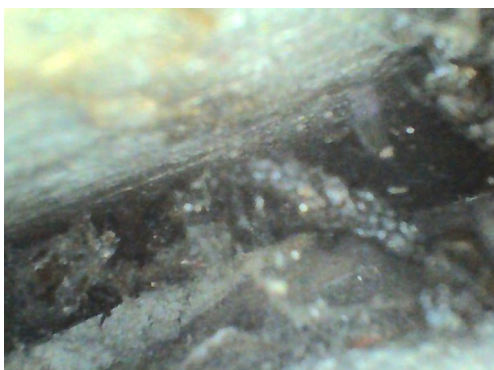
Photograph 20: Endoscopic view of behind fascia board



Photograph 21: Endoscope inspection of B18. Bat droppings present



Photograph 22: Endoscope inspection of B19. Bat droppings present



Photograph 23: Endoscope inspection of B19. Bat droppings present

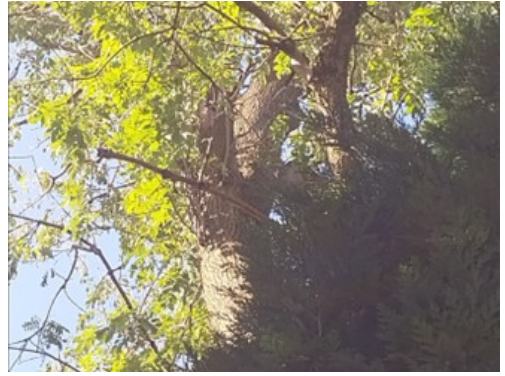


Photograph 24: Endoscope inspection of B18. Bat droppings present

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Figure Number	Figure 5b	Drawn	RA	Checked	
Figure Title	Photographs of the MEWP Inspection	Date	03/07/2025		



Photograph 1:
Tree 177



Photograph 2:
Tree 177



Photograph 3:
Tree 191



Photograph 4:
Tree 191



Photograph 5:
Tree 201



Photograph 6:
Tree 201



Photograph 7:
Tree 201



Photograph 8:
Tree 201

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Figure Number	Figure 5c	Drawn	RA	Checked	
Figure Title	Photographs of the GLTA and Aerial Inspection Survey			CS	
		Date	03/07/2025		



Photograph 9:
Tree 201



Photograph 10:
Tree 201



Photograph 11:
Tree 201



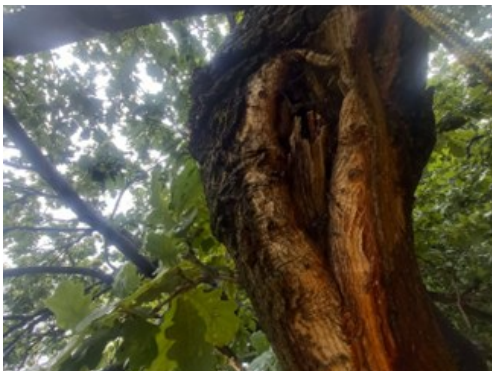
Photograph 12:
Tree 201



Photograph 13:
Tree 246



Photograph 14:
Tree 246



Photograph 15:
Tree 246



Photograph 16:
Tree 246

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Figure Title Photographs of the GLTA and Aerial Inspection Survey		Date 03/07/2025		



Photograph 17:
Tree 246



Photograph 18:
Tree 246



Photograph 19:
Tree 246



Photograph 20:
Tree 256



Photograph 21:
Tree 256



Photograph 22:
Tree 256



Photograph 23:
Tree 256



Photograph 24:
Tree 256

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Figure Number Figure 5c		Drawn RA	Checked CS	
Figure Title Photographs of the GLTA and Aerial Inspection Survey		Date 03/07/2025		



Photograph 25:
Tree 256



Photograph 26:
Tree 256



Photograph 27:
Tree 259



Photograph 28:
Tree 259



Photograph 29:
Tree 259



Photograph 30:
Tree 259



Photograph 31:
Tree 259



Photograph 32:
Tree 259

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Figure Number Figure 5c		Drawn RA	Checked CS	
Figure Title Photographs of the GLTA and Aerial Inspection Survey		Date 03/07/2025		

2. Introduction

2.1 Development Background

- 2.1.1** John Graham Construction Ltd have been appointed on behalf of the University of Manchester (UoM) to support with the residencies redevelopment program. One aspect of this programme is the redevelopment of the University's Fallowfield Campus, 293 Wilmslow Road, Fallowfield, Manchester, M14 6HD, central OS grid reference SJ 85722 94149 (hereafter referred to as the 'site'). The location of the site is shown on Figure 1.
- 2.1.2** The site is located within a largely residential, suburban area of Fallowfield, South Manchester, with the campus comprising of three campus areas: Owens Park (central section); Oak House (south-west section), and Woolton Hall (south-east section), with recreational greenspace and meeting areas. The campus area features mature trees, associated gardens, woodland, hardstanding and residential road and car parking networks. There are also several small areas of recreational amenity grassland within the campus.
- 2.1.3** Proposals include the replacement of existing Fallowfield residences with new Purpose-Built Student Accommodation (PBSA), hereafter referred to as 'proposed development'. An initial programme to submission of the planning application has been developed. The need for bat survey work was within the Outline Planning Permission conditions. Previous bat roost surveys were completed during the summer of 2023 and 2024. Figure 1 shows the site location and Figure 2 shows the 2023 and 2024 emergence survey results and confirmed roost locations.

2.2 Ecology Background

Outline planning permission

- 2.2.1** In November 2022, a suite of external bat inspections of the 29 properties included in the scheme were undertaken (Buro Happold, 2023). The findings from the inspections were as follows: seven properties with negligible suitability to support roosting bats within Fallowfield; six properties with low suitability; two properties with moderate suitability, and 14 properties with high suitability.. During previous emergence/re-entry surveys in 2015, a maternity roost of common pipistrelle (*Pipistrellus pipistrellus*) was recorded within buildings B11 and B12 and a day roost of the same species was recorded within building B10 (BDP, 2015).
- 2.2.2** The site's trees were also subject to a Preliminary Roost Assessment (PRA) (Buro Happold, 2023). This concluded that a total of six trees have the potential to support roosting bats- all of which were of a low potential for roosting bats according to Bat Conservation Trust's (BCT) best practice guidelines (3rd edition) (Collins, J (ed.), 2016).
- 2.2.3** In May 2023, Rider Levett Bucknall (RLB) commissioned Thomson Environmental Consultants to undertake update bat roost surveys of the 22 buildings with potential to support roosting bats. This was in order to provide essential information to support the planning application and the European Protected Species Licence (EPSL) prior to commencement of the works. Depending on each building's suitability (Buro Happold, 2023) to support roosting bats, between one and

three dusk emergence and dawn re-entry to roost surveys were scheduled and carried out in line with BCT best practice guidelines (3rd Edition) (Collins, J (ed), 2023).

- 2.2.4** The bat roost surveys (Thomson 2023) confirmed the presence of common pipistrelle bat day roosts, with six-day roosts at B10, four-day roosts at B11 and four-day roosts at B12. Numbers suggested the presence of a common pipistrelle maternity roost at B11 and B12, with swarming behaviour observed by 22 common pipistrelles at B11 at a fascia board above an open window. B10 also supported a soprano pipistrelle (*Pipistrellus pygmaeus*) day roost.
- 2.2.5** An EPSL for bats was granted in 2024 (ref:2024-67005-EPS-MIT) which allowed for the destruction of multiple bat roosts of common pipistrelle and soprano pipistrelle bats at B10, B11 and B12 within Owens Park. In December 2023, 11 bat boxes were erected on site under the supervision of experienced ecologists from Thomson. The surveys also recorded a bachelors roost at B19 and a transitional roost at B25. Mitigation works including destructive roost searches, dusk emergence surveys and dawn re-entry surveys commenced in May 2024 and concluded in July 2024. B10, B11 and B12 have now been demolished. The roosts at B19 Oak House and B25 Woolton Hall remain.

Reserved matters application

- 2.2.6** In June 2024, RLB commissioned Thomson Environmental Consultants to undertake a suite of emergence surveys on 13 buildings at UoM Fallowfield Campus. The buildings surveyed comprised Oak House and Woolton Hall, and survey methods were based on BCT guidelines (4th edition) (Collins, J. (ed), 2023). The update surveys (Thomson 2025a) confirmed the presence of one additional *Pipistrelle* sp. roost in B18 Oak House. Although no emergences were recorded at B19 or B25, these are still considered to be confirmed roosts due to the historical presence of bats. The locations of the buildings with confirmed bat roosts are shown on Figure 2. It will be necessary to obtain a site-specific Natural England European Protected Species (EPS) Mitigation Licence for buildings B18, B19 and B25 prior to the demolition works to ensure the project is carried out in accordance with the relevant legislation.
- 2.2.7** During the internal inspection survey (Thomson 2025b), the loft void structure and building layout was consistent among the buildings within Oak house and Woolton Hall. This enables broad discussion of the suitability of all buildings for bats. No evidence of roosting bats was recorded during the survey. Light was visible through the roofs of most voids which suggested that bats would be able to access them. However, surveyors could not leave the ladders and enter the lofts due to health and safety reasons, meaning the PRFs could not be surveyed. Furthermore, more PRFs may be present that could not be seen from the ladder. Access to all areas of loft void was not possible due to access issues or health and safety reasons.
- 2.2.8** Given that the building is actively used as student accommodation, disturbance levels were assessed as moderate. The loft voids were recorded as having high suitability for roosting bats because: the light seen through the roofs suggest bats can access the voids; ore PRFs may be present that could not be seen from the ladders, and the void supports wooden trusses that may be used for roosting. The buildings were not classified as being suitable for use by roosting bats during the winter/hibernation period; temperatures are likely to fluctuate during winter given that the buildings and central heating will be used by the residents..

2.2.9 Three trees within Oak House (T177, T191 and T201) were identified as PRF (having at least one PRF) during the GLTA. The trees supported features including lifted bark, wound cavities and knot holes. The trees within Owens Park Courtyard had not been accessed during the initial GLTA.

2.2.10 Table 2.1 shows Bat emergence/re-entry totals for B18, B19 and B25 during the 2023 and 2024 surveys. See Figure 3 for emergence/re-entry locations from both survey seasons.

Table 2.1: Bat emergence/re-entry totals for B18, B19 Oak House and B25 Woolton Hall

Building	Year of Emergence	Visit	Bat Total Emergences	Roost Features
B18	2024	V3	1 <i>Pipistrelle</i> sp.	1 roost feature - one pipistrelle species emergence from fascia board on eastern aspect of the southern part of the building.
B19	2023	V3	14 common pipistrelle	1 roost feature - 12 common pipistrelle re-entries and then an additional 2 common pipistrelle re-entries. Entry point above the top left window of the security light (south-east corner of the building).
		V4	6 common pipistrelle	1 roost feature - 6 common pipistrelle emergences. Exit point above top left window of the security light (south-east corner of the building).
B25	2023	V2	1 common pipistrelle	1 roost feature - one re-entry of common pipistrelle on the south side of building into ornate vent.

2.3 The Brief and Objectives

- 2.3.1** Thomson Environmental Consultants was commissioned by John Graham Construction Ltd on 7th May 2025 to undertake further assessments for bats, including:
- Bat Update Emergence Surveys, Woolton Hall - This price is for one update emergence survey per building with the potential to support a bat roost within the Woolton Hall area of the Fallowfield Campus (buildings B22, B24-27 and TN12).
 - The survey method will be based on Bat Conservation Trust guidelines (4th Edition) (Collins, J (ed), 2023). A visit will comprise one update dusk survey and last for approximately two hours with night vision aids (NVA's) used to capture

footage. Bat detectors will be used to capture bat calls for later analysis, where there has been an emergence. Sub-optimal weather conditions will be avoided as far as possible.

- The report will include the results of all items included in this fee quotation.
- Ground Level Tree Assessment, Owen Park Courtyard - We will conduct ground level inspections of all trees within the courtyard of Tree Court and Green Court, Owens Park. The aim of the survey will be to estimate (as far as can be achieved from ground level) which trees are suitable for roosting bats or require increased survey effort to confirm suitability- informing next phase surveys such as above ground Potential Roost Feature (PRF) inspection. The survey method will be based on Bat Conservation Trust guidelines (4th Edition) (Collins, J (ed), 2023). The survey will be conducted by a Natural England BCT Level 2 / CIEEM 'Capable': Natural England Level 2 Class Survey Licence holder (or above).
- Bat MEWP Building Inspection, Oak House B15-B21 - We will carry out survey inspections for bat roosts in all the buildings of Oak House. The six buildings will be checked for the presence of bat roosts using inspection cameras. The surveyors will inspect any features with the potential to support bats using a camera, an endoscope, binoculars or a high-powered torch, as appropriate. Any evidence of bats will be recorded. Surveyors will work in pairs for safety purposes. The inspection team will work in a Mobile Elevated Working Platform (MEWP) to reach the fascia boards/soffit boxes of each building. As a minimum, one member of each team will hold a Level 2 Natural England Licence or be accredited agents.
- Bat Aerial Tree Inspection - We will carry out an aerial tree inspection for bat roosts of the University Campus. Up to 10 trees will be checked for the presence of bat roosts using a combination of inspection cameras and tree climbing to assess the potential of all features located within each tree to support roosting bats. The surveyors will inspect any features with the potential to support bats using a camera, an endoscope, binoculars or a high-powered torch, as appropriate. Any evidence of bats will be recorded. Surveyors will work in pairs for safety purposes. All climbers will hold a full tree climbing certificate issued by City and Guilds and Lantra (CS38) to undertake canopy climbing and aerial rescue. As a minimum, one member of each team will hold a Level 2 Natural England Licence or be accredited agents.

2.3.2 The objective of the assessments was to assess the suitability of the site to support roosting bats and to inform the planning application.

2.4 Limitations

2.4.1 Building 19 - Holly Court's roosting feature couldn't be fully inspected due to shortness of endoscope. However as six bat surveys have been carried out on the building and the roost has been categorised, this was not deemed a significant limitation.

2.4.2 This report is based on the development boundary and layout shown on UMRF-SRA-ZZ-XX-DR-A-02851 - Phase Plan. Subsequent changes may result in a requirement for additional surveys and for reassessment of the potential impacts of the development and the requirements for avoidance, mitigation and enhancement.

3. Planning Policy and Legislation

- 3.1.1** National legislation and planning policy, and local policies, relating to ecology and biodiversity relevant to bat species and the proposed works, are summarised below.
- 3.1.2** All bat species are protected under the Conservation of Habitats and Species Regulations¹ 2017 (as amended) and receive the highest level of protection in the UK. These species can be considered to be of international importance because they are rare or declining in Europe as well as in the UK. These species are not only protected from killing, injury and disturbance, but their breeding sites and resting places are also protected.
- 3.1.3** The Regulations make it an offence, with very few exceptions, to:
- Deliberately capture, injure or kill a bat;
 - Deliberately disturb a bat in such a way as to be likely:
 - to impair its ability to survive, to breed or reproduce, or to rear or nurture its young; or
 - to impair its ability to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong;
 - Damage or destroy a breeding site or resting place of a bat, or
 - Keep, transport, sell or exchange, or offer for sale or exchange, any live or dead bat, any part of a bat, or anything derived from a bat.
- 3.1.4** The Wildlife and Countryside Act (WCA)² 1981 (as amended) also provides protection for bats, making it an offence to intentionally or recklessly:
- Disturb bats while they occupy a structure or place used for shelter or protection, and
 - Obstruct access to a place of shelter or protection.
- 3.1.5** Under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006, the Secretary of State must publish a list of the living organisms which in the Secretary of State's opinion are Species of Principal Importance for the purpose of conserving biodiversity. Planning authorities (and other statutory undertakers) are required to have particular regard to these species and treat them as a material consideration in the planning process. Consideration of species of conservation concern during development projects is a requirement of the NERC Act which states that any '*public authority must, in exercising its functions, have regard... to the purpose of conserving biodiversity*' and '*conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.*'
- 3.1.6** Species of Principal Importance or species listed on Local Biodiversity Action Plans (LBAPs) are often referred to as 'priority species'.
- 3.1.7** Seven species of bats are listed as Species of Principal Importance:
- Barbastelle (*Barbastella barbastellus*)
 - Bechstein's bat (*Myotis bechsteinii*)

¹ These species are often referred to as European Protected Species (EPS) because the requirement to protect them under national legislation originally derived from the fact that these species are listed under the European Habitats Directive.

² The WCA also protects many species from activities related to their sale, including: selling, offering for sale, possessing or transporting for the purpose of the sale or publishing advertisements to buy or sell a protected species (WCA Section 9 (5)).

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- Greater horseshoe bat (*Rhinolophus ferrumequinum*)
 - Lesser horseshoe bat (*R. hipposiderus*)
 - Brown long-eared bat (*Plecotus auritus*)
 - Noctule (*Nyctalus noctula*), and
 - Soprano pipistrelle (*Pipistrellus pygmaeus*)

4. Bat Dusk Emergence Surveys - Woolton Hall

4.1 Introduction

4.1.1 Bat emergence surveys were first completed by Thomson across the entire campus in the active bat season in 2023 (Owens Park, Oak House and Woolton Hall), with licencing and demolition completed on Owens Park. The survey data was then updated in 2024 with another full suite of bat emergence surveys on Oak House and Woolton Hall to support the reserved matters application and provide up-to-date data for the upcoming licencing and demolition of Oak House in 2025.

4.1.2 Due to the amount of data collected it was deemed appropriate for a single emergence survey to be undertaken on buildings of Woolton Hall (Buildings B22, B24-B27 and Tn12)) as an update before licensing and demolition in 2026.

4.2 Dusk Emergence Surveys

4.2.1 Emergence/re-entry surveys were carried out to ascertain the presence or likely absence of roosting bats within each of the six properties which had previously been identified as having potential during the Preliminary Bat Roost Assessment Survey Report (PRA) (Buro Happold, 2023). The number and timing of the survey visits was determined by the level of potential to support roosting bats assigned to each property as per the results and as shown in Table 4.1. The buildings at Owen's Park have been removed from this table as the demolition is underway with a bat licence in place.

Table 4.1: Bat roosting potential of properties and required survey effort following the Bat Roost Assessment Survey (Buro Happold, 2023)

Building Group	Building Name and Number	Bat Roost Potential and Survey Effort
Woolton Hall	B22: Main Building	Low - One dusk emergence survey visit, May to August inclusive.
	B23: Ashley	Negligible - None.
	B24: Spencer	High - Three separate dusk emergence surveys each separated by a minimum of three weeks, between May and September with at least two visits between May and August.
	B25: Lindsay	High - Three separate dusk emergence surveys each separated by a minimum of three weeks, between May and September with at least two visits between May and August.

	B26: Morley	High - Three separate dusk emergence surveys each separated by a minimum of three weeks, between May and September with at least two visits between May and August.
	B27: Cavendish	High - Three separate dusk emergence surveys each separated by a minimum of three weeks, between May and September with at least two visits between May and August.
	'TN12': 'The Bungalow'	High - Three separate dusk emergence surveys each separated by a minimum of three weeks, between May and September with at least two visits between May and August.
	'TN19': 'Cycle Store'	Negligible - None.
	'TN20': Garages/ outbuildings adjacent to B22/23	Negligible - None.
	'TN21'	Negligible - None.
	'TN22'	Negligible - None.

4.2.2 The emergence surveys began 15 minutes before sunset and ended 90 minutes after sunset. This survey effort, number of survey visits, timeframes, and survey start and finish times follows good practice guidance (Collins ed., 2023).

4.2.3 Weather conditions including the air temperature at 1m, windspeed, and precipitation were recorded by the lead surveyor at the start and end of the survey. The suitability of weather conditions for the bat survey were then categorised as per **Error! Reference source not found.** Any limitations that could affect bat behaviour were recorded. The GPS location of each surveyor was recorded and a photograph was taken of their survey view.

4.2.4 The overall suitability of the conditions is determined by the least suitable of the three parameters.

Table 4.2: Guidance on weather conditions (adapted from met office data on the Beaufort scale and BCT Guidance for Onshore Wind Turbine survey)

Conditions	Temperature at sunset (°C)	Precipitation	Beaufort wind force scale
Optimal	>10	Dry	0 to 3 (calm to slight wind)
Suitable	10	Dry	3- 4 (slight to moderate winds)

Suitable	10	Dry to light showers/drizzle	3- 4 (slight to moderate winds)
Sub-optimal	10	Moderate Rainfall	5 to 7 (fresh to strong winds)
Unsuitable	<10	Heavy rainfall	> 7 (near gale)

- 4.2.5** Surveyors were stationed around the properties based upon the features identified during the PRA (Buro Happold, 2023) and further informed by the previous scoping survey and emergence/re-entry surveys (Thomson, 2023).
- 4.2.6** NVAs were used on every survey of all buildings on site, in the form of infrared (IR) Cameras. These were stationed to cover PRFs on each aspect of the building. As indicated in good practice guidance (Collins ed., 2023) it is a requirement for all PRFs to be covered by NVAs. This reduces uncertainty caused by dark conditions and enables review of footage for detailed re-assessment of bat activity post survey. The surveys were mostly completed with Nightfox Whisker, along with Cannon XA10 and XA60, and a FLIR T530 thermal imaging camera. NVA type Thermal Imaging or Infrared (TI or IR) and location was determined by the PRF data gathered during the PRA and PRF inspection surveys.
- 4.2.7** The locations of the surveyors were selected to ensure that all egress points could be viewed by the surveyors and/or NVAs without obstruction. The GPS location of each surveyor/each NVA location was recorded, and a photograph was taken of their survey view.
- 4.2.8** During the emergence surveys, access points/PRFs were watched continuously by the surveyors. During the re-entry surveys, bats were tracked back to any access points/PRFs within the view of the surveyors.
- 4.2.9** Recordings of bats were taken using Elekon Bat Logger M detectors and any bats seen to emerge from PRFs were noted along with their flight direction. Species were identified in the field where possible; however, recordings were retained for later analysis to identify the species more accurately if necessary. NVAs were monitored during the survey- particularly after light levels had decreased below visible levels- to record any roost activity later into the survey which was not visible with the naked eye.
- 4.2.10** Incidental bat activity, including likely species, number of passes, direction of flight paths and number of bats was recorded by the surveyor but only when doing so would not compromise the emergence surveys of the PRFs. This incidental data was used to determine the presence of other on- or off-site roosts based on timing and behaviour.

4.3 Data Analysis

- 4.3.1** Data was reviewed as soon as possible after the survey event, ensuring this was carried out prior to the following survey. This allowed results of former surveys to inform subsequent surveys.

4.3.2 All NVA footage was checked post-survey to find roost activity not recorded during the survey. For surveys where roosts were recorded, footage of all roost activity was retained. Where no roost activity was recorded, a screenshot of the darkest period of the survey was retained as evidence of suitable visibility of the roost feature during the survey.

4.3.3 All bat calls were recorded and analysed using Elekon BatExplorer software. Quality assurance was undertaken on 60% of the bat call sound and noise files, and on any rare or notable species.

4.4 Date of the Surveys

4.4.1 The surveys were undertaken between 9th June and 23rd June 2025

4.5 Results

Site Description

4.5.1 Foraging and commuting habitat for bats on and surrounding the site was considered to be moderate value. This is due to the presence of high-quality habitat features in the vicinity but is limited connectivity through commuting routes to suitable habitat in the wider environment. This is due to the largely residential, artificially lit landscape of the area.

4.5.2 The building construction details within Preliminary Roost Assessment (Buro Happold, 2023) listed the following:

- Woolton Hall (B22 to B27): Brick construction with a pitched metal roof and large timber soffits. They have ornate ventilation slits on some of the gable ends that could allow access into any roof voids that may be present.

4.6 Dusk Emergence Survey

4.6.1 PRFs surveyed across the six properties included lifted/raised/missing tiles, gaps/missing ridge tiles, drainpipe fixtures, lifted/raised flashing, weepholes, missing mortar, damaged fascia boards, gaps in soffits and chimney rendering.

4.6.2 The location of each property surveyed across Woolton Hall is shown on Figure 1. Each property is numbered as per its university building number; this was also used in the PRA completed by Buro Happold (B22, B24 - B27, TN12 on Figure 2).

4.6.3 Following the suite of surveys, no new bat roosts were recorded in the buildings at Woolton Hall. Appendix 1 below provides all the survey data and Figure 5a shows all camera locations.

4.6.4 Bats were not observed using B25 Woolton Hall in 2025. Previous surveys (Thomson, 2023) recorded a roost within B25 at Woolton Hall- this building is considered to have a confirmed roost.

4.7 Roost Categorisation

4.7.1 During the previous surveys, B25's roost was considered to be a transitional/occasional roost. The roost was not recorded during surveys at the site before 2023 and has not been recorded since.

4.7.2 The roosts have been assessed as not having the potential to support hibernating bats due to the variation in temperature within the buildings, the lack of humid cold spaces (the buildings are all sealed student accommodation which cannot be humid for health and safety) and the structure of the roofing/lack of cellars or basements. The heating will be constant through the winter months and noise disturbance will be high as Oak House and Woolton Hall are still active student campuses.

4.8 Incidental Activity

4.8.1 At least four species of bat, common pipistrelle, soprano pipistrelle (*Pipistrellus pygmaeus*), Myotis (*Myotis spp.*) and noctule (*Nyctalus noctula*) were recorded incidentally during the dusk emergence survey visits. The majority of surveys recorded common and soprano pipistrelle bats.

4.8.2 Activity across the site was typically commuting bats but also included foraging and social calling pipistrelle bats. Rare passes of noctule bats were heard, but flightpaths were unseen. Bat activity was deemed either absent, low, or moderate during the vast majority of survey visits and surveyor locations (please refer to Appendix 1 for activity levels at each building). Occasionally, areas of the sites were used as commuting corridors by multiple pipistrelles to access nearby greenspaces such as Platt Fields Park and Firs Botanical Gardens. These sections of the site featured moderate to high activity.

4.9 Birds

4.9.1 During the update dusk surveys, several common garden bird species were recorded on site, which have the potential to nest within the properties included in the scheme. The following species were observed during the surveys, but were not observed performing nesting behaviour:

- Blackbird (*Turdus merula*);
- Black-headed Gull (*Chroicocephalus ridibundus*)
- Bullfinch (*Pyrrhula pyrrhula*);
- Carrion crow (*Corvus corone*);
- Goldcrest (*Regulus regulus*), and
- Jackdaw (*Coloeus monedula*).

5. Building Roost Assessment - Oak House MEWP Inspection

5.1 Background

5.1.1 In the 2025 further bat survey report, it was recommended that a Mobile Elevated Working Platform (MEWP) inspection should be conducted to inspect the buildings at Oak house (B15-B21), specifically fascia boards and soffit boxes, to identify if bats are using these features of the buildings (Thomson 2025a and 2025b).

5.2 Method

5.2.1 A survey area was defined as the buildings within the Oak House section which include; B15 - Carill House, B16 - Squirrels Bar, B17 - Beech Court, B18 - Maple court, B19 - Holly Court, B20 - Sycamore Court and B21 - Chestnut Court. All data was recorded on the ArcGIS FieldMaps mapping application. The survey area is shown on Figure 3, with highlighted buildings.

5.2.2 The MEWP inspection was undertaken on 23rd to 25th June 2025 by ecological consultant Jack Crutchley BSc (CL17 Level 1 bat survey licence ref: 2022-10801-CL17-BAT). The survey was carried out whilst accredited under Irfaan Junaideen (CL18 Level 2 bat survey class licence: 2018-33199-CLS-CLS-LR1).

5.2.3 A MEWP Inspection was undertaken on all buildings/structures present within the survey area. This included a search for PRFs for bats and physical evidence of bat presence. The MEWP inspection included an external inspection of buildings/structures, and an internal inspection where access was available and it was safe to do so.

5.2.4 The suitability of buildings/structures to support roosting bats was assessed in accordance with the descriptions given in Table 5.1 below.

5.2.5 Evidence of roosting bats searched for included:

- Bat droppings, feeding remains and corpses (with notes made on quantity, freshness and type);
- Dark staining below an access point that may be caused by bat faeces or urine;
- Staining around a hole that may be caused by the natural oils in bat fur;
- Noises made by bats; and
- Presence of individual bats.

5.2.6 Any evidence of bats found was recorded with a note on the location. If any bat droppings were found, their spread, approximate number and age were recorded.

Table 5.1: Suitability of structures for roosting bats (from: Collins (ed.), 2023)

Suitability	Structures
None	No habitat features on site likely to be used by any roosting bats at any time of the year (<i>i.e.</i> a complete absence of crevices/suitable shelter at all ground/underground levels).

Suitability	Structures
Negligible	No obvious habitat features on site likely to be used by roosting bats, however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (<i>i.e.</i> unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

External Inspection of Buildings

5.2.7 Where possible to determine, the following information was recorded for each building present within the survey area:

- Type (House, flats, offices, barn, church, etc.);
- Presence of roof void;
- Year built (1960 - present, 1914 - 1960, before 1914 or unknown);
- Aspect (orientation of the front of the building using the 8 principal compass points);
- Wall material (brick, block, stone, wood, concrete, metal, sheet materials or other), construction (solid, unfilled cavity or filled cavity) and presence of other materials (rendering, hanging tiles, wooden weather boards, plastic or metal cladding) and their condition;
- Presence and form of roof (absent, pitched (gable end or hipped) or flat), presence of roof void, type of roof covering (tiles, slates, felt or similar, thatched, corrugated sheet GRP, concrete or wood) and condition of roof covering (no, minor, moderate or severe damage/decay/gaps);
- Presence and form of eaves (presence of soffits, fascia boards, barge boards) and condition (no, minor, moderate or severe damage/decay/gaps); and
- Presence and condition of flashing (no, minor, moderate or severe damage/decay/gaps).

5.2.8 The exterior of all buildings was then searched for PRFs and evidence of bats. The search was made from the ground with the aid of binoculars and a high-powered torch. An endoscope was also used to close inspect any PRFs safely accessible using this method. PRFs looked for included:

- Presence of loft voids and wall cavities;

- Gaps around windows, doors and lintels;
- Lifted lead flashing;
- Loose or missing roof, ridge or hanging tiles;
- Gaps between stones or bricks where mortar was absent;
- Other gaps or cracks between various elements of the building structure, and
- Potential access points to an internal cavity such as a cavity wall, loft space, eaves or behind cladding (such as hanging tiles and weather boarding).

5.2.9 The search for bats and evidence of bats focused on the following key areas:

- The ground and walls below potential access points and wall cladding;
- Window recesses, especially windowsills;
- Accessible cracks and crevices, and
- Gaps within fascia boards, barge boards and soffit boxes.

5.2.10 The locations of the PRFs and any evidence found were recorded. Photographs and/or diagrams of the building were taken as necessary to support the assessment. Each PRF was given a unique identification code.

Results

5.2.11 A total of seven buildings present within the survey area were surveyed. Figure 2 shows the locations of buildings within the site and Figure 3 shows the new roost locations. Photographs of the buildings and PRFs are shown in Figure 5b. A summary of the PRA results is given in Table 5.2 and descriptions of each building are given below.

5.2.12 Evidence of roosting bats was recorded in two buildings (B18 and B19 on Figure 2 and 3).

Table 5.2: Summary of preliminary roost assessment results

Building / Structure	Suitability	Internal Inspection Complete?	Evidence of Roosting Bats Present?	For Roost Type?
Caril House (B15)	Moderate	Yes	No	N/A
Squirrels Bar (B16)	High	Yes	No	N/A
Beech Court (B17)	High	Yes	No	N/A
Maple Court (B18)	High	Yes	Yes (Droppings)	Day/Transitional
Holly Court (B19)	High	Yes	Yes (Droppings)	Batchelors
Sycamore Court (B20)	High	Yes	No	N/A
Chestnut Court (B21)	High	Yes	No	N/A

Caril house (B15)

- 5.2.13** Caril house (B15) is a multi-storey building used as university student accommodation. It is brick-built with multi mono shallow pitched tiles. It had large gaps along the roof verges where mortar has fallen away. See Photographs 2 and 3 on Figure 5.
- 5.2.1** The void is 2m in height with <25% stored material and typical truss timbers. The roof lining is felt and has minor damage/decay/gaps. No water tank was present. The floor is insulated, and the void is not recently cleaned.
- 5.2.2** No gaps were found within the fascia boards and soffit boxes and was assessed as having no suitability for roosting bats.

Squirrels Bar (B16)

- 5.2.3** Squirrels Bar (B16) is a single-storey building used as a recreational centre. It is brick-built with multi mono shallow pitched tiles. The brick work was in good condition but gaps were noted between the tiles at the gables end and fascia.
- 5.2.4** The void is 2m in height with <25% stored material and typical truss timbers. The roof lining is felt and has minor damage/decay/gaps. No water tank was present. The floor is insulated, and the void is not recently cleaned.
- 5.2.5** No gaps were found within the fascia boards and soffit boxes and were assessed as having no suitability for roosting bats.

Beech Court (B17)

- 5.2.6** Beech court (B17) is a multi-storey building used as university student accommodation. It is brick-built with multi mono shallow pitched tiles. The brick work was in good condition but gaps were noted between the tiles at the gables end and fascia. See Photograph 9 on Figure 5b.
- 5.2.7** The void is 2m in height with <25% stored material and typical truss timbers. A water tank was present but uncovered. A roof lining was present but had minor decay/damage/gaps. The floor is insulated, and the void is not recently cleaned.
- 5.2.8** No gaps were found within the fascia boards and soffit boxes and was assessed as having no suitability for roosting bats.

Maple court (B18)

- 5.2.9** Maple court (B18) is a multi-storey building used as university student accommodation. It is brick-built with multi mono shallow pitched tiles. Fascia boards are present around the entire building with gaps noted. In addition, weepholes are present above most windows. See Photographs 12-16 on Figure 5b.
- 5.2.10** The void is 2m in height with <25% stored material and typical truss timbers. The roof lining is felt and has minor damage/decay/gaps. No water tank was present. The floor is insulated, and the void is not recently cleaned.

- 5.2.11** Two new roost features were found during the MEWP inspection. New roost one is located at the south inner corner of the building within the fascia board (SJ 85718 94115). A large number of droppings were found in roost two, with a sample being taken. The entrance of the roost is connected to the internal cavity of the building. It is most likely a large pipistrelle day roost.
- 5.2.12** Roost two is located at the north inner corner of the building within the fascia board (SJ 85723 94063). A moderate number of droppings were found, with a sample being taken. The entrance to the roost is connected to the loft space, it is most likely a pipistrelle day roost.

Holly court (B19)

- 5.2.13** Holly court (B19) is a multi-storey building used as university student accommodation. It is brick-built with multi mono shallow pitched tiles. Fascia boards are present around the entire building with gaps noted. In addition, weepholes are present above most windows. On the western gable end missing motor was noted. See Photographs 22 and 23 in Figure 5b.
- 5.2.14** The void is 2m in height with <25% stored material and typical truss timbers. The roof lining is felt and has minor damage/decay/gaps. No water tank was present. The floor is insulated, and the void is not recently cleaned.
- 5.2.15** The previous roost location from the previous survey (Thomson, 2023) was found. No bats were found. However, only 1m of endoscope was used and the roost could be deeper. Internal droppings found but were unable to be collected due to the location of the droppings. The roost categorisation remains the same as with previous emergence surveys.

Sycamore court (B20)

- 5.2.16** Sycamore court (B20) is a multi-storey building used as university student accommodation. It is brick-built with multi mono shallow pitched tiles. The brickwork was in good condition however gaps were noted between the tiles at the gables end and fascia. See Photograph 8 in Figure 5b.
- 5.2.17** The void is 2m in height with <25% stored material and typical truss timbers. The roof lining is felt and has minor damage/decay/gaps. A water tank was present but uncovered. The floor is insulated, and the void is not recently cleaned.
- 5.2.18** No gaps were found within the fascia boards and soffit boxes and was assessed as having no suitability for roosting bats.

Chestnut court (B21)

- 5.2.19** Chestnut court (B21) is a multi-storey building used as university student accommodation. It is Brick built with multi mono shallow pitched tiles. The brickwork was in good condition however gaps were noted between the tiles at the gables end and fascia. See Photograph 5 in Figure 5b.
- 5.2.20** The void is 2m in height with <25% stored material and typical truss timbers. The roof lining is felt and has minor damage/decay/gaps. A water tank was present but uncovered. The floor is insulated, and the void is not recently cleaned.
- 5.2.21** No gaps were found within the fascia boards and soffit boxes and was assessed as having no suitability for roosting bats.

6. Bat Ground Level Tree Assessment - Owens Park Courtyard

6.1 Method

- 6.1.1** A survey area was defined that encompassed the northern section of the site (Owens Park). All data was recorded on the ArcGIS FieldMaps mapping application. The survey area is shown in Figure 4.
- 6.1.2** The GLTA was undertaken on 20th May 2025, by senior ecological consultant Callum Salter. BSc.
- 6.1.3** A GLTA was undertaken on seven trees present (T246, T256, T259, T241, T242, T254 and T260) within the survey area of Owens Park Courtyard (B10, B11 and B12). These trees were not included in the original tree assessment (Buro Happold, 2023), due to access issues. The other trees onsite were deemed negligible potential for bat roosting or are being kept in-situ. Therefore, these trees were not assessed. During the assessment, a detailed and systematic inspection of the exterior of the tree was undertaken to look for PRFs that could be used by bats. Close-focussing binoculars and a high-powered torch were used to undertake the assessment.
- 6.1.4** Features searched for included those in Table 6.1, defined according to Bat Roosts in Trees, (BTHK, 2018):

Table 6.1: PRF types known to be exploited by bats (adapted from Bat Roosts in Trees (BTHK, 2018)):

Disease / Decay Formed PRFs	Damaged Formed PRFs	Association Formed PRFs
Woodpecker holes Squirrel holes Knot holes Pruning cuts Tear outs Wounds Cankers Compression forks Butt rots	Lightning strikes Hazard beams Subsidence cracks Shearing cracks Transverse snaps Welds Lifting bark Desiccation fissures Frost cracks	Fluting Ivy

- 6.1.5** Information was collected on each tree with one or more PRF recorded, this included: species, tree age, tree condition, diameter at breast height and tree height, plus a photograph of each tree and its location. Each PRF recorded was given a unique identification code.
- 6.1.6** Details recorded regarding the PRF included a description of the PRF, height of the PRF above the ground, position, and aspect. Accessible PRFs were searched for bats and evidence of bats using binoculars and a torch. Surfaces and ground below the PRFs were searched for evidence of bats.

- 6.1.7** If individual bats were observed, species-level identification (where possible) was conducted using available reference guides including Bats of Britain and Europe (Dietz *et al*, 2016) and Identifying Bats in Britain and Ireland (Shipman, 2025).
- 6.1.8** The suitability of potential tree roosting habitat was classified according to the broad categories based on the presence or absence of PRF, as shown in Table 6.2.

Table 6.2: Guidelines for assessing the suitability of trees for bats (Collins (ed.), 2023)

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any
FAR	Further Assessment Required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

- 6.1.9** Trees identified as 'none' with no bat roosting potential were not recorded. Trees identified as FAR or PRF were recorded.
- 6.1.1** Some PRFs are likely to be invisible from the ground. Therefore, per current guidance, only trees which could be thoroughly visually viewed from the ground- with a high level of confidence that PRFs were not present- were classified as having no suitability for roosting bats.
- 6.1.2** Where a PRF could be assessed from the ground with a reasonable level of confidence despite being inaccessible for close inspection (e.g. a desiccation fissure assessed using binoculars and a torch), PRF classifications were estimated, with acknowledgement that further 'truthing' surveys by aerial inspection may be required if impacts are proposed.
- 6.1.3** When all PRFs on a single tree could be fully inspected from the ground by torch or endoscope (as required), such trees were assigned a level of suitability (Table 6.3) or downgraded to 'None' if a full inspection of the feature or features determined them as unsuitable.

Table 6.3: Guidelines for categorising the potential suitability of PRFs in trees (Collins (ed.), 2023)

Suitability	Description
PRF-I	PRF is suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

6.2 Results

- 6.2.1** No trees were recorded as FAR and three trees were recorded with one or more PRFs (PRF). Four trees could be confirmed as having PRF-I only from the GLTA. The full survey results are given in Appendix 2, and Figure 5c, and a summary is given in Table 6.4. Tree locations are shown in Figure 2.

Table 6.4: Summary of ground level tree assessment results

Assessment Result	Tree Identification Codes	Total No. of Trees
Further Assessment Required (FAR)	None	0
Potential Roost Feature (PRF)	T246, T256, T259	3
Potential Roost Feature(s) for individual bats only present (PRF-I)	T241, T242, T254 T260	4
Potential Roost Feature(s) for multiple bats present (PRF-M)	None	0

7. Bat-Aerial Tree Survey

7.1 Background

7.1.1 In October 2024, a GLTA survey was conducted by Thomson Environmental Consultants. The report concluded that three trees - namely T177, T191 and T201 in Oak House- required further survey (Thomson 2025b). In Section 6, the above concluded that three trees within Owen's Park required further survey- namely T246, T256 and T259.

7.1.2 The survey was completed by Senior Ecological Consultant Charlotte Ward and Ecological Consultant Katriona Millar (Natural England Level 1 Bat Survey Class Licence: 2021-54637-CLS-CLS and 2024-12190-CL17-BAT) who act under the Natural England Level 2 Bat Survey Class Licence of Irfaan Junaideen to inspect trees and structures for roosting bats using an endoscope.

7.2 Method

A bat aerial tree survey was undertaken on multiple trees following the methodology set out in the 2023 guidelines (Collins (Ed.), 2023). During the survey, both trees were climbed with the aid of ropes and any Potential Roost Features (PRFs) that bats could use were inspected using an endoscope, camera and/or torch as appropriate. Features searched for included:

- Natural crevices and holes;
- Woodpecker and rot holes;
- Loose bark, splits and cracks;
- Bird and bat boxes, and
- Presence or absence of dense ivy and/or dense epicormic growth.

7.2.1 The search for bats and the evidence of bats was focused on the features listed above and the ground beneath them. Any inaccessible or partially accessible cavities that could not be inspected were noted.

7.2.2 The information recorded for each PRF included a description of the feature, its location (including aspect and height above ground level), dimensions, protection from the elements and any evidence of roosting bats.

7.2.3 The location of each tree with a PRF was recorded on a map of the site and photographed.

7.3 Categorisation of Results

7.3.1 Each tree was assigned a level of potential to support a bat roost (see Table 7.1), and the suitability of the trees as roosting habitat was assessed and classified as none, further assessment required (FAR) and PRF present (PRF), as shown in Table 7.2 The type of roost was identified as per Table 7.3.

Table 7.1: Guidelines for categorising the potential suitability of PRFs (adapted from Collins (Ed.), 2023)

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size of lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Table 7.2: Guidelines for assessing the suitability of trees for bats (adapted from Collins (Ed.), 2023)

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further Assessment Required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

Table 7.3: Roost type definitions (adapted from Collins (Ed.), 2023)

Roost Type	Definition
Day roost	Where bats shelter as individuals or small groups of males but are rarely found at night.
Night roost	Where bats shelter at night by individuals or a whole colony, rarely used in the day.
Feeding roost	Used by individuals or small groups for feeding, rarely used during the day.
Transitional roost	Used by a few individuals or small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
Maternity roost	Mainly dominated by females where they give birth to and raise their young. Maternity roost characteristic preferences differ between species, but warm conditions are generally favoured.
Hibernation roost	Where bats are found individually or in groups during winter. These needs to have cool temperature and high humidity.
Satellite roost	An alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season

7.4 Aerial Tree Survey Results

7.4.1 Surveys were conducted on five trees within the survey area (T191, T201, T246, T256 and T259.), with one tree (T177) being unsafe to be aerially assessed. The unsafe tree was still assigned updated roost suitability based on this visit. The other five surveyed were identified as PRF-I.

7.4.2 The full results for all trees surveyed can be found in Appendix 3 and Figure 5c and are summarised below:

- T246 - Oak (*Quercus* sp.) tree with seven PRFs. The tree featured large wounds on trunks, knot hole on branch, split branch, callus roll. Five PRFs fully inspected, no signs of bats. Cobwebs and snail slime were present in features. Two features surveyed from above in the canopy but from distance as no suitable anchor points - opening at the top so exposed and unlikely to have bats. The tree was assessed PRD-I as a precaution.
- 256 - A false acacia (*Robinia pseudoacacia*) with six PRFs. The tree featured areas of missing and lifted bark, small split branch, and a larger snapped branch. These were fully inspected. No signs of bats, but woodlice and cobwebs were present. May have limited potential for opportunistic bats. Two thin snapped branches, which were not

inspected as no suitable anchor point. Any PRF would likely be small and shallow, PRF-I.

- T259 - False acacia with a large vertical split in the trunk only 2-3 cm deep and covered in cobwebs and woodlice. The tree featured lots of lifted bark but very exposed and damp. The tree was assessed as being PRF-I.
- T201 - Oak with one big PRF (wound from lost limb) which has multiple cracks running up it, all of which are all shallow, approximately 4-10 cm depth. The feature included lots of cobwebs and big slugs living in the cracks. Some opportunities for individual bats - PRF-I.
- T191 - Maple tree, the tree featured a large pruning cut with slight raising of the bark but shallow. Two slugs were present, along with cobwebs and woodlice. Second smaller pruning cut has small crevices, with cobwebs present. Some opportunities for individual bats - PRF I.

Table 7.4 Suitability Results

Suitability	Tree identification codes	Total No. Trees
None	• None	0
Further Assessment Required (FAR)	• T177 - Not safe to climb	1
Potential Roost Feature (PRF)	• None	0
Potential Roost Feature(s) for individual bats only present (PRF-I)	• T191 • T201 • T246 • T256 • T259	5
Potential Roost Feature(s) for multiple bats present (PRF-M)	• None	0

8. Recommendations

8.1 Avoidance Measures

8.1.1 If impacts (damage, destruction, or disturbance) on buildings/structures and trees identified with potential to support roosting bats can be avoided, then further survey or mitigation for these buildings/structures will not be required.

8.1.2 Avoidance measures should include:

- Establishing protective buffer zones to prevent damage or disturbance of retained trees and buildings with potential to support roosting bats;
- If works at night are necessary, any lighting used to facilitate the works should be implemented using a sensitive lighting regime. This should include the focus of lighting to be on the works area only and directed away from suitable habitat for commuting and foraging bats, including trees, and woodland. Any light spill in the surrounding habitats should be minimised to prevent disturbance to any foraging or commuting bats that may be present;
- During the construction phase, none of the trees retained trees, or any woodland boundary or trees, should be subject to increased illumination. This should include all existing suitable habitat for foraging and commuting bats, such as the surrounding woodland, to ensure that roosting habitat within remains functional; and
- A lighting scheme has been created as a part of the reserved matters application, which provides post-development sympathetic lighting schedules for nocturnal animals.

8.1.3 The following recommendations apply in circumstances where impacts cannot be avoided. That is where damage, destruction or disturbance of buildings/structures and trees with potential to support roosting bats is unavoidable. These recommendations are based on current best practice guidance (Collins (ed.), 2023).

8.2 Buildings and Structures

8.2.1 Buildings B15, B16, B17, B20, B22, B23, B24, B26, B27, TN12 were assessed, and no signs or presence of bats were found.

8.2.2 Buildings B18 and B19 and B25 are confirmed bat roosts and will be licensed under a EPSL mitigation licence prior to the demolition. This licence will, detail mitigation and species enhancement post development.

8.2.3 Buildings/structures with no or negligible suitability require no further survey or mitigation at the current time. However, if more than 12 months pass before works are undertaken that could impact bat roosts, then a follow up survey is recommended to determine if the suitability of the building has changed.

Table 8.1: Summary of recommendations for buildings/structures

Recommendations	Buildings/Structures
If more than 12 months passes before works are undertaken that could impact bat roosts, then a follow up survey is recommended to determine if the suitability of the building/structure has changed.	All buildings/structures
Samples of bat droppings should be sent for eDNA analysis.	B18- Maple Court
Submission of an ESPL licence prior to demolition of buildings	B18, B19 and B25

8.3 Trees

8.3.1 The trees to which the following recommendations apply are listed in Table 8.2.

8.3.2 Trees with negligible suitability require no further survey or mitigation at the current time. However, if more than 12 months passes before works are undertaken that could impact bat roosts, then a follow up survey is recommended to determine if the suitability of trees has changed.

8.3.3 If impacts (damage, destruction, or disturbance) on trees identified with potential to support roosting bats can be avoided, then further survey or mitigation for these trees will not be required.

8.3.4 As tree 177 was recorded with PRFs but was considered unsafe or inaccessible for completion of aerial survey should be subject to three emergence survey visits, two of which should be undertaken between May and August 2025.

8.3.5 Tree 177 has thus far been subject to one emergence survey out of the three required, in this visit no signs of roost bats were observed. If the final two visits are completed then no further assessment will be required and the tree will assumed to be absent of bat roosts. This report will require an update upon completion of these emergence surveys.

8.3.6 If T177 is observed to have roosting bats then a Natural England European Protected Species (EPS) Mitigation Licence, Low Impact Class License (LICL) or similar Earned Recognition Licence will be required prior to felling.

8.3.7 Trees confirmed with PRF-I only can be soft felled in the presence of a suitably experienced ecologist.

Table 8.2: Summary of recommendations for trees

Recommendations	Trees
If more than 12 months passes before works are undertaken that could impact bat roosts, then a follow up survey is recommended to determine if the suitability of trees has changed.	All trees

Recommendations	Trees
Three emergence survey visits, two of which should be undertaken between May and August.	Trees recorded with PRFs, but unsafe to climb with aerial inspection: • Tree 177
Soft felled in the presence of a suitably experienced ecologist.	Trees with PRF-I only: • T191 • T201 • T246 • T256 • T259

9. Conclusion

- 9.1.1 No roosts were found during the dusk emergence surveys of buildings B22 to B27 and TN12; however, the site is used for commuting and foraging.
- 9.1.2 The MEWP inspection revealed that most buildings in Oak House (B15, B16, B17, B20, B21) were sealed with limited access and had no signs of any bat roosts and no PRFs. During the MEWP inspection, two new roost locations were discovered in B18. Therefore, a submission of an ESPL licence prior to demolition is required for the previously confirmed buildings B18, B19 Oak House and B25 Woolton Hall.
- 9.1.3 Further bat emergence surveys of a singular tree (T177) are required to determine presence or likely absence of roosting bats in the tree. This is required as the tree could not be safely climbed. Thus far, one of these emergence surveys has been completed with no recorded bat roosts. The report will require an update upon completion of all three emergence surveys in August/September.

10. References

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Thomson Environmental Consultants (2025b). Further Bat Dusk Assessment Report - Final Report. University of Manchester Fallowfield Campus, Manchester (GRA001-013-001)

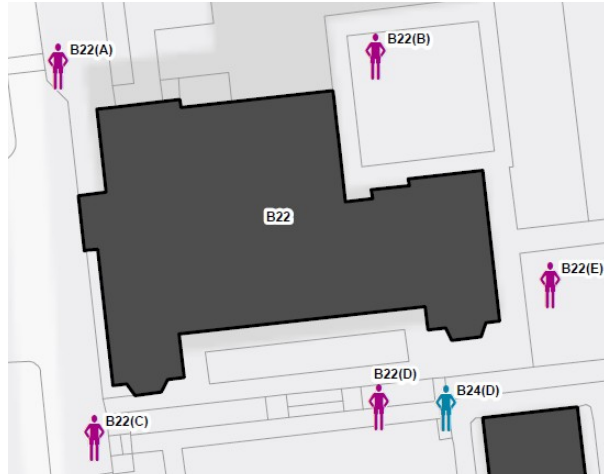
Appendix 1: Bat Dusk Emergence

10.1 Survey Results

- 10.1.1 The results of all the bat dusk emergence surveys are provided below as a 'case study' table for each property.
- 10.1.2 The property description, PRF description and bat roost potential for each property is listed in accordance with the results of the Bat Risk Assessment Survey Report results (Buro Happold, 2023). Where properties had been given general PRF types, or repairs have been undertaken, these were updated during the scoping surveys on site.
- 10.1.3 The previous roost is referenced in the original bat report (Thomson, 2023, and Thomson, 2024)

Project Code	GRA001-013-004	Property	B22
Project Title	Bat Dusk Emergence Update Surveys, Fallowfield, Manchester	Grid Reference	SJ 85808 94076
		Address	293 Wilmslow Rd, Fallowfield, Manchester M14 6HD

Map - Property with surveyor locations (SL)



Photograph of property



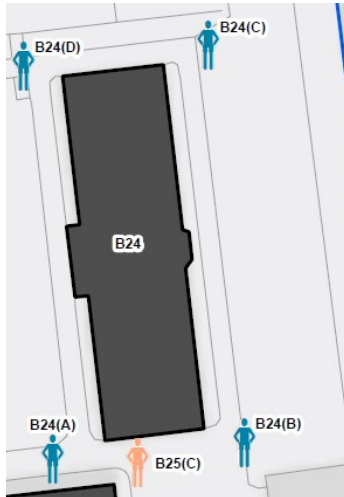
Description of property					
Description of PRFs	Large two storey brick-built building with a multi-pitched metal roof. Large timber soffits, which appeared well sealed through. Lead flashing at join between sections and elevations. Main ornate entrance to Woolton Hall on western elevation.	Bat roost potential Low/Moderate/High	Low	Confirmed Roost YES/NO	NO

Results of Bat Dusk Emergence Surveys

Update Survey	Surveyor and Surveyor Location (SL)		B22A Callum Salter NF 07247 , B22B Kath.S & Personal equipment, B22C Olivia Satur NF 07245, B24D Unmanned NF07246, B22E Unmanned NF07244			
	Sunset time	21:40	Start Time	21:25	End Time	23:10
	Weather	Start= Cloud coverage 33-66% End= Cloud coverage 33-66%			Start Temp (°C)	18°C
	Rain	Dry	Wind (Beaufort)	f1	End Temp (°C)	16°C
	Activity Summary: B22A= First activity at 21:59 Common Pipistrelle. Activity consisted of foraging and commuting along tree line. B22B= First activity at 22:21. Activity consisted of foraging and commuting B22C= Occasional common pipistrelle pass (commuting) between 22:10 - 22:50 B22D= No activity B22E= No activity					
18/06/25	DUSK Limitations:					

Project Code	RID002-002-003	Property	B24
Project Title	Bat Dusk Emergence Update Surveys, Fallowfield, Manchester	Grid Reference	SJ 85731 94126
		Address	293 Wilmslow Rd, Fallowfield, Manchester M14 6HD

Map - Property with surveyor locations (SL)



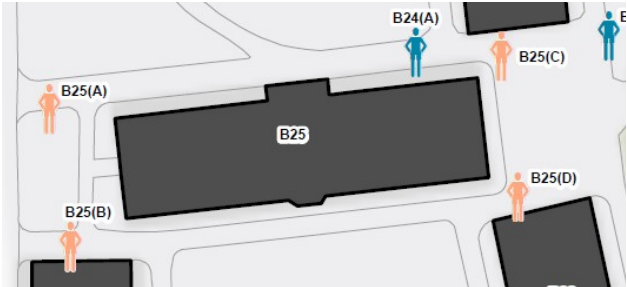
Photograph of property

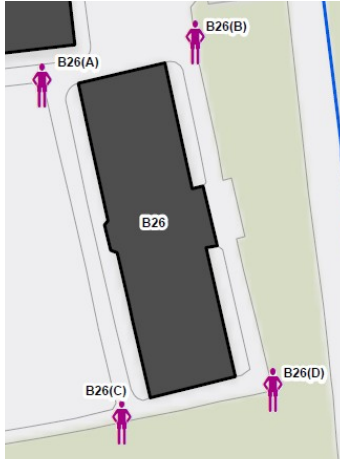


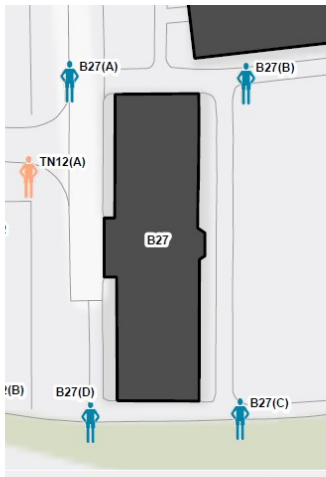
Description of property					
Description of PRFs	Large three storey brick-built building with a metal roof. Large timber soffits. Gaps noted along base of soffits. Ornate ventilation slits on the gable ends that could provide access into roof voids.	Bat roost potential Low/Moderate/High	High	Confirmed Roost YES/NO	NO

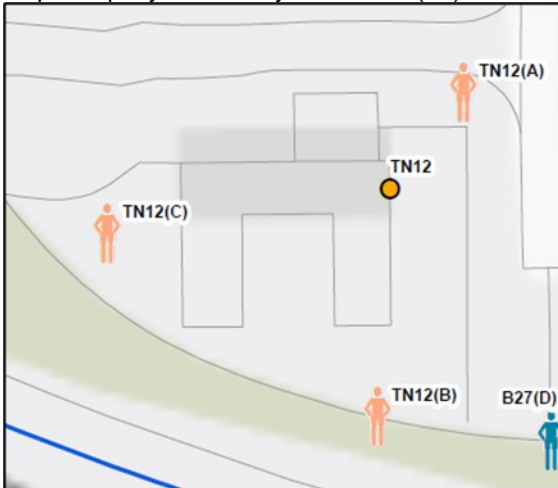
Results of Bat Dusk Emergence and Dawn Re-entry Surveys

Update Survey	Surveyor and Surveyor Location (SL)		B24A unmanned NF07245, B24B Callum Salter NF07246, B24C Kath S her own equipment, B24D Georgia.B her own equipment			
	Sunset time	21:31	Start Time	21:16	End Time	23:02
	Weather	0-33% cloud cover.			Start Temp (°C)	15
	Rain	Dry	Wind (Beaufort)	F1	End Temp (°C)	14
10/06/25	Activity Summary: B24A No activity B24B First call heard at 22:11. Species heard include pipistrelle. Consisted of commuting B24C First call heard at 22:20. Species heard include pipistrelle. Consisted of commuting B24D No activity					
DUSK	Limitations:					

Project Code		GRA001-013-004		Property		B25		
Project Title		Bat Dusk Emergence Update Surveys, Fallowfield, Manchester		Grid Reference		SJ 85731 94126		
				Address		293 Wilmslow Rd, Fallowfield, Manchester M14 6HD		
Map - Property with surveyor locations (SL)				Photograph of property				
								
Description of property		Large three storey brick-built building with a metal roof.						
Description of PRFs		Large timber soffits. Gaps noted along base of soffits. Ornate ventilation slits on the gable ends that could provide access into roof voids. Confirmed as a roost location in 2023 dusk surveys.		Bat roost potential Low/Moderate/High		High Confirmed Roost YES/NO YES		
Results of Bat Dusk Emergence Surveys								
Update Survey 10/06/24 DUSK	Surveyor and Surveyor Location (SL)			B25A Megan Benn Nightfox 07246 B25B Callum Salter + Nightfox07247, B25C Unmanned Nightfox 07244 B25D Gemma Hassall NF07245				
	Sunset time		21:37	Start Time		21:22	End Time 23:07	
	Weather		Start: Cloudy 67-100%. End: Cloudy 67-100%.				Start Temp (°C) 21 (°C)	
	Rain		Dry	Wind (Beaufort)		F1- calm	End Temp (°C) 19 (°C)	
	Activity Summary: B25A= First activity 22:00. Mostly pipistrelle species foraging and commuting. B25B= First activity at 21:44. Mostly pipistrelle species foraging and commuting along treeline B25C= No activity. B25D First activity at 22:17. Mostly pipistrelle species commuting Limitations:							

Project Code		GRA001-013-004		Property		B26			
Project Title		Bat Dusk Emergence Update Surveys, Fallowfield, Manchester		Grid Reference		SJ 85731 94126			
				Address		293 Wilmslow Rd, Fallowfield, Manchester M14 6HD			
Map - Property with surveyor locations (SL)				Photograph of property					
									
Description of property		Large three storey brick-built building with a metal roof.							
Description of PRFs		Large timber soffits. Gaps noted along base of soffits. Ornate ventilation slits on the gable ends that could provide access into roof voids		Bat roost potential Low/Moderate/High		High	Confirmed Roost YES/NO	NO	
Results of Bat Dusk Emergence Surveys									
Update Survey 28/06/25 DUSK	Surveyor and Surveyor Location (SL)			B26A Kath her own equipment used, B26B Gemma Hassall NF07246, B26C Unmanned NF07245, B26D Olivia Satur NF07247					
	Sunset time		21:40	Start Time		21:25	End Time		23:09
	Weather		0-33% cloud cover				Start Temp (°C)		18°C
	Rain		Dry	Wind (Beaufort)		f1	End Temp (°C)		16°C
	Activity Summary: B26A= First call heard at 22:21. Species heard consisted of Pipistrelles. Incidental activity consisted of foraging ,and commuting B26B= First call heard at 21:55. Species heard consisted of Pipistrelles. Incidental activity consisted of foraging ,and commuting B26C= No activity B26D= Foraging of common pipistrelle between 22:00 - 22:40 around trees and over grassland Limitations:								

Project Code		GRA001-013-004		Property		B27		
Project Title		Bat Dusk Emergence Update Surveys, Fallowfield, Manchester		Grid Reference		SJ 85731 94126		
				Address		293 Wilmslow Rd, Fallowfield, Manchester M14 6HD		
Map - Property with surveyor locations (SL)				Photograph of property				
								
Description of property		Large three storey brick-built building with a metal roof.						
Description of PRFs		Large timber soffits. Gaps noted along base of soffits. Ornate ventilation slits on the gable ends that could provide access into roof voids.		Bat roost potential Low/Moderate/High		High	Confirmed Roost YES/NO	NO
Results of Bat Dusk Emergence and Dawn Re-entry Surveys								
Update Survey 12/06/25 DUSK	Surveyor and Surveyor Location (SL)		B27A- Callum Salter NF 07243, B27B Kath.S, B27C Unmanned NF07244. B27D Olivia Satar NF07247					
	Sunset time	21:40	Start Time	21:26		End Time	23:10	
	Weather	Dry. 63-83% Cloud coverage.					Start Temp (°C)	14°C
	Rain	Dry	Wind (Beaufort)	f1		End Temp (°C)	13°C	
Activity Summary: B27A= 21:44 first call heard. Species heard included pipistrelles. Activity consisted of foraging and commuting B27B= 22:04 first call heard. Species heard included pipistrelles. Activity consisted of foraging and commuting B27C= No activity B27D= 21:56 first call heard. Species heard included pipistrelles. Activity consisted of foraging and commuting								
Limitations:								

Project Code		GRA001-013-004		Property		TN12	
Project Title		Bat Dusk Emergence Update Surveys, Fallowfield, Manchester		Grid Reference		SJ 85731 94126	
				Address		293 Wilmslow Rd, Fallowfield, Manchester M14 6HD	
Map - Property with surveyor locations (SL)				Photograph of property			
							
Description of property		Brick built with a multi sloping tile roof. Open porch to front (northern elevation) with a sloping tiled roof.					
Description of PRFs		There is an extensive covering of moss across the roof line. Shaded by surrounding trees. Gaps noted between tiles, weep holes and gaps between fasciae.		Bat roost potential Low/Moderate/High		High Confirmed Roost YES/NO NO	
Results of Bat Dusk Emergence Surveys							
Update Survey 08/07/24 DUSK	Surveyor and Surveyor Location (SL)		TN12A Raece Ali NF07245, TN12B Unmanned NF07247 TN12C Gemma Hassal NF07244				
	Sunset time	21:41	Start Time	21:26	End Time	23:11	
	Weather	Dry, 33%-66% Cloud coverage throughout survey.			Start Temp (°C)	16°C	
	Rain	None	Wind (Beaufort)	F1- gentle breeze	End Temp (°C)	14°C	
	Activity Summary: TN12A: First call heard at 21:50. Species heard during survey include Common Pipistrelle and Soprano Pipistrelle. Incidental activity consists of mostly foraging and commuting within the tree line. TN12B: No activity. TN12C: First call heard at 21:47. Species heard during survey include Common Pipistrelle and Soprano Pipistrelle. Incidental activity consists of mostly foraging and commuting within the tree line. Limitations:						

Appendix 2: Ground Level Tree Assessment Results - Owens Park Courtyard

Ground level tree assessment results summary

Tree I.D.	Tree Species (Tag No.)	Life Stage -Condition DBH - Height	Type of PRF	Main Habitat	Setting	Level of Disturbance	Overall Suitability
T241	False acacia	Mature - Alive	Lifting Bark	Urban	Urban	Moderate	PRF-I
T242	Western red cedar	Mature - Alive	Ivy/epicormic growth	Urban	Urban	Moderate	PRF-I
T246	Oak	Mature - Alive	Large wound on trunk. Knot hole on branch Split branch Callus roll	Urban	Urban	Moderate	PRF-I
T254	Rowan	Semi-mature - Alive	None	Urban	Urban	Moderate	None
T256	False acacia	Semi-mature - Alive	Lifting Bark	Urban	Urban	Moderate	PRF-I
T259	False acacia	Mature - Alive	Lifting Bark	Urban	Urban	Moderate	PRF-I
T260	False acacia	Mature - Alive	Lifting Bark	Urban	Urban	Moderate	PRF-I

Appendix 3: Aerial Tree Inspection Results

Attribute	Tree 246	Tree 256	Tree 259	Tree 191	Tree 201 PRF 1	Tree 201 PRF 2
Tree species	Oak <i>Quercus</i> sp.	False Acacia <i>Robinia Psuedoacaia</i>	False Acacia <i>Robinia Psuedoacaia</i>	Sycamore <i>Acer pseudoplatanus</i>	Oak <i>Quercus</i> sp.	Oak <i>Quercus</i> sp.
Tree dead or alive	Alive	Alive	Alive - Poor health	Alice- Good health	- Good health	Alive - Good health
Tree height	8	7	4	20	20	20
Tree DBH	0.5	0.2	0.3	1.0	1.5	1.5
PRF Type	Multiple PRFs - Wound, knot hole, split branch and callus roll	Lose bark	Lose bark	Lose bark and removed branch	Wound	Callus roll/knot hole
PRF facing	Multiple	South	South	South	North	East
PRF height	6-8	3	3	10	2	2
PRF entrance width	N/A	N/A	N/A	N/A	2cm	2cm
PRF entrance height	N/A	N/A	N/A	N/A	20cm	2cm
PRF internal height	N/A - No internals	N/A - No internals	N/A - No internals	N/A - No internals	N/A - No internals	N/A - No internals

Attribute	Tree 246	Tree 256	Tree 259	Tree 191	Tree 201 PRF 1	Tree 201 PRF 2
PRF internal width	N/A - No internals	N/A - No internals	N/A - No internals	N/A - No internals	N/A - No internals	N/A - No internals
PRF internal depth	N/A - No internals	N/A - No internals	N/A - No internals	N/A - No internals	N/A - No internals	N/A - No internals
Substrate type (smooth, bobbly, bumpy, rough)	N/A	N/A	N/A	N/A	N/A	N/A
Substrate clean (waxy, blackened, polish) or dirty (dusty, debris, sludgy)	N/A	N/A	N/A	N/A	N/A	N/A
Humidity (dry, damp, wet, mildew)	N/A	N/A	N/A	N/A	N/A	N/A
Competitors	N/A	N/A	N/A	N/A	N/A	N/A
Apex shape	N/A	N/A	N/A	N/A	N/A	N/A