

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Wythenshawe Park Sports Hub, Wythenshawe Road, Wythenshawe, Manchester M23 0PH

Client:

Joseph Ryan – Etec Contract Services Ltd

Report date:

20th June 2025

Project:

This report is prepared to inform a planning application with Manchester City Council. The proposal described as:

The construction of a new leisure facility, with associated outdoor sports areas, including the demolition of B1.

This report is supplementary to the Ecological Impact Assessment (EcIA) report completed by Arbtech Consulting Ltd (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

This report is an addendum to and must be read in conjunction with the Ecological Impact Assessment (EclA) completed by Arbtech Consulting Limited (2025) 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	Peak number of individuals	Roost location	Impact
1	Common pipistrelle	Day	9	Gaps created between the maintenance unit (atop the flat roof of B1) and the external horizontal wooden panels along all elevations. Three known access points were observed (along the middle of the western elevations, and on the corner of both the north/eastern elevation and along the south/eastern elevation.	Destruction of the roost owing to the proposed demolition of B1.
2	Common pipistrelle	Day	3	Gap between the wooden window board and the intact window, along the southern elevation of B1 close to the corner between the eastern and southern elevation.	Destruction of the roost owing to the proposed demolition of B1.

A Bat Licence is required to legally permit the 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.

If the license is not obtained by October 2025 a Material Changes Check will be required.

If the license is not obtained by 1 May 2026 updated dusk surveys will be required.

The licence can be applied for once planning permission has been granted (where required), and within 3 months of the start of 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

PRA – Arbtech consulting limited (March 2025) surveyed three buildings. B1 was assessed to provide moderate suitability, whilst B2 and the metal auxiliary buildings (BA) were all deemed to provide negligible suitability given their all-metal construction.

Number of buildings on site – 3 buildings.

Number of buildings surveyed – 1 building (B1).

Although all buildings are to be demolition as part of the proposed development, as only B1 had suitability for roosting bats, only B1 was subject to additional surveys.

Proposed development

Current use of building – Occasional recreational use as a sports changing room facility.

Proposed use of building – N/A (Planning demolition).

Type of permission required – Full planning permission.

The site surveys were designed and managed by Graduate Ecologist David Hill-Chambers MSc, BSc (Hons) accredited under UK Bat Licence 2024-12491-CL18-BAT					
See surveyor locations in the BERS plan in Appendix 1.					
Limitations		No limitations were experienced during the survey visits or in the production of this report.			
Field Survey					
Dusk Emergence Survey 1					
Building B1					
Building inspection prior to survey		N/A – As the preliminary survey was carried out within 3 months of the commencement of the BERS, and no evidence of bats was identified during the initial visit an updated internal inspection was not necessary.			
Surveyor position and	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	Chloe Quinn	2 Years	Level 2	Observing the northern and eastern elevations
	2	David Brookes	5 Years	Level 2	Observing the eastern and southern elevations
	3	Kirk Mason	3 Years	Level 2	Observing the southern and western elevations
	4	James Prendergast	5 Years	Level 1	Observing the western and northern elevations
	5	Abbie Saul	4 Years	Level 1	Observing the internal courtyard
Weather (start/end)		Temperature (°C): 13 Relative humidity (%): 56 Cloud cover (%): 0 Wind (mph): 7 Rain: None		Temperature (°C): 10 Relative humidity (%): 66 Cloud cover (%): 0 Wind (mph): 6 Rain: None	

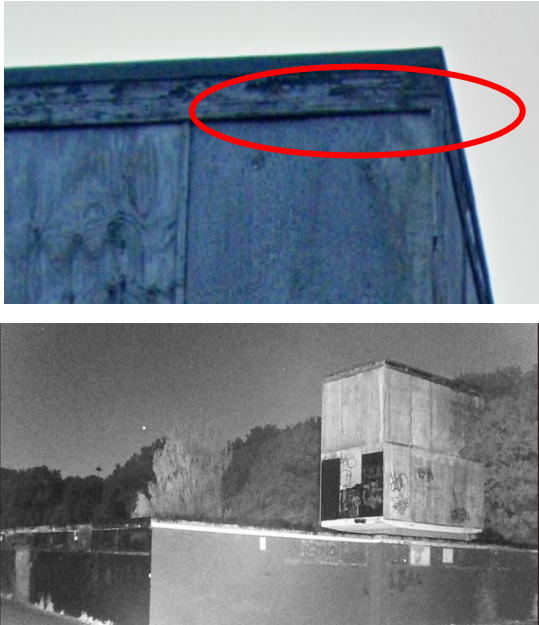
Equipment used	Equipment		Make		Model		Count	
	NVAs		Nightfox		Whisker		5	
	Additional Illumination		Nightfox		XB5 PRO		5	
	Bat Detector		Wildlife Acoustics		Echo Meter Touch 2		5	
			Magenta Electronics		Magenta Bat4		5	
Two Way Radio		BAOFENG		FV-88E		5		
Results								
Date of survey					Sunset; Start - End			
08/05/2025					Sunset 20:50; 20:35 – 22:35			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location		Access point		Dimensions (for lofts/ internal voids)
1	CPx9	Day	B1	Under a lifted wooden panel along the southern elevation of the maintenance unit atop B1.		Gap between the wooden panel and remaining structure of the maintenance unit.		N/A
2	CPx2	Day	B1	Under a lifted wooden board in front of one of the windows along the southern elevation.		Gap between the wooden board and window frame.		N/A

Surveyor observations*Surveyor 1***Multiple Emergences Observed:****Roost:** Day**Number:** 3 common pipistrelle**Times:** 21:22, 21:25, 21:26

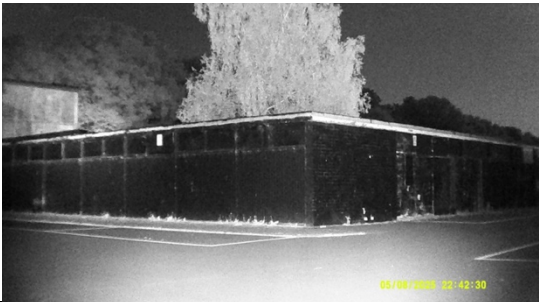
Activity began at 21:13 with a common pipistrelle heard commuting within the trees. At 21:15 a common pipistrelle was observed foraging along the above car park and trees on the northeastern elevation. **At approximately 21:22 a silent emergence was seen from the lifted wooden panelling on the upper left side of the maintenance unit. The bat emerged and headed east towards the area of woodland. A further two silent emergences were seen with the bats taking the same emergence path at 21:25 and 21:26.** These emergences are believed to be from common pipistrelles, given the site of the bats, their agile nature of their flight and the frequency in which common pipistrelles were observed during the survey period. There was continued foraging activity from common pipistrelles from 21:15 until 21:47 with occasional soprano pipistrelle foraging calls heard between 21:35 and 21:40. Several Noctules were also heard but not seen between 21:56 and 22:13. The last bat recorded was a Noctule at 22:30. The survey concluded at 22:35.



<i>IR position 1</i>	<p>Multiple Emergences Recorded:</p> <p>Roost: Day</p> <p>Number: 9 (including three observed by surveyor)</p> <p>Times: 21:18 21:22, 21:25, 21:26, 21:28, 21:31, 21:32 21:33.</p> <p>Location of access point: Gap along the horizontal wooden panel atop the maintenance unit of B1.</p> <p>Direction travelled: Eastward</p> <p>Upon review of the IR footage further emergences were seen. The first emergence was seen at 21:18 with the silent emergence of two bats from the lifted wooden panelling on the left side of the maintenance unit. Further emergences were recorded at 21:22, 21:25, 21:26, 21:28, 21:31, 21:32 with the final emergence recorded at 21:33. There was a total count of 9 bats that emerged from the lifted wooden panelling along the upper left side of the maintenance unit. They all emerged east towards the area of woodland adjacent to the unit. Foraging activity of common pipistrelles was recorded between 21:15 and 21:47. This activity was consistent with the observations made by the surveyor during the same period. No further activity or emergences were observed.</p>	 
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<p><i>Surveyor 2</i></p>	<p>No Emergences Observed:</p> <p>Activity began at 21:22 with a Common Pipistrelle pass, heard not seen. At 21:26 a Common Pipistrelle passed position 2 in a south easterly direction, close to the tree line. 21:32, 21:33 and 21:35 three Common Pipistrelles passed in a south easterly direction, coming from the maintenance unit. At 21:42 a Common Pipistrelle was observed foraging over the car park to the east of B1. 21:45 - 22:30, constant Common Pipistrelle passes, and foraging was observed. At 21:54 a Soprano Pipistrelle passed position 2 in a south easterly direction, and one was also heard at 22:10 but not seen. Noctules were heard but not seen at 21:57, 22:04 and 22:30. No further activity.</p>	
<p><i>IR position 2</i></p>	<p>Multiple Emergences Observed:</p> <p>Roost: Day roost x2</p> <p>Number: Roost 1 (1) Roost 2 (2)</p> <p>Times: Roost 1 (21:37) Roost 2 (21:18)</p> <p>Location of access point:</p> <p>Roost 1: Gap along the horizontal wooden panel atop the maintenance unit of B1.</p> <p>Roost 2: Gap between the wooden board and window frame.</p> <p>Direction travelled: All Eastward.</p> <p>IR footage reflected the view of position 2. Two common pipistrelle emergences were both recorded at 21:18 from the corner of the most easterly boarded window on the southern elevation of B1. A third emergence was recorded at 21:37 from a lifted board along the southern elevation of the maintenance unit. The remaining activity recorded included foraging and commuting by common pipistrelle in line with surveyor observations.</p>	

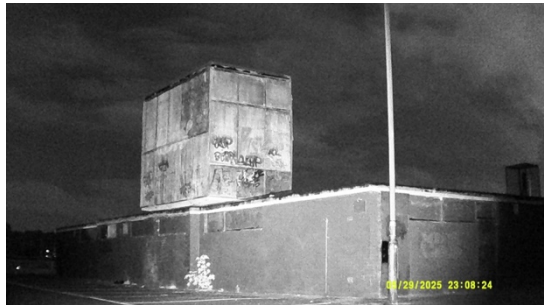
		
<i>Surveyor 3</i>	<p>No Emergences Observed:</p> <p>The first bat recorded was a common pipistrelle, which was heard but not seen at 21:42. Several noctules were heard but not seen between 21:56-22:13. The last bat recorded was a noctule which was heard but not seen at 22:30. Survey concluded at 22:35.</p>	
<i>IR position 3</i>	<p>No Emergences Record:</p> <p>IR footage reflected the view of position 3. Recordings confirms no emergences along this elevation from B1 during the survey period. Passes were recorded in line with surveyor observations.</p>	

<p><i>Surveyor 4</i></p>	<p>No Emergences Observed:</p> <p>Activity began at 21:09 with a common pipistrelle passing east along the northern tree line. Between 21:17 and 21:51, common pipistrelles were observed making passes and feeding overhead. At 21:49, a soprano pipistrelle was heard but not seen. Furthermore, a noctule was heard but not seen at 22:12. Following that, additional common pipistrelles were observed between 21:59 and 22:29, again passing and feeding overhead. No further activity was recorded.</p>	
<p><i>IR position 4</i></p>	<p>No Emergences Record:</p> <p>IR footage reflected the view of position 4. Recordings confirms no emergences along this elevation from B1 during the survey period. Passes were recorded in line with surveyor observations.</p>	
<p><i>Surveyor 5</i></p>	<p>No Emergences Observed:</p> <p>First activity was recorded at 21:19 with a Common pipistrelle passing over position 5, travelling southwest from a north direction. At 21:24 a Common pipistrelle was observed briefly foraging within the courtyard on B1 coming from a north-east direction heading south-west before circling round and travelling north. At 21:40 a Soprano pipistrelle pass was observed heading in a north-west direction coming from the south-east. Due to surveyor position focusing on the maintenance unit I was unable to see exactly where the bat had come from. At 21:54 and 21:56 a Soprano pipistrelle pass was heard but not seen. A Noctule pass was heard and not seen at 21:56 and again at 22:04 and 22:13. The final activity recorded was a Common pipistrelle pass which was seen and not heard at 22:24.</p>	

IR position 5	<p>No Emergences Record:</p> <p>IR footage reflected the view of position 5. Recordings confirms no emergences along this elevation from B1 during the survey period. Passes were recorded in line with surveyor observations.</p>	 A black and white night vision image showing a group of people, likely athletes, on a sports field. They are positioned in a line, possibly during a drill or race. The background shows some structures and trees under a dark sky. A timestamp in the bottom right corner reads '20/04/2020 22:38:39'.
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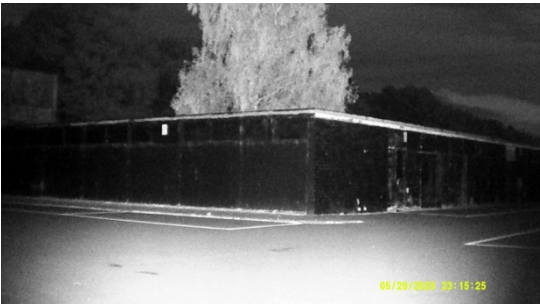
Field Survey					
Dusk Emergence Survey 2					
Building B1					
<i>Building inspection prior to survey</i>	N/A – As the preliminary survey was carried out within 3 months of the commencement of the BERS, and no evidence of bats was identified during the initial visit an updated internal inspection was not necessary.				
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Abbie Saul	4 Years	Level 1	Observing the northern and eastern elevations
	2 - Lead	Chloe Quinn	2 Years	Level 2	Observing the eastern and southern elevations
	3	Grace McCulloch	1 years	Level 2	Observing the southern and western elevations
	4	James Prendergast	5 years	Level 1	Observing the western and northern elevations
	5	Georgina Shaw	3 years	Level 1	Observing the internal courtyard
<i>Weather (start/end)</i>	Temperature (°C): 17 Relative humidity (%): 79 Cloud cover (%): 100 Wind (mph): 5 Rain: None			Temperature (°C): 15 Relative humidity (%): 84 Cloud cover (%): 100 Wind (mph): 9 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	5	
	Additional Illumination	Nightfox	XB5 PRO	5	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5	
		Magenta Electronics	Magenta Bat4	5	
	Two Way Radio	BAOFENG	FV-88E	5	

Results						
Date of survey				Sunset; Start - End		
29/05/2025				Sunset 21:23; 21:08 – 23:08		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	CPx3 (during this survey)	Day	B1	Under a lifted wooden panel along the southern elevation of the maintenance unit atop B1.	Gap between the wooden panel and remaining structure of the maintenance unit.	N/A

Surveyor observations		
Surveyor 1	<p>Emergence Observed:</p> <p>Roost: Day</p> <p>Number: 1 common pipistrelle</p> <p>Times: 21:11</p> <p>The first activity recorded was an emergence at 21:11 by a Common pipistrelle emerging from the southern elevation of the maintenance unit before flying east. Foraging behaviour was observed by common pipistrelles at 21:23 and 21:40 along the north and east elevations of B1. At 21:42 a Soprano pipistrelle was observed foraging along the tree line to the north of B1. Frequent foraging activity was recorded throughout the duration of the survey along the east and north elevation of B1 between 21:54-22:54 by soprano pipistrelle and 22:30 - 22:44 by common pipistrelle. The last activity recorded was a Noctule pass which was heard and not seen at 22:58.</p>	 
IR position 1	<p>Emergence Recorded:</p> <p>Roost: Day</p> <p>Number: 1</p> <p>Times: 21:11</p> <p>Location of access point: Gap along the horizontal wooden panel atop the maintenance unit of B1.</p> <p>Direction travelled: Eastward.</p>	

	IR footage reflected the view of position 1. Recording confirms one common pipistrelle emergences at 21:11 from the southern elevation of the maintenance unit before heading east. Regular foraging activity seen throughout the duration of the survey along the entire east elevation and north elevation in line with surveyor observations.	
Surveyor 2	<p>Emergences Observed:</p> <p>Roost: Day</p> <p>Number: 3</p> <p>Times: 21:28 22:31</p> <p>Activity began at 22:05 with a soprano pipistrelle heard foraging amongst the trees along the southern elevation. At 22:10 a common pipistrelle was observed foraging above the car park along the southern elevation. At approximately 22:28 emergences from two common pipistrelles were observed, they emerged from the lifted wooden panelling on the upper left side of the maintenance unit. The bats emerged and headed east towards the area of woodland. A further emergence by a common pipistrelle was seen with the bat taking the same emergence path at 22:31. There was intermittent foraging activity from common pipistrelles at 22:39 and 22:41. Soprano pipistrelles were frequently heard foraging from 22:34 until 23:02. Noctules were heard commuting overhead at 22:39 and 22:46. The last bat recorded was a foraging soprano pipistrelle at 23:02. The survey concluded at 23:08.</p>	 

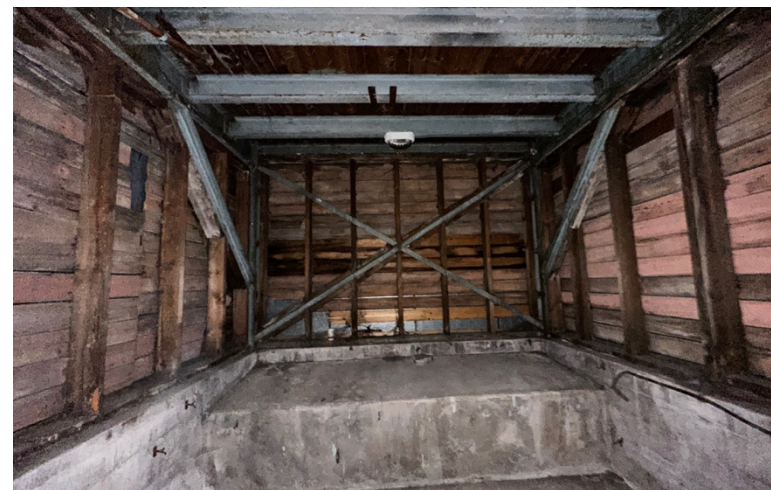
<i>IR position 2</i>	<p>No Emergences Recorded:</p> <p>Upon review of the IR footage further the emergences seen by the surveyor are not visible on the footage, the lighting and contrast made it difficult to make any emergences out around the time they were observed during the survey. All other activity was consistent with the observations made by the surveyor during the same period.</p>	
<i>Surveyor 3</i>	<p>No Emergences Recorded:</p> <p>The first activity was recorded at 22:23, a Soprano pipistrelle passing eastward in front of the surveyor position. Soprano pipistrelle were heard but not seen in another four instances. A common pipistrelle was seen foraging at 22:34, 22:39 and 22:44. The most common foraging area was above the surveyor position and the south-west elevation of the building. The last activity was a Soprano pipistrelle heard but not seen at 23:01</p>	
<i>IR position 3</i>	<p>No Emergences Record:</p> <p>IR footage reflected the view of position 3. Recordings confirms no emergences along this elevation from B1 during the survey period. Passes were recorded in line with surveyor observations.</p>	

<i>Surveyor 4</i>	<p>No Emergences Observed:</p> <p>Activity began at 22:18 with a soprano pipistrelle passing east to west towards the treeline at the car park edge. A noctule was heard but not seen at 22:25, and a common pipistrelle was observed feeding overhead from 22:24 to 22:42. Two further noctules were heard but not seen at 22:40 and 22:46. A common pipistrelle continued to feed above the position until 22:55, when the last observation was recorded. IR footage and the summary sheet confirmed that no emergences.</p>	
<i>IR position 4</i>	<p>No Emergences Recorded:</p> <p>IR footage reflected the view of position 4. No bat activity was recorded on the footage as the</p>	
<i>Surveyor 5</i>	<p>No Emergences Observed:</p> <p>First bat activity was a soprano pipistrelle seen foraging inside the courtyard at 21:59. Soprano pipistrelle activity was then seen constantly foraging in and around the courtyard detected every minute or so from 22:08 - 23:08 (until end of survey). Common pipistrelle activity was first detected at 22:23 seen foraging in and around the courtyard, this activity was then frequently seen for the next 30 mins (22:23-22:53). A Noctule was heard not seen at 20:46. The last activity recorded was a soprano pipistrelle foraging in the courtyard at 23:08.</p>	

<i>IR position 5</i>	No Emergences Record: IR footage reflected the view of position 5. Recordings confirms no emergences along this elevation from B1 during the survey period. Passes and foraging were recorded in line with surveyor observations.	
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Field Survey**Dusk Emergence Survey 3****Building B1***Building inspection
prior to survey*

An internal inspection of the maintenance unit, which was not possible during the initial preliminary survey or previous BERS surveys was possible during this final survey. The internal structure of the maintenance unit comprises a mix of timber, concrete, steel, and metal sheeting. The walls primarily consist of vertically and horizontally arranged wooden planks supported by timber framing. One section of the corridor is lined with what appears to be galvanised steel sheeting, possibly used for fire protection or insulation purposes. The floor is wooden in the upper section and transitions to cast concrete in the chamber below. No physical evidence of bats such as droppings, urine marks, oil stains or insects remains were present. No access points into the internal space were possible, indicating that the roosting bat are utilising the external structure only.



<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Chloe Quinn	4 Years	Level 2	Observing the northern and eastern elevations
	2 - Lead	David Hill-Chambers	Accredited under UK Bat Licence 2024-12491-CL18-BAT	Level 2	Observing the eastern and southern elevations
	3	Margaret Warren	2 years	Level 2	Observing the southern and western elevations
	4	James Prendergast	5 years	Level 1	Observing the western and northern elevations
	5	Katie Pior	3 years	Level 1	Observing the internal courtyard
<i>Weather (start/end)</i>	Temperature (°C): 24 Relative humidity (%): 51 Cloud cover (%): 30 Wind (mph): 6 Rain: None			Temperature (°C): 21 Relative humidity (%): 63 Cloud cover (%): 70 Wind (mph): 9 Rain: None	
<i>Equipment used</i>	Equipment	Make	Model	Count	
	NVAs	Nightfox	Whisker	6	
	Additional Illumination	Nightfox	XB5 PRO	6	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5	
		Magenta Electronics	Magenta Bat4	5	
	Two Way Radio	BAOFENG	FV-88E	5	

Results						
Date of survey				Sunset; Start - End		
19/06/2025				Sunset 21:41; 21:21 – 23:21		
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
1	CPx2 (during this survey)	Day	B1	Under a lifted wooden panel along the southern elevation of the maintenance unit atop B1.	Gap between the wooden panel and remaining structure of the maintenance unit.	N/A

Surveyor observations		
Surveyor 1	<p>Emergence Observed:</p> <p>Roost: Day</p> <p>Number: 1</p> <p>Times: 21:38</p> <p>Activity began at 21:38 with a common pipistrelle emerging from the lifted wooden panel on right corner of the maintenance unit on the northern elevation. It headed north to the area of woodland along the northern elevation. At 21:47 a common pipistrelle was observed foraging along the car park and trees. This foraging activity was continuous until 23:10. Soprano pipistrelles were also observed continually foraging from 22:02 until 23:22. There was significant noctule activity with a noctule observed foraging overhead at 22:12 and then noctules observed commuting overhead at 22:16, 22:21, 22:40, 22:59, 22:18 and 23:24. They were observed commuting overhead flying north along the eastern elevation and heading east to the area of woodland along the eastern elevation. During the survey occasional calls by passing Daubenton's were heard at 23:15 and 23:22. The last activity heard was a commuting noctule at 23:24, no other bat activity recorded. The survey concluded at 23:30.</p>	 
IR position 1	<p>Emergence Recorded:</p> <p>Roost: Day</p> <p>Number: 1</p> <p>Times: 21:38</p> <p>Location of access point: Gap along the horizontal wooden panel atop the maintenance unit of B1.</p> <p>Direction travelled: Eastward.</p>	

	<p>IR footage reflected the view of position 1 during the survey period. The recordings confirm the emergence of a common pipistrelle emerging from the north/eastern corner of the maintenance unit from under the horizontal panel along the top of the maintenance unit. This bat then flew north into the wooded area. The remaining footage recorded was in line with surveyor observations with a common flightpath along the tree line/wooden area to the east of the building, traveling north and south.</p>	
<i>Surveyor 2</i>	<p>No Emergences Observed:</p> <p>Activity began at 21:26 with a Noctule pass which was heard but not seen. Between 21:58 and 22:44 constant activity was observed from passing common and soprano pipistrelle using the woodland along the eastern elevation to commute (south to north), noctules (max count of 2) foraging along the southern elevation of B1 close to the ground. During the same time period common and soprano pipistrelles were also seen foraging. At 23:07 a Myotis (suspected Daubenton's) was seen foraging in front of the surveyor position. The final activity was recorded at 23:10 with a Brown long-eared pass which was heard but not seen. The survey concluded at 23:30.</p>	
<i>IR position 2</i>	<p>No Emergences Recorded:</p> <p>IR footage reflected the view of position 2. IR recordings confirm no emergences from this position during the survey period. Activity observed in line with surveyor observations.</p>	

<i>IR position 2b</i>	<p>No Emergences Recorded:</p> <p>IR footage reflected the view of position 2, zoomed in closer to the maintenance unit. IR recordings confirm no emergences this position during the survey period. Activity observed in line with surveyor observations.</p>	 <p>IR image showing a building at night, likely the maintenance unit. The image is dark with some light reflecting off the building's surface. A timestamp in the bottom right corner reads '08/10/2025 23:29:47'.</p>
<i>Surveyor 3</i>	<p>No Emergences Observed:</p> <p>Activity began at 22:03 with a Noctule pass which was heard but not seen. Multiple passes were then observed by Noctules between 22:03 and the end of the survey period traveling southwest to east towards the woodland area. They were then seen foraging along the southern elevation. A common pipistrelle passed from West to East directly Infront of the position at 22:33. This species was then heard only infrequently between 22:52 and 23:24. A brown long eared pass was heard but not seen at 23:10 with the survey time extended to account for this activity. Survey concluded at 23:30.</p>	 <p>Daytime photograph of a building, likely the maintenance unit, with a car parked in front. The building is dark and surrounded by trees. A timestamp in the bottom right corner reads '08/10/2025 23:29:47'.</p>
<i>IR position 3</i>	<p>No Emergences Recorded:</p> <p>IR footage reflected the view of position 3. IR recordings confirm no emergences from this position during the survey period. Activity observed in line with surveyor observations.</p>	 <p>IR image showing a building at night, likely the maintenance unit. The image is dark with some light reflecting off the building's surface. A timestamp in the bottom right corner reads '08/10/2025 23:32:05'.</p>

<p><i>Surveyor 4</i></p>	<p>No Emergences Observed:</p> <p>Activity began at 21.52 with an pass by a common pipistrelle which was heard but not seen. Constant activity by common pipistrelles (max count 2) seen foraging in front of my position from 22:15 until 23:01. Final activity was observed at 23:25 with a Myotis species pass, likely Daubenton's given the number of ponds in the area, which was heard but not seen. Survey concluded at 23:30.</p>	
<p><i>IR position 4</i></p>	<p>No Emergences Recorded:</p> <p>IR footage reflected the view of position 4. IR recordings confirm no emergences from this position during the survey period. Activity observed in line with surveyor observations.</p>	
<p><i>Surveyor 5</i></p>	<p>Emergence Observed:</p> <p>Roost: Day</p> <p>Number: 1</p> <p>Times: 21:32</p> <p>Activity began at 21:32 with a common pipistrelle emergences from under the lifted horizontal wooden panel along the western elevation of the maintenance unit before flying northeast. Activity during the remainder of the survey included frequent passes from both common and soprano pipistrelle along</p>	

	<p>over the building (south to north). Myotis calls (suspected Daubenton's) were heard but not seen at 23:24. The survey concluded at 23:30.</p>	
<p><i>IR position 5</i></p>	<p>Emergence Confirmed: Roost: Day Number: 1 Times: 21:32 Location of access point: Gap along the horizontal wooden panel atop the maintenance unit of B1. Direction travelled: Eastward.</p> <p>IR footage reflected the view of position 5. IR recordings confirm the emergences at 21:32 of the common pipistrelle which emerged from under the horizontal wooden panel along the western elevation of the maintenance unit. No further emergences were observed. The remainder of the activity recorded was in line with surveyor observations.</p>	

Conclusions, Impacts and Recommendations

Survey Results Summary

Roost number	Species	Roost type	Peak number of individuals	Roost location	Impact
1	Common pipistrelle	Day	9	Gaps created between the maintenance unit (atop the flat roof of B1) and the external horizontal wooden panels along all elevations. Three known access points were observed (along the middle of the western elevations, and on the corner of both the north/eastern elevation and along the south/eastern elevation.	Destruction of the roost owing to the proposed demolition of B1.
2	Common pipistrelle	Day	3	Gap between the wooden window board and the intact window, along the southern elevation of B1 close to the corner between the eastern and southern elevation.	Destruction of the roost owing to the proposed demolition of B1.

General bat activity on site:

Key foraging areas – The site itself, with areas of modified grassland, in addition to wider areas of Wythenshawe park, namely the woodland to the east. Both common and soprano pipistrelles in addition to Noctules were all observed foraging on site.

Key flight lines – Commuting routes used by common and soprano pipistrelle was identified along the treeline along the eastern elevation B1, where bat species were observed commuting both in a northern and southern direction.

	<p>Species observed – Species observed in order of frequency were Common pipistrelle, Soprano pipistrelle, Noctule, Myotis, Brown long-eared.</p> <p>Hibernation suitability:</p> <p>Negligible - The roosts identified are not considered suitable for hibernating bats, as bats require a consistent cool temperature of between 2-8°C with a relatively high humidity of >85%. Crevices under the wooden boarding and panels would not be suitable due to fluctuations in temperature which can lead to dehydration.</p>							
Impact Assessment	<table><tr><th>Roost number</th><th>Impact</th></tr><tr><td>1 - Common Pipistrelle day roost</td><td>The roost will be destroyed when building one (B1) is demolished as part of the proposed development to make room for additional parking. Any bats present roosting on the maintenance unit at the time of demolition could be killed or injured.</td></tr><tr><td>2 – Common Pipistrelle day roost</td><td>The roost will be destroyed when building one (B1) is demolished as part of the proposed development to make room for additional parking. Any bats present at the time of demolition could be killed or injured.</td></tr></table>		Roost number	Impact	1 - Common Pipistrelle day roost	The roost will be destroyed when building one (B1) is demolished as part of the proposed development to make room for additional parking. Any bats present roosting on the maintenance unit at the time of demolition could be killed or injured.	2 – Common Pipistrelle day roost	The roost will be destroyed when building one (B1) is demolished as part of the proposed development to make room for additional parking. Any bats present at the time of demolition could be killed or injured.
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2 – Common Pipistrelle day roost	The roost will be destroyed when building one (B1) is demolished as part of the proposed development to make room for additional parking. Any bats present at the time of demolition could be killed or injured.							
Recommendations	<p>A Bat License from Natural England is required to legally permit the 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.</p> <p>Additional survey requirements:</p> <ul style="list-style-type: none">• If the license is not obtained by October 2025 a Material Changes Check will be required.• If the license is not obtained by 1 May 2026 updated dusk surveys will be required.							

	<p>The license can be applied for once planning permission has been granted (where required), and within 3 months of the start of works. Any pre-commencement wildlife related planning conditions that require sign off from the council will need to be discharged prior to license submission.</p> <p>An EPSL application to Natural England will be required to legally permit the proposed works. The EPSL application requires that surveys have been undertaken within the most recent active bat season, and at a suitable time of year to fully characterise the roosts present. Planning permission must have been granted, and all relevant wildlife-related conditions have been discharged prior to submission, where possible to do so.</p> <p>A Material Changes Check will be required within three months of the EPSL submission, if no survey work has been undertaken within that period.</p> <p>The named ecologist on the EPSL will need to have visited the site, so a pre EPSL inspection may also be needed regardless of the passage of time between surveys and EPSL.</p> <p>The EPSL will detail any mitigation and compensation measures that will be required for the proposed development to comply with the standing advice and will be designed to reduce any impacts to an acceptably low level so as to maintain (or enhance) the Favourable Conservation Status (FCS) of the local bat population.</p> <p>The EPSL will include (but are not limited to) the following measures:</p> <ul style="list-style-type: none">• Timing of works to avoid May-September.• The installation of bat boxes or replacement bat roosts prior to works commencing to form a receptor site for any bats found during the works. Boxes may be installed on buildings or trees or can be pole mounted but must be in an undisturbed location and will need to be maintained in this location post-development. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.• The provision of a toolbox talks to contractors, by the Named Ecologist or an Accredited Agent, to inform them of the presence of bat roosts.
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- A pre-commencement inspection of any roost features by the Named Ecologist or an Accredited Agent using a torch and an endoscope (this may be via ladders, scaffolding or a mobile elevated platform).
- The removal of the maintenance unit atop B1 in addition to the wooden boarding along the windows by hand under the supervision of the Named Ecologist or an Accredited Agent.
- Avoiding the use of unnecessary lighting, particularly at night, or implementing a low impact lighting strategy to avoid illumination of retained or newly created roosts or roost features.
- Avoiding excessive noise or vibration disturbance e.g. from power tools or radios, within close proximity of retained or newly created roosts or roost features.
- Like for like roost replacement is required on site
- Post development monitoring will be required in year 2 post development. This will involve a dusk emergence survey to cover all replaced roosts, and inspection of any bat roosts where possible.

The EPSL will only include the bat species, numbers and roost types listed above. If bats are found during periods of adverse weather conditions, these must be left undisturbed until weather conditions become more favourable to move bats to the receptor bat box.

EPSLs do not allow for the disturbance of hibernating bats. Therefore, if any bats are found during the hibernation period or if any unexpected bat species or roost types are identified works must cease and advice must be sought from the Named Ecologist regarding the possible requirement for timing restrictions for works, the completion of further bat surveys or a modification to the EPSL.

Wildlife Sensitive Lighting Strategy

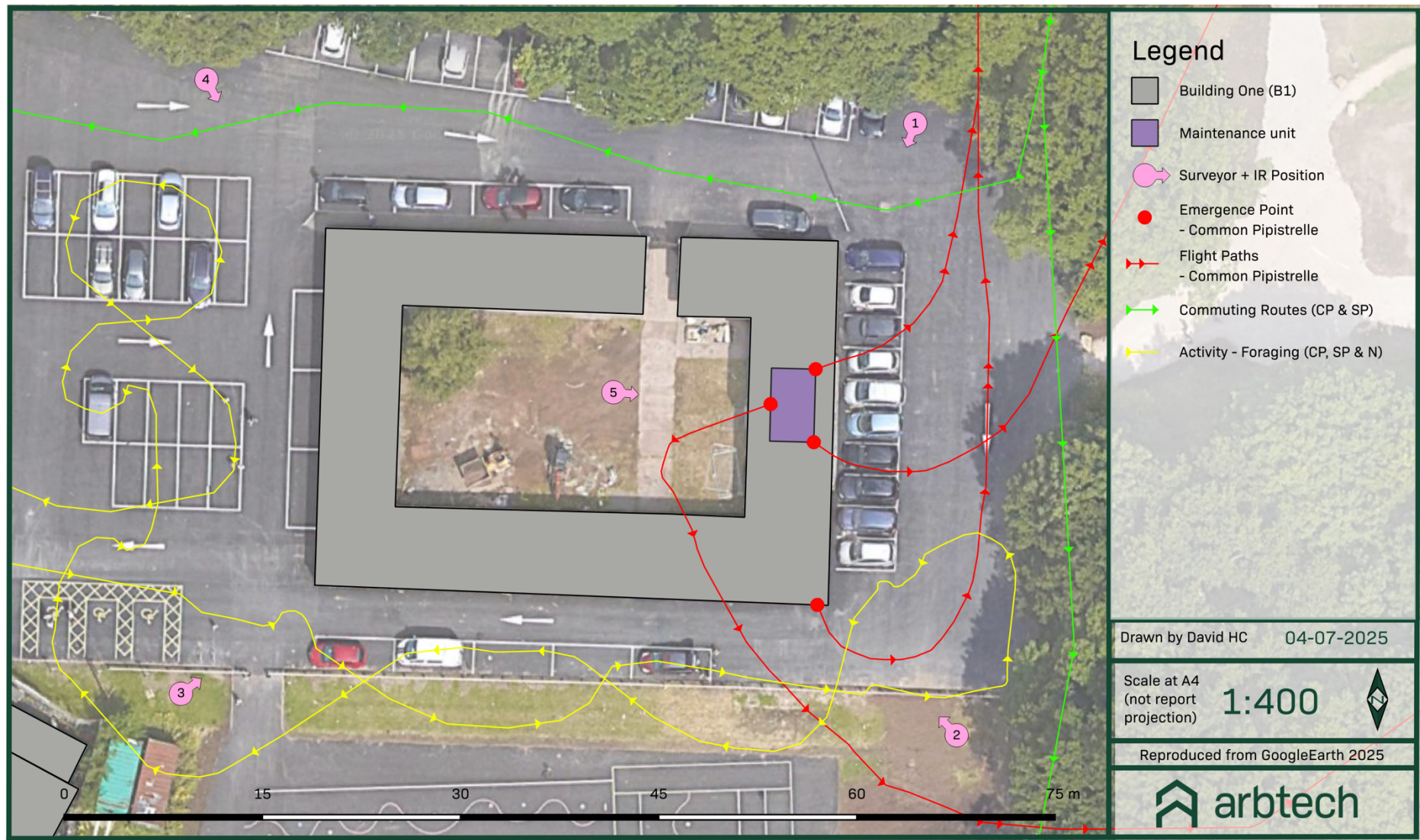
A low impact lighting strategy will be adopted for the site during and post-development, and this should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023).

The following measures could be included:

- Light spill on to the pond or the northern hedge-line should be avoided.
- Use narrow spectrum light sources to lower the range of species affected by lighting.
- Use light sources that emit minimal ultra-violet light.

	<ul style="list-style-type: none">• Avoid white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required in order to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin.• Not use bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal.
<i>Enhancements</i>	Integrated bat boxes x2 will be installed in the new building scheduled to be created. These will be placed high up at eaves level, face south/southwest if possible, and be unlit by artificial light.

Appendix 1: BERS plan



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Version control			
Status	Issue	Name	Date
Draft	0.1	David Hill-Chambers MSc, BSc (Hons) – Graduate Ecologist	04/07/2025
Proof	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	10/07/2025
Draft	0.3	David Hill-Chambers MSc, BSc (Hons) – Graduate Ecologist	11/07/2025
Proof	0.4	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	15/07/2025
Final	1.0	David Hill-Chambers MSc, BSc (Hons) – Graduate Ecologist	15/07/2025