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Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Industrial Complex, Sharston Road, Sharston Industrial Estate, Manchester M22 4RA

Client:

Kier

Report date:

11/06/2025

Project:

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

“The demolition of the on-site building complex and erection of a new building complex.”

This report is supplementary to the Preliminary Roost Assessment 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 Preliminary Roost Assessment 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 applications.

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Background

PRA – A Preliminary Roost Assessment was conducted by Arbtech Consulting Ltd, January 2025, whereby all building sections were subject to internal and external survey. A range of potential roosting features (PRFs) were recorded across the building complex. The building complex as a whole was assessed as offering Moderate value for roosting bats.
Number of buildings on site – 1 building complex
Number of buildings surveyed – 1 building complex

The full building complex will be subject to demolition as part of the proposals.

Proposed development

Current use of building – Commercial – Disused
Proposed use of building – N/A – Full demolition.
Structural changes to building – Full demolition
Type of permission required – Full planning permission.

The site surveys were designed and managed by Leo Plevin BSc (Hons), MSc MCIEEM Principal Ecologist (L2 Bat Licenced)

See surveyor locations in the BERS plans in Appendix 1, the site was surveyed by 14 surveyors plus an unmanned IR on Visit 1 and 13 surveyors plus an unmanned IR on Visit 2. The decrease in surveyor number was to avoid doubling up on roof elevations with limited PRFs.

Limitations	Security lighting is present across all building elevations which may limited visibility for surveyors and IR cameras, however all building elevations and associated PRFs were visible and all aspects of the site accessible for survey, this limitation is not considered significant. Rear roof sections of the building complex making up the centre of the site were not visible from ground level. This limitation was not considered significant due to a lack of PRFs observed in these areas during the PRA. Surveyor 13 was positioned to recorded any activity from these areas during Visit 1. Additionally the position of Surveyor 13 was moved for Visit 2 to view the rear sections of all buildings from a flat roof section of rooftop on Visit 2. Surveyors were positioned on all external aspects of the building complex, and should any activity have come from the central portion of the site of either survey, this would have been recorded.

Field Survey

Dusk Emergence Survey 1

Surveyor and position	**Surveyor Position**	**Name**	**BERS Experience / Bat Licence**	**BCT Competency**	**Elevation**
	1	Mel Reid	8 years – L2 Bat Licence	Level 3	South
	2	James Prendergast	5 years	Level 2	South-west
	3	Julie Robinson	1 year	Level 2	South-west
	4	Matthew Harper	2 years	Level 2	West
	5	Liam James	3 years	Level 2	West
	6	Oliver Dodd	4 years	Level 2	West
	7	Grace McCulloch	1 year	Level 2	North-west / North
	8	Hannah Taylor	4 years	Level 2	North-east / North
	9	Nadia Patel	2 years	Level 2	South-east
	10	Astrid Jordan	2 years	Level 2	South-east
	11	Paige Robertson	1 year	Level 2	South-east
	12	Amal Waheed	1 year	Level 2	South-east
	13	Jade McClaughlin	1 year	Level 1	South-east
	14	Leo Plevin	9 years – L2 bat Licence	Level 3	North-west / Central

	15	Unmanned IR		N/A	West

Weather (start/end)	Temperature (°C):	18.5	Temperature (°C):	15
	Relative humidity (%):	50	Relative humidity (%):	55
	Cloud cover (%):	40	Cloud cover (%):	90
	Wind (Beaufort):	2	Wind (Beaufort):	2
	Rain:	None	Rain:	None

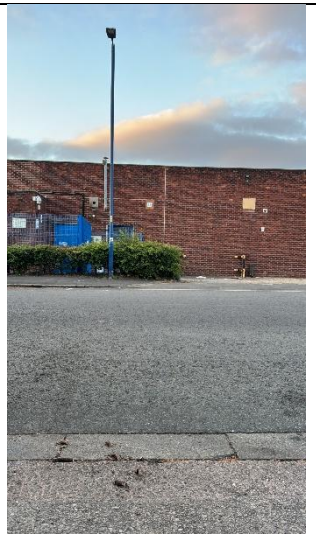
Equipment used	**Equipment**	**Make**	**Model**	**Count**
	NVAs	Nightfox	Whisker	15
	Additional Illumination	Nightfox	XB5 PRO	13
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	15
		Magenta Electronics	Magenta Bat4	5
	Two Way Radio	Mixed	Mxed	15

Results

Date of survey	**Sunset; Start - End**
15/05/2025	Sunset 21:02; 20:47 – 22:32

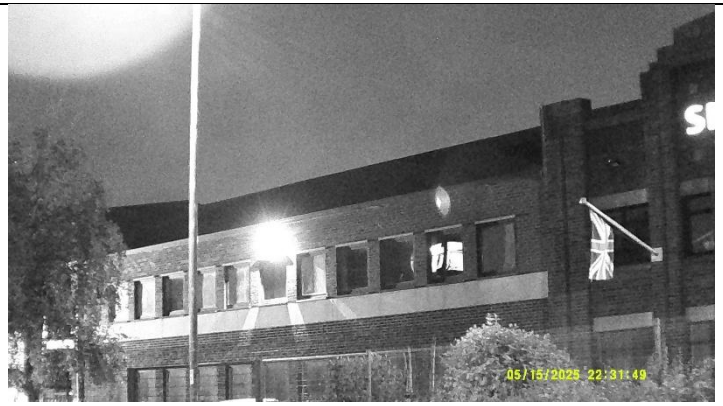
Roost reference	**Species and numbers**	**Roost type**	**Structure reference**	**Roost location**	**Access point**	**Dimensions (for lofts/ internal voids)**
N/A	N/A	N/A	N/A	N/A	N/A	N/A

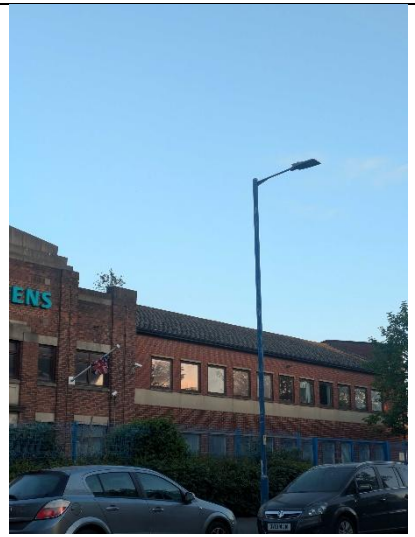
Surveyor observations		
Surveyor 1	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 1 *Nightfox Whisker + IR Torch*	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 2	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 2	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 3	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 3	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 4	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 4	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 5	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 5	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 6	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 6	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 7	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 7	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 8	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 8	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 9	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 9	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 10	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 10	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 11	**Emergences observed - None** Summary of general activity: 1 common pipistrelle heard and not seen at 22:12	
IR position 11	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 12	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 12	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 13	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
IR position 13	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 14	**Emergences observed - None** Summary of general activity: No bat activity observed or recorded	
Unmanned IR position 15	Camera position: observing western elevation Emergences observed: N No activity observed	

Dusk Emergence Survey 2					
Building Complex					
Building inspection prior to survey	No internal PRFs were observed during the PRA surveys, however an updated internal inspection of the building was conducted immediately prior to Visit 2. Following the internal inspection, access was available to an additional area of the site, which provided a view of all roof elevations within the central portion of the site (Position 13). The building complex was considered to have not materially changed since the PRA was undertaken. No evidence of bats, access points or suitability for bats internally was observed.				
Surveyor and position	**Surveyor Position**	**Name**	**BERS Experience / Bat Licence**	**BCT Competency**	**Elevation**
	1	Simon Elbrow	2 year	Level 2	South
	2	James Prendergast	5 years	Level 2	South-west
	3	Chloe Quinn	1 year	Level 2	South-west
	4	Katie Prior	2 years	Level 2	West
	5	Margaret Warren	3 years	Level 2	West
	6	Ben Whyman	4 years	Level 2	West
	7	Nadia Patel	1 year	Level 2	North-west / North
	8	Liv Stubbington	4 years	Level 2	North-east / North
	9	Not required – P8 covering elevation			
	10	Astrid Jordan	2 years	Level 2	South-east
	11	Paige Robertson	1 year	Level 2	South-east
	12	Amal Waheed	1 year	Level 2	South-east
	13	Jade McClaughlin	1 year	Level 1	South-east
	14	Leo Plevin	9 years – L2 bat Licence	Level 3	North-west / Central
	15	Unmanned IR	N/A	N/A	West
Weather (start/end)	Temperature (°C): 12 Relative humidity (%): 55 Cloud cover (%): 100 Wind (Beaufort): 2		Temperature (°C): 11 Relative humidity (%): 70 Cloud cover (%): 100 Wind (Beaufort): 2		

	Rain: None – Showers prior to start	Rain: None

Equipment used	**Equipment**	**Make**	**Model**	**Count**
	NVAs	Nightfox	Whisker	14
	Additional Illumination	Nightfox	XB5 PRO	10
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	14
		Magenta Electronics	Magenta Bat4	5
	Two Way Radio	Mixed	Mixed	14

Results

Date of survey	**Sunset; Start - End**
05/06/2025	Sunset 21:31; 20:16 – 23:01

Roost reference	**Species and numbers**	**Roost reference**	**Species and numbers**	**Roost reference**	**Species and numbers**	**Roost reference**
N/A	N/A	N/A	N/A	N/A	N/A	N/A

Surveyor observations

Surveyor 1	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	

IR position 1 *Nightfox Whisker + IR Torch*	Camera position: observing southern elevation Emergences observed: N No activity observed	
Surveyor 2	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	

IR position 2	Camera position: observing southern elevation Emergences observed: N No activity observed	
Surveyor 3	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	

IR position 3	Camera position: observing southern elevation Emergences observed: N No activity observed	
Surveyor 4	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	

IR position 4	Camera position: observing southern elevation Emergences observed: N No activity observed	
Surveyor 5	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	
IR position 5	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 6	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	
IR position 6	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 7	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	
IR position 7	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 8	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	
IR position 8	Camera position: observing southern elevation Emergences observed: N No activity observed	
Surveyor 9	Not required on V2 – P8 covering aspect	N/A
IR position 9	Not required on V2 – P8 covering aspect	N/A

Surveyor 10	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	
IR position 10	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 11	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	
IR position 11	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 12	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	
IR position 12	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 13	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	
IR position 13	Camera position: observing southern elevation Emergences observed: N No activity observed	

Surveyor 14	**Emergences observed - None** Summary of general activity: Noctule fly over at 21:31 and 21:34 heard and not seen.	
IR position 14	Camera position: observing western elevation Emergences observed: N No activity observed	

IR position 15	Camera position: observing western elevation Emergences observed: N No activity observed	 

Conclusions, Impacts and Recommendations	
Survey Results Summary	**No emergences or re-entries of bats from or into the building were observed during the surveys or recordings.** General bat activity on site:

	Bat activity on site was limited to a single common pipistrelle pass on visit 1 and noctule commuting passes on visit 2. The site offers limited suitable habitat for foraging and commuting bats and the level of lighting across the site, is likely to discourage roosting, foraging and commuting. Hibernation suitability - Negligible – no suitable habitat at all – no further surveys required
Impact Assessment	No impacts foreseen to roosting, foraging or commuting bats. Only limited activity from common and widespread species were identified on site, therefore no impacts at population level are anticipated. Works at the site are unlikely to increase lighting across the site above current levels.
Recommendations	Works can proceed without the need for any further requirements. In the unlikely even bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice.
Enhancements	The installation of two integrated bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the fabric of the new building proposed Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction, with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows. Suitable boxes include but are not limited to Vivaro Pro Built-in Woodstone Bat Box. Additional planting of native species trees, scrub and wildflowers across the site in areas away from artificial light, would likely increase the suitability of the site for roosting bats.

Appendix 1: BERS Plan Visit 1



Appendix 1a: BERS Plan Visit 2



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Version control			
Status	**Issue**	**Name**	**Date**
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