

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Corner of 119 Raby Street and 20-28 Barnhill Street, Manchester M14 4SY

Client:

Jessica Curran

Report date:

30th September 2025

Project:

This report is prepared to inform a planning application for the proposal described as: Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10-storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey town-houses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works

This report is supplementary to the Preliminary Ecological Appraisal and Roost Assessment report completed by Urban Green (2025).

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Urban Green (2025) and the Bat Survey Report completed by Urban Green (2023) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

Roost number	Species	Roost type	Roost location	Impact
1	Common pipistrelle	Transitional Non-Breeding Summer Roost (2023)	Within B1	Destruction of a resting place
2	Common pipistrelle	Assumed Day / Transitional Non-Breeding Summer Roost	Behind lead flashing below the bay window roof on the second storey of B6	Destruction of a resting place

As the development will be phased to include the construction of new apartment buildings within the wider site prior to the demolition of the existing buildings a Bat mitigation Plan (BMP) will be prepared for the site.

Due to two confirmed roosts, one from 2023 and one from 2025 within buildings B1-B7 on site. These buildings are required to be subject to three activity surveys in 2026 during the optimal bat season (May-August) in order to confirm the status of bats within the site, and inform a Bat Licence application. The surveys will also provide up to date data to inform mitigation required for the demolition of the buildings and confirm the categorisation of the identified roosts.

A Bat Licence is required to legally permit the demolition works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of demolition works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission.

Background

Urban Green completed a Preliminary Ecological Appraisal (PEA) and roost assessment for this site, in May 2023. A Bat survey report was also produced in October 2023. B1-B7 were subject to a roost assessment in 2023 (recorded as housing blocks, labelled B1-B3), of the three blocks only B1 was assessed as having habitat value for bats, the remaining blocks (B2-B7) were considered '**Negligible**'. B1 was considered to have '**Moderate**' habitat value for roosting bats. B1 was subject to three bat activity surveys, with two dusk (August and September 2023) and one dawn survey (September 2023) completed. During the second survey on 6th September 2023 two emergences from common pipistrelles were observed from the exposed area of B1, at this time the roost was categorised as 'transitional' (non-breeding summer roost). It was assessed as being unlikely to support a maternity roost. It was recommended that any works to B1 be carried out under a 'Bat Mitigation Class Licence'.

An updated (PEA) and roost assessment was carried out on B1-B7 by Urban Green in July 2025. As B1 was a confirmed roost it was assessed as having '**High**' habitat value for roosting bats with B2-B7 assessed as having '**Low**' habitat value. Internal inspections were not completed at this time and habitat value was assigned from an assessment of external features only. To reconfirm the roost status of B1 and assess potential bat presence within B2-B7 three surveys were recommended to characterise the roost in B1 and a single dusk survey for B2-B7. Due to the potential harm to bats during development it was recommended that any works must be carried out under a European Protected Species Licence (EPSL).

The area around the buildings comprises of open, regularly maintained grassed area to the north, an unmaintained grassland area to the southwest, and a row of terraced residential buildings (B1–B7) to the southeast. The site is surrounded by a mixture of residential and commercial properties in all directions.

Building summaries

Building B1 – The southernmost property within the terrace, B1 is in particularly poor structural condition with evidence of significant collapse at the rear, leaving sections of the interior exposed. Externally, numerous cracks and holes are present in the brickwork, and an opened window on the southwest elevation provides a potential access point. The unmanaged and overgrown rear garden also provides suitable foraging habitat. Previous dusk emergence surveys undertaken in July 2023 (Urban Green, 2023) confirmed the presence of a non-breeding transitional roost of common pipistrelle within Building B1. Accordingly, B1 is assessed as having high suitability and is considered a confirmed bat roost.

This report should be read in conjunction with the Urban Green, Bat Survey Report (2023), where the presence of the following roost was previously identified:

<i>Roost Reference in Previous Report</i>	<i>Building Reference Number</i>	<i>Species</i>	<i>Count</i>	<i>Roost type</i>	<i>Access</i>
1	1	Common pipistrelle	3	Non - Breeding Summer Roost	Exposed Interior of B1.

Buildings B2–B7 – The remaining properties in the terrace (excluding B7, which appears to remain in limited use) are abandoned and neglected, exhibiting smashed windows, missing roof tiles, and multiple cracks in the brickwork. Each building has a small A-line roof with visible gaps between the roof tiling and brickwork, providing potential access points. These features, combined with the lack of disturbance, mean that while overall roosting potential is lower than B1, bats could feasibly enter and utilise these buildings. B2–B7 are therefore considered to have low suitability for roosting bats.

The site contains a confirmed bat roost (B1) and additional structures with low suitability for roosting bats (B2–B7). Together with the unmanaged gardens, unmaintained grassland, and proximity to greenspace such as Moss Side Park, the site overall has the potential to support both roosting and foraging bats.

Number of buildings on site – 7 buildings

Number of buildings surveyed – 7 buildings

All buildings (B1–B7) were surveyed. Buildings B2–B7 were assessed as having low bat roost suitability and therefore required only one dusk emergence survey. Building B1 was assessed as having high suitability due to a previously confirmed common pipistrelle roost and therefore required 3 further surveys.

Scope of works

In September 2025, Arbtech were instructed to undertake an internal inspection of B2 - B7 and single emergence survey on buildings B1-B7 to confirm the status of the transitional roost in B1 and the status of bat presence in B2 - B7. Internal inspections were conducted on B2-B7 in order to inform the survey effort and to build on previous survey effort conducted by Urban Green in 2023 and earlier in 2025. No evidence of roosting bats was identified in any of the buildings. The loft voids were well sealed with no light exposure. The buildings had cellars which were also well sealed with no access points identified. The rear of the properties also appeared intact with no PRFs identified.

The following buildings were subject to emergence surveys:

B1 – High value – 1 survey in 2025, 3 surveys in 2023

B2 – Low value – 1 survey.

B3 – Low value – 1 survey.

B4 – Low value – 1 survey.

B5 – Low value – 1 survey.

B6 – Low value – 1 survey.

B7 – Low value – 1 survey.

Proposed development

Current use of building – Residential (Abandoned/Derelict).

Proposed use of building – N/A - Full demolition

Structural changes to building – Complete demolition and removal of associated vegetation.

Cosmetic/repair work – N/A.

Type of permission required – Full Planning Permission (Phased development).

The site surveys were designed and managed by Assistant Ecologist Amal Waheed BSc, MSc (Hons) and Assistant Ecologist Chloe Quinn BSc, MSc (Hons) with oversight from Leo Plevin BSc (Hons), MSc MCIEEM Principal Ecologist (L2 Bat Licensed)

See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2.

<i>Limitations</i>	Survey timing A single bat emergence survey was carried out towards the end of the accepted bat survey season; however, as weather conditions at the time of survey were considered suitable, and a transitional roost had previously been identified on site, the conducting of a late summer survey was not considered to be a significant constraint. Additionally, the proposed development is to be phased to delay the demolition of the on-site buildings to 2027, therefore it is considered that additional surveys within the 2026 activity period would also be required to inform appropriate mitigation, and the collection of up-to-date survey information, to inform a licence application to be submitted prior to demolition. Traffic Noise Several surveyor positions were located near busy main roads (notably to the west of the site), which interfered with EchoMeter Touch II (EMT) recordings and made detecting quieter bat calls more challenging. To address this, surveyors supplemented the EMT with additional detectors (e.g. BatBox Duet II) and ensured all bat calls were carefully reviewed during analysis. This mitigation ensured that all activity and species were recorded accurately despite background traffic noise. Street Lighting Artificial lighting presented minor challenges during the survey. At Position 4, a streetlight switched on at 19:00 and by 19:40 glare began to obstruct part of the building. However, this section did not contain potential roost features, and the surveyor repositioned to maintain full coverage of relevant areas. At Position 6, a streetlight to the west of the building caused additional glare after 19:06. In both cases, surveyors successfully adapted their vantage points and coverage, and the limitations did not affect the ability to observe emergences, re-entries, or foraging behaviour. Internal Inspection Due to the unsafe nature of B1, no internal access was available. However, all external aspects could be observed and were deemed to have not materially changed since both the 2023 bat survey and 2025 PEA. Therefore, this is not considered to be a significant constraint.
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Field Survey	
Dusk Emergence Survey 1	
Building B1 – B7	
<i>Building inspection prior to survey</i>	Carried out by: Leo Plevin BSc (Hons), MSc MCIEEM Principal Ecologist (L2 Bat Licensed) Date: 29/09/2025 Structures inspected: B1 – B7. B1 - No safe access due to health and safety concerns – building has collapsed at the rear. B2 - No accessible loft space. Crawl space above extension inaccessible due to ceiling collapse and high levels of water ingress. - Cellar split into three rooms, with light entering from a grate on the eastern elevation. No external access points observed. No evidence of bats observed. B3 - Loft accessed and viewed from ladders. Bitumen felt lined, intact and in good condition. No evidence of bats or access points observed. Mouse droppings noted throughout. - Crawl space above extension accessed and viewed from ladders. Vented at western extent with light spill visible. Bitumen felt lined, intact and in good condition. No evidence of bats or access points observed. - Cellar split into three rooms, with light entering from a grate on the eastern elevation. No external access points observed. No evidence of bats observed. B4 - No accessible loft space – third floor rooms open directly to ridge. - Crawl space above extension accessed and viewed from ladders. Vented at western extent with light spill visible. Bitumen felt lined, intact and in good condition. No evidence of bats or access points observed.

	- Cellar split into three rooms, with light entering from a grate on the eastern elevation. No external access points observed. No evidence of bats observed. B5 - Loft accessed and viewed from ladders. Bitumen felt lined, intact and in good condition. No evidence of bats or access points observed. - Crawl space above extension accessed and viewed from ladders. Vented at western extent with light spill visible. Bitumen felt lined, intact and in good condition. No evidence of bats or access points observed. - Cellar split into three rooms, with light entering from a grate on the eastern elevation. No external access points observed. No evidence of bats observed. B6 - Loft accessed and viewed from ladders. Bitumen felt lined, intact and in good condition. No evidence of bats or access points observed. - Crawl space above extension accessed and viewed from ladders. Vented at western extent with light spill visible. Bitumen felt lined, intact and in good condition. No evidence of bats or access points observed. - Cellar split into three rooms, with light entering from a grate on the eastern elevation. No external access points observed. No evidence of bats observed. B7 - Loft accessed and viewed from ladders. Vented at eastern gable end with light spill into space. Bitumen felt lined, intact and in good condition. No evidence of bats or access points observed. - Crawl space above extension accessed and viewed from ladders. Vented at western extent with light spill visible. Bitumen felt lined, intact and in good condition. No evidence of bats or access points observed. - Cellar split into three rooms, with light entering from a grate on the eastern elevation. No external access points observed.. No evidence of bats observed.
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Overall Summary: No evidence of bats or suitable access points was observed internally within any loft voids, crawl spaces or cellars present across the buildings.

- Access is possible into B2 via broken windows; however, internal rooms are well sealed, with no connectivity to other areas and no roosting features present.
- Cellars are present below B2, B3, B5–B7. These are split into three rooms each, with windows and vents on the eastern and western elevations. All vents and windows are intact with no access points or evidence of bats observed.
- Internally, all buildings provide Negligible suitability for roosting bats due to a lack of suitable access points or roosting features.

Externally, the buildings remain in the same material condition as recorded during the updated PRA conducted by Urban Green in June 2025.

Photos



B1: Exterior



B2 and B3: Exterior

		
	B2 : Broken Window on 2nd floor.	B2: Cellar
		

	B2: Cellar Underfloor	B2: Cellar
		
	B2: Crawl Space	B2: Cellar

		
	B2: Open window on third floor	B3 and B2: Exterior
		

	B3 and B4: Exterior	B4 and B5: Exterior
		
	B3: Cellar	B3: Cellar

		
	B3: Loft Void	B4: Top floor, no loft
		

	B4: Top floor, no loft	
		
	B5 and B6: Exterior	B5: Cellar

		
	B5: Cellar	B5: Cellar
		

	B5: Crawl Space	B5: Loft
		
	B6 and B7: Exterior	B6: Cellar

		
	B6: Cellar	B6: Cellar
		

	B6: Crawl Space	B6: Loft
		
	B6: Exterior	B7: Crawl Space

		
	B7: Exterior	B7: Loft Gable End
		

	B7: Loft			B7: Exterior	
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Leo Plevin	8 Years	Level 2	Observing the Northern gable end and western corner of B7.
	2	Dexter Green	2 Years	Level 1	Observing eastern elevations of B4, B5, and B6.
	3	Astrid Jordan	2 Years	Level 1	Observing the northeastern elevation of the B2.
	4	Chloe Quinn	2 Years	Level 2	Observing southeastern corner of B1 and the eastern elevations of B2 and B3.
	5 - Lead	Amal Waheed	1 Year	Level 2	Observing southern elevation of B1.
	6	Abbie Saul	4 Years	Level 2	Observing western elevation of B3 and B4.
	7	Nadia Patel	2 Years	Level 1	Observing northwestern elevations of B5, B6 and B7.

	8	Botond Hajdo	2 Years	Level 1	Observing western elevation of B7.
Weather (start/end)	Temperature (°C): 14 Relative humidity (%): 75 Cloud cover (%): 20 Wind (m/s): 0.1 Rain: None			Temperature (°C): 13 Relative humidity (%): 80 Cloud cover (%): 90 Wind (m/s): 0.1 Rain: None	
Equipment used	Equipment	Make	Model		Count
	NVAs	Nightfox	Whisker		7
	Additional Illumination	Nightfox	XB5 PRO		8
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2		8
		Magenta Electronics	Magenta Bat4		8
	Two Way Radio	BAOFENG	FV-88E		8
	Thermal camera	Hikmicro	Mini2Plus V2		1
Results					
Date of survey		Sunset; Start - End			
29/09/2025		Sunset 18:50; 18:35– 20:20			
Surveyor observations					

Surveyor 1	No emergencies or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first bat activity was recorded at 19:08, when a common pipistrelle was observed foraging along the scrub adjacent to the northern elevation of B7, then commuting north to south down the western building elevations. This flight path was used again by a commuting common pipistrelle at 19:20. At 19:21, a single common pipistrelle was recorded foraging from east to west over the scrub to the north of B7. Between 19:25 and 19:33, up to two common pipistrelle bats were observed foraging continuously along the scrub edge to the north of B7 and over the grassland to the west. This was the final activity recorded during the survey. Key foraging areas: Scrub edge to the north of B7; grassland to the west of B7. Key flight paths: • Foraging along scrub to the north of B7 and commuting north to south down the western elevations of buildings. • Foraging east to west over scrub to the north of B7.	Full elevation photo showing surveyor's view. 
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<i>IR position 1</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the Northern gable end and western corner of B7. No emergencies or re-entries observed: No emergencies were observed. The IR footage was in line with surveyor observations and did not confirm any additional activity. Please note IR time is two minutes slower than real time.	Screenshot of darkest part of survey. 
Surveyor 2	No emergencies or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first activity was recorded at 19:08, when a common pipistrelle was seen flying south from vegetation in front of the northern elevation, down the road, before turning east into vegetation behind the surveyor's position. At 19:23 and 19:28, a common pipistrelle was observed commuting north along the elevation, then turning west around the building. Common pipistrelles were also heard but not seen at 19:14, 19:25, 19:30, and 19:46, with the final activity recorded at 19:48. Key foraging areas: Vegetation in front of the northern	Full elevation photo showing surveyor's view. 

	elevation; vegetation to the east behind the surveyor's position. Key flight paths: • South from vegetation in front of the northern elevation, then east into vegetation behind surveyor. • North along the elevation, turning west around the building.	
<i>IR position 2</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the eastern elevation of the B4, B5 and B6. Emergences observed: An emergence by a common pipistrelle was observed at 19:24. It emerged from a gap in the flat roof from behind the guttering above the bay window on B6. No other notable activity was observed.	Screenshot of darkest part of survey. 

Screenshot of common pipistrelle emergence point.



Surveyor 3	No emergencies or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first activity was recorded at 19:02 with a faint and brief common pipistrelle call, presumed to be foraging in vegetation behind the surveyor. Shortly after, a common pipistrelle was seen commuting from the southeast, heading west over the ridge of the property, accompanied by another common pipistrelle heard but not seen. From this point onwards, regular common pipistrelle activity was recorded, consisting of passes and foraging, which were also confirmed by other surveyors. Activity was concentrated around the southeastern side of the building, between surveyor positions 3 and 4. Regular activity ceased at 19:28 with a common pipistrelle passing southeast over the ridge towards the northwest. The final activity was at 19:48, with a brief common pipistrelle social call recorded. Key foraging areas: Vegetation behind surveyor position 3; southeastern side of the building between positions 3 and 4. Key flight paths: • Southeast to west commute over ridge of building. • Southeast over ridge, heading northwest.	Full elevation photo showing surveyor's view. 
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<i>IR position 3</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the northeastern elevation of the B2. No emergencies or re-entries observed: No. No emergencies were observed, and the footage confirmed the observations of Surveyor 3, with no additional activity recorded.	Screenshot of darkest part of survey. 
Surveyor 4	No emergencies or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: Activity began at 19:08 with two common pipistrelles foraging along the tree line of the adjacent apartment block. At 19:10, a common pipistrelle passed north along the eastern elevation of B1–B3. At 19:15, another common pipistrelle was observed foraging, flying east from the open western elevation of B1–B7 towards the trees behind position 2. Between 19:18 and 19:33, two common pipistrelles were observed frequently foraging, taking two main paths: circling behind B1 over the vegetation, and along the corridor between the adjacent apartment block and B1. Additional common pipistrelle calls were heard but not seen at 19:46	Full elevation photo showing surveyor's view. 

	and 19:48, with call attenuation suggesting activity within closed habitat inside the site boundary. No further notable activity was observed. Key foraging areas: • Tree line behind the adjacent apartment block. • Vegetation behind B1. • Corridor between the apartment block and B1. Key flight paths: • Foraging along tree line near apartment block. • Foraging flight eastwards from western elevation towards trees behind position 2. • Frequent circling and commuting along vegetation behind B1 and through corridor between apartment block and B1.	
<i>IR position 4</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the southeastern corner of B1 and the eastern elevations of B2 and B3. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 4, with no additional activity recorded.	Screenshot of darkest part of survey. 

Surveyor 5	No emergencies or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first bat activity was recorded at 19:07 when two common pipistrelles were observed commuting from the building behind Position 5, flying northwest and foraging along the western elevation of B1. At 19:08, one individual returned southeast towards the same building, followed by another passing north across the roof at 19:10. At 19:14, a common pipistrelle commuted from behind Position 5 towards the tree line behind Position 4. At 19:18, another common pipistrelle was observed commuting westwards from the tree line behind Position 4 and foraging along vegetation in front of B1. Between 19:18 and 19:23, several common pipistrelles were constantly circling and foraging activity around the exposed roofless section of B1 (southern elevation). This constant activity was noted between 19:26 and 19:28, with up to three individuals present. The final activity at 19:35, additional common pipistrelles were observed commuting from the building to the south. Key foraging areas / key flight paths:	Full elevation photo showing surveyor's view. 
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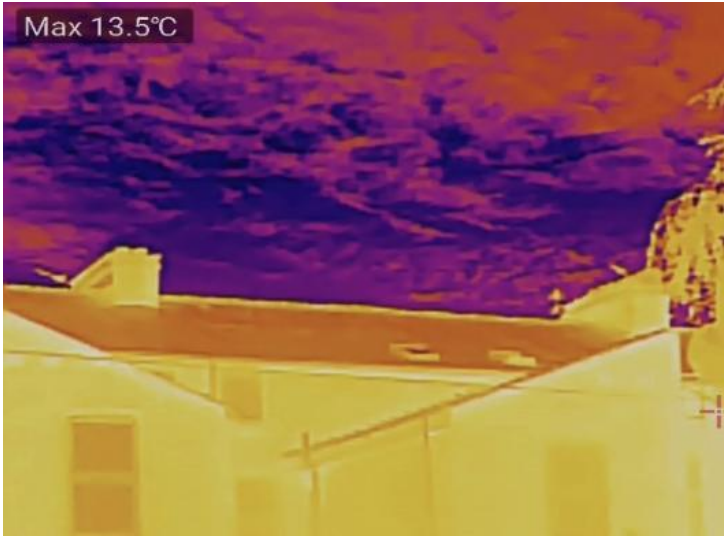
	• Foraging concentrated around the exposed roofless section of B1, particularly along the southern and western elevations. • Regular commuting between the vegetation/tree line behind Position 4 and the southern side of B1. • Circling and foraging activity concentrated over vegetation adjacent to the southern elevation of B1.	
<i>IR position 5</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the southern elevation of B1. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 5, with no additional activity and no emergences or re/entries observed.	Screenshot of darkest part of survey. 

Surveyor 6	No emergences or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first bat activity was recorded at 19:07 when a common pipistrelle was observed foraging along the western elevation, flying north from a southerly direction before circling back and heading south. This same foraging route was used on several occasions during the survey, including at 19:10, 19:19, and then constantly between 19:32 and 19:37, which was the last activity observed by the surveyor. Key foraging areas: Western elevation of B1. Key flight paths: • Foraging pass north along western elevation, circling back south. • Repeat of same north–south foraging route.	Full elevation photo showing surveyor's view. 
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<i>IR position 6</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the western elevation of the B3 and B4. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 6, with additional activity recorded. Additional activity recorded on IR: • 19:25:20 – Common pipistrelle foraging at the western elevation, circling before heading south. • 19:26:46 – Common pipistrelle passing southwards from the north. • 19:28:07 – Common pipistrelle again passing southwards from the north. • 19:29:05 – Common pipistrelle foraging along the western elevation, circling before heading south.	Screenshot of darkest part of survey. 
Surveyor 7	No emergences or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first activity was recorded at 19:07 when a common pipistrelle was observed foraging around a tree on the western side of the building. Frequent common pipistrelle activity continued until 19:37, including commuting passes north-south over the roof and foraging concentrated at the	Full elevation photo showing surveyor's view.

	southern end of the building. The final activity was a common pipistrelle heard but not seen at 19:47. No further activity was recorded before the survey concluded at 20:20. Key foraging areas: Western tree line and the southern end of the building. Key flight paths: North–south passes across the roofline.	
<i>IR position 7</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the northwestern elevation of B5, B6 and B7. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 7, with no additional activity recorded.	Screenshot of darkest part of survey. 

Surveyor 8	No emergences or re-entries were observed. Species observed: Common pipistrelle. Summary of general activity: The first activity was recorded at 19:07 with a common pipistrelle passing along the west-facing elevation. Regular passes were observed until 19:42, when a bat was recorded passing without echolocation. Thermal camera review initially appeared to show an emergence at 19:21 (video time 40:00) from the southern elevation at the first chimney counted from the north. However, this was not an emergence: Position 1 recorded a bat foraging over the scrub to the north at the same time, which then flew over the building, explaining the observation. Key foraging areas: Foraging activity was noted over the scrub to the north of the building, with bats commuting over the building from this location.	Full elevation photo showing surveyor's view. 
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<i>IR position 8</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the western elevation of B7. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 8, with no additional activity recorded.	Screenshot of darkest part of survey. 
Conclusions, Impacts and Recommendations		
<i>Survey Results Summary</i>	General bat activity on site: One emergence was observed from B6 following footage review. The common pipistrelle emerged from the lead flashing below the flat bay window roof on the second storey of B6. Bat activity was recorded across the site, with common pipistrelles observed frequently commuting and foraging from 19:02 onwards. Activity was generally concentrated around areas of vegetation and scrub to the north of B7, as well as around B1 where multiple individuals were seen circling and foraging along the southern and western elevations. Foraging was also noted along the corridor between the adjacent apartment block and B1, and around tree lines to the west of the site. Activity tapered off by 19:48, with the latest record being a brief social call.	

	Although no emergences or re-entries were confirmed from B1, frequent activity within and around this building suggests that bats are using the building in some capacity. This aligns with the previous bat survey undertaken in 2023, which confirmed a common pipistrelle roost within B1. Key foraging areas: • Scrub edge to the north of B7. • Grassland west of B7. • Vegetation/tree line behind Position 4 and adjacent to B1. • Exposed roofless section and southern/western elevations of B1. • Corridor between B1 and the adjacent apartment block. • Tree line to the west of the site and southern end of buildings. Key flight lines: • North-south commuting along the western elevations of B7 and B1. • East-west commuting and foraging over scrub to the north of B7. • Commuting from vegetation in front of the northern elevation of B4-B6, turning east and west around the buildings. • Circling flight paths around the southern elevation of B1 and vegetation immediately adjacent. • Southeast to northwest passes over the ridge of the property. Species observed: Common Pipistrelle
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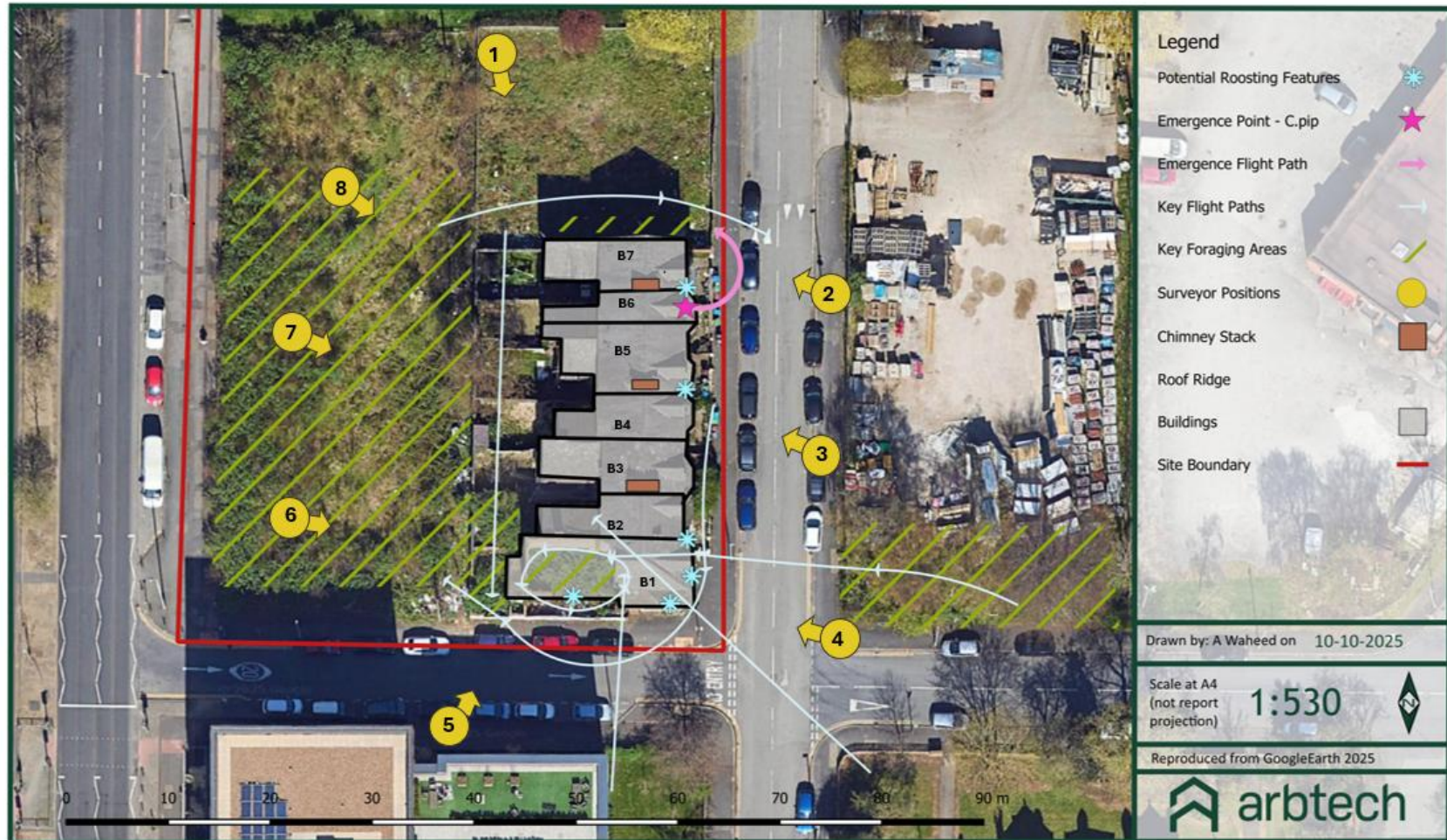
	Hibernation suitability – Low The internal structures of B1–B7 were inspected, with no evidence of bats or suitable access points recorded. Within B1, no safe access was possible due to the collapsed rear section of the building, leaving the interior exposed and unsuitable for stable conditions required during hibernation. Across B2–B7, lofts and crawl spaces were generally intact, lined with bitumen felt, and well-ventilated, resulting in high light spill and a lack of the cool, humid, and stable microclimates favoured by hibernating bats. Cellars were present beneath B2, B3, and B5–B7, but these were split into small, well-lit rooms with intact grates and vents preventing access by bats. Overall, the buildings provide negligible suitability for hibernating bats due to their exposed nature, intact linings, and absence of underground features with appropriate humidity and temperature stability. No further hibernation surveys are required. Additional notes/discussion – Based on the single survey undertaken in 2025 it is considered that the roost identified in B1 in 2023 would still be present as the building is considered to be in the same material condition with bat activity recorded within this area of the site. An additional bat roost has been recorded within B6, as identified by a single pipistrelle bat emergence from the building during the survey. Due to the nature of the building construction, the location of the site and value of habitats within the wider area it is considered that this roost is unlikely to support maternity use. This roost has been assumed to be an occasional day roost / transitional non-breeding summer roost, consistent with that observed within B1, however further surveys to confirm the roost characterisation would be required to inform mitigation and licensing for impacts to this roost as a result of the proposals.
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	Bat roosts recorded			
	Roost number	Species	Roost type	Roost location
	1	Common pipistrelle	Transitional Non-Breeding Summer Roost (2023)	Within B1
	2	Common pipistrelle	Assumed Day / Transitional Non-Breeding Summer Roost (2025)	Behind lead flashing below the bay window roof on the second storey of B6
<i>Impact Assessment</i>	Roost number	Impact		
	1 (Common pipistrelle transitional non breeding summer roost) identified in 2023	Disturbance impacts are possible during initial construction phase. The roost is to be destroyed as part of the demolition phase of development		
	2 (Common pipistrelle assumed occasional day roost / transitional non breeding summer roost)	Disturbance impacts are possible during initial construction phase. The roost is to be destroyed as part of the demolition phase of development		
	No significant impacts are foreseen to foraging and commuting bats, although minor changes to site lighting and the noise from building works could cause minor disruption to any foraging and commuting bats. Only common and widespread			

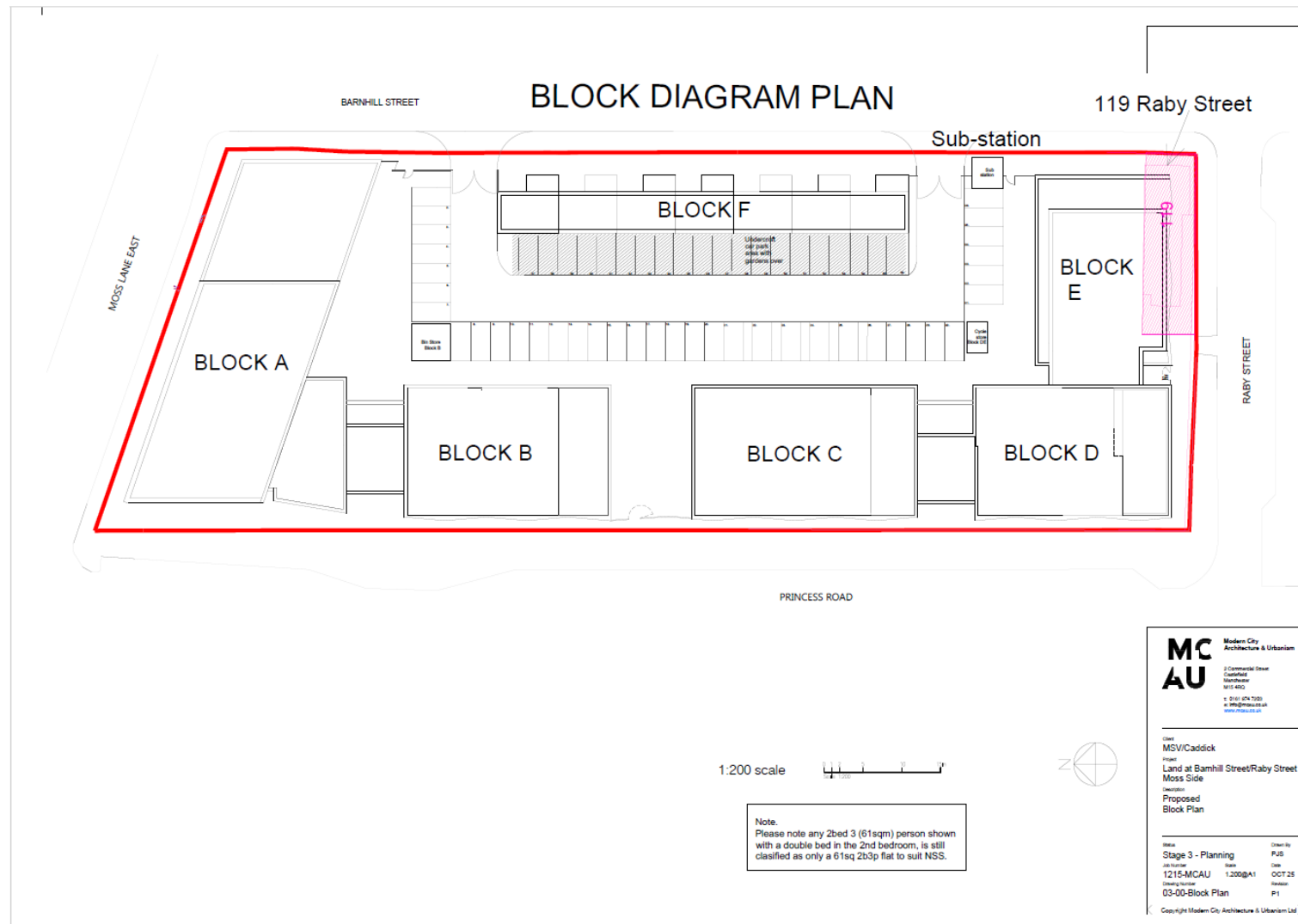
	species were identified on site, and suitable foraging and commuting habitat is present within the wider area therefore no impacts at population level are anticipated. Impact site level only.
<i>Recommendations</i>	A Bat Mitigation Plan is required to be prepared for the site to provide detail on the protection of the identified bat roosts during the initial construction phase of the development, and to inform mitigation and licensing requirements, to include further bat activity surveys in 2026, prior to the demolition phase of the development commencing in early 2027. The BMP will include requirements for three bat emergence surveys across all buildings (B1-B7) to be conducted in the optimal survey season (May-August inclusive) 2026, to confirm the status and characterisation of the roosts present and to inform a Bat Licence application. A Bat Licence is required to legally permit the demolition works. This requirement exists independently of the planning system and is required whether planning permission is needed or not, and whether this is listed as a condition of planning or not. The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of demolition works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to licence submission. Further details of licensed mitigation for the loss of the identified roosts will be included within the BMP. Wildlife Sensitive Lighting Strategy Bats are known to commute and forage within the wider area. To minimise potential impacts, a wildlife sensitive lighting strategy will be implemented during and post development. This strategy will follow the recommendations set out in Guidance Note GN08/23: Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Key parameters include avoiding light spill onto habitats or features that bats may use for roosting, foraging, or commuting.
<i>Enhancements</i>	The installation of integrated bat boxes within the new buildings will provide additional roosting habitat for bats, the use of integrated features is strongly recommended to ensure long-term ecological enhancement.

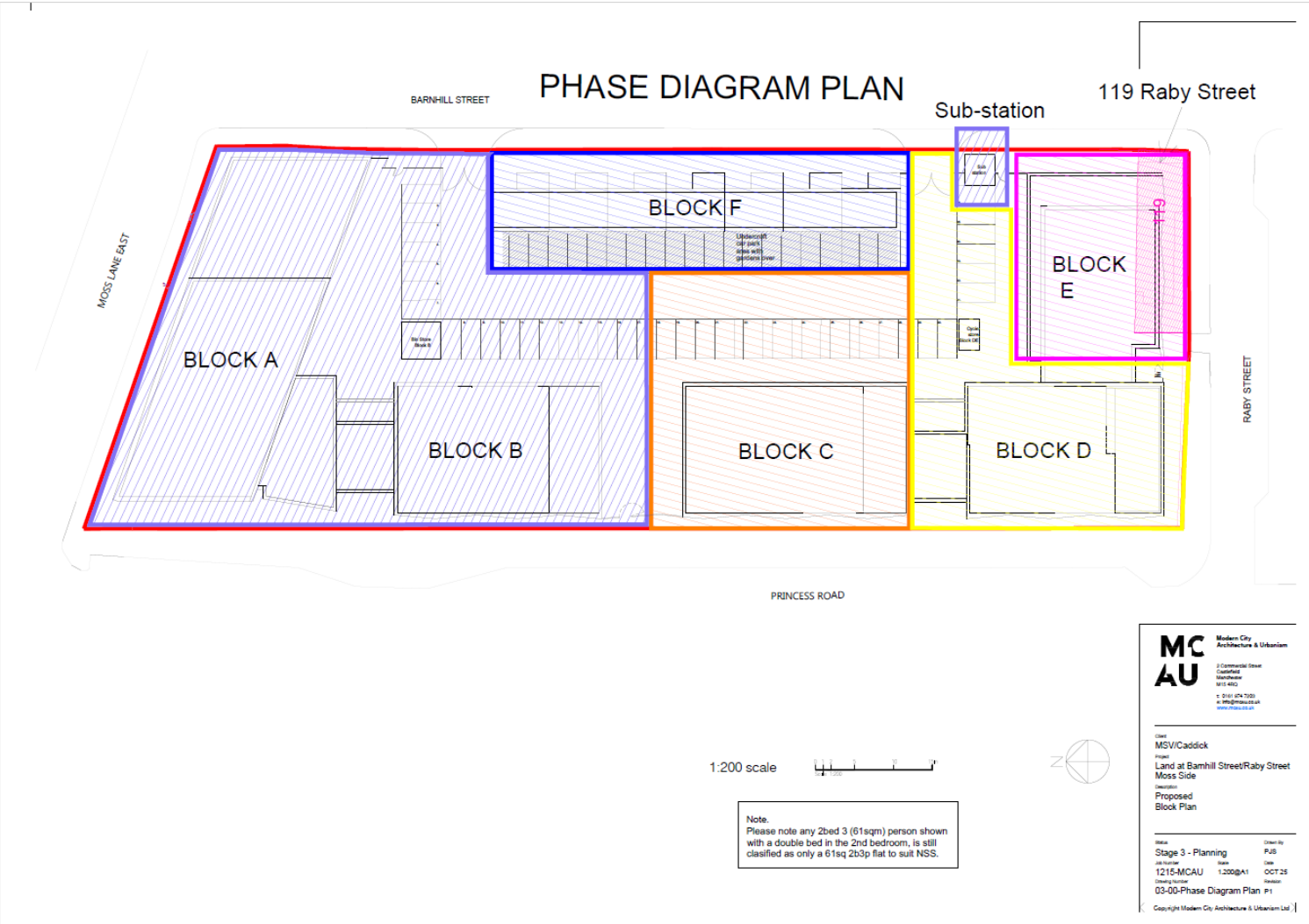
	Bat boxes should be positioned 3–5 m above ground level ideally facing in a south or south-westerly direction, or oriented towards vegetated areas offsite where available. They must provide a clear flight path to and from the entrance, be located away from artificial lighting, and not positioned above windows or doors. The bat boxes will be of a specification suitable for crevice-dwelling species, for example: • Vivara Pro Build-In Woodstone Bat Tube (integrated) • Ibstock Enclosed Bat Box 'C' (integrated) Or a similar alternative of equal specification. The number of integrated bat boxes should reflect the scale of the new development. A minimum of four integrated bat boxes is recommended across the site, with the opportunity to increase provision where feasible to deliver a proportionate ecological enhancement in line with best practice.
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Appendix 1: BERS plan



Appendix 2: Proposed Plans





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