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Dusk Survey Results

June 2025

Project Reference: PR-0370-24

Woodville Sure Start and Children's Centre
Shirley Road
Cheetham
Manchester
M8 0NE

National Grid Reference: SD 8435 0145



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Tyrer Ecological Consultants Ltd will however consider forwarding data that is collected as part of its reports to the relevant wildlife records centre.

Executive Summary

As part of an approved planning application at Woodville Sure Start and Children's Centre (termed as 'the site'), Tyrer Ecological Consultants carried out an Inspection and Assessment in relation to Bats & Breeding Birds in October 2024

Following the inspection with included Preliminary Roost Assessment (PRA), Tyrer Ecological Consultants Ltd determined that Potential Roost Features located on the building would not be affected by the proposed works. However, the approved planning application with Manchester City Council attached conditions requiring dusk emergence surveys if works are to be undertaken outside of the bat hibernation period and extend into the months of April – October. Tyrer Ecological Consultants Ltd were therefore recommissioned to undertake the recommended further bat surveys; the surveys, totalling two dusk emergence surveys, were carried out in May & June 2025, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

Bats

From the dusk survey results, it can be concluded that whilst using best practice survey methodology, emergence of bats was absent at the Woodville Sure Start and Children's Centre, with activity limited to occasional and sporadic foraging and commuting by up to two common pipistrelle bats at a time over the building and along the treelines.

There are no further recommendations in relation to bats for Woodville Sure Start and Children's Centre.

Incidental Observations

One INNS listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), Japanese Knotweed, was incidentally recorded within the application site boundary.

*Recommendations in relation to eradication of these species have been provided in **Section 5.7** of this report.*

Survey Validity

Bat emergence/re-entry surveys are typically **valid for a period of 12 – 18 months**; Ideally, the survey data should be from the most recent optimal survey season before a planning or licence application is submitted, however this is at the discretion of the Local Planning Authority and/or Natural England. Should your planning application not achieve consent, or a licence application (where required) not be applied for within this time period, updated surveys may be required.

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1.0 Background & Introduction

1.1 As part of a granted planning application with Manchester City Council (Ref: 141742/VO/2024[1]) at Woodville Sure Start and Children's Centre (termed 'the site'), Tyrer Ecological Consultants carried out an Inspection & Assessment in relation to Bats & Breeding Birds in October 2024.

1.2 The survey was commissioned by Drees & Sommer; proposals are understood to involve the decarbonisation of the site through the incorporation of an Air Source Heat Pump (ASHP), which is understood to be placed on an existing landscaped area, and the installation of a PV solar panel on a pitched section of the roof. See **Figure 1.1** for the proposed PV solar panel layout.

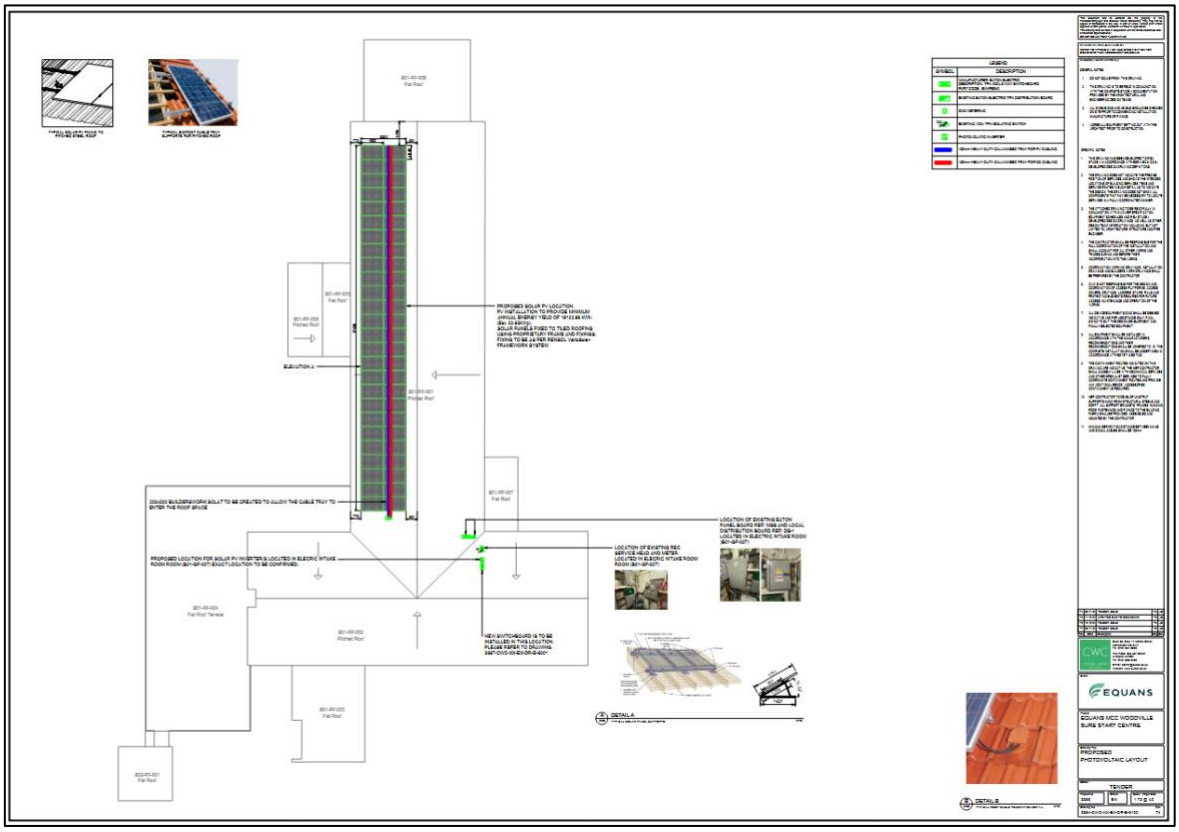


Figure 1.1 – *Proposed PV solar panel layout © Crookes Walker Consulting*

1.3 Included within the Inspection & Assessment in relation to Bats & Breeding Birds was a Preliminary Roost Assessment (PRA) of any built structures and trees on site in relation to bats. Based on the findings of the PRA, Woodville Sure Start and Children's Centre was duly categorised as pertaining to '**Moderate**' bat roost suitability, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023) (see **Figure 1.2** below for a BCT guidance extract).

[1] See: https://pa.manchester.gov.uk/online-applications/applicationDetails.do?keyVal=SOFTT0BCIHN00&activeTab=summary

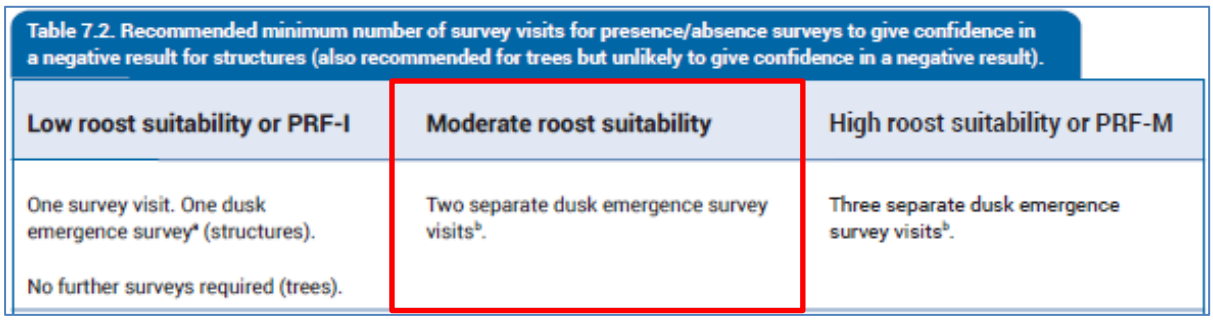


Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey[a] (structures). No further surveys required (trees).	Two separate dusk emergence survey visits[b].	Three separate dusk emergence survey visits[b].

Figure 1.2 – *BCT extract on 'Moderate' suitability survey implications*

1.4 Following the inspection with included Preliminary Roost Assessment (PRA), Tyrer Ecological Consultants Ltd determined that Potential Roost Features located on the building would not be affected by the proposed works, and thus that the works could proceed without the two dusk emergence surveys that would normally be required. However, the decision notice of the approved planning application with Manchester City Council included the following as a condition:

"If works are to be undertaken outside of bat hibernation period and extend into the months of April-October, two nocturnal surveys shall be submitted to and approved by the local planning authority prior to the commencement of works."

1.5 As the proposed works were not possible within the aforementioned hibernation period, Tyrer Ecological Consultants Ltd were therefore recommissioned to undertake the recommended further bat surveys; the two dusk emergence surveys were carried out in May & June 2025, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

1.6 The surveys aimed to identify the presence or reasonably conclude the absence of bats within the buildings. The results, conclusions and recommendations following the survey, including any indicative mitigation to inform an application to Natural England for a European Protected Species Mitigation Licence (EPSML), where necessary, will be supplied within this report.

1.7 This report should be read, understood and presented to the local authority as an additional document to **Appendix I** (see Contents page).

2.0 Bats – Legislation & Policy

2.1 All British bats and their **roosts are afforded full protection under the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations (2019) (EU Exit). When dealing with cases where an EPS (all UK bats) may be affected, a planning authority is a competent authority within the meaning of Regulation 7 of the Regulations, and therefore has a statutory duty, as the local authority, to have due regard to the provisions of the Regulations in the exercise of its functions.

2.2 Uses of Buildings by Bats

a) Summer breeding roost, and day/occasional roost (May – August)
b) Hibernation roost (October – March)
c) Transitional or temporary roost (other months)

2.3 Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance; climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

*** The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to "a breeding site or resting place of such an animal" and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.*

2.4 Up to ten bat species have been regularly recorded within Greater Manchester to date, many of which use built structures, notably occupied residential buildings, for roosting. The most frequently encountered bat species is the common pipistrelle (*Pipistrellus pipistrellus*) and its abundant status in Greater Manchester is reflected throughout the UK.

Policy

2.5 Guidance for Local Authorities: Extract from Office of the Deputy Prime Minister – Circular 06/2005:

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision".

2.6 Paragraph 193 of the National Policy Planning Framework (as revised in December 2024) states:

"When determining planning applications, local planning authorities should apply the following principles:
a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons[2] and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."

2.7 The Manchester City Council Core Strategy Development Plan Document, which was adopted in 2012, echoes this national focus on biodiversity in Policy EN 15, titled 'Biodiversity and Geological Conservation', stating:

"The Council will seek to maintain or enhance sites of biodiversity and geological value throughout the City. Particular consideration will be given to:

- *protected and priority species, as listed in the Manchester Biodiversity Strategy and included in the Greater Manchester Biodiversity Action Plan (GM BAP)*

Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate

Any adverse impacts on biodiversity will need to be justified against the wider benefits of the proposal, assessed against other LDF policies. Where adverse impacts are unavoidable, developers will be required to provide appropriate mitigation and/or compensation."

[2] For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

3.0 Survey Methods

3.1 Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023) edition states:

"*The guidelines do not aim to either override or replace knowledge and experience. It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of surveys carried out or using alternative methods) are often appropriate The guidance should be interpreted and adapted on a case-by-case basis according to site-specific factors and the professional judgement of an experienced ecologist. Where examples are used in the guidelines, they are descriptive rather than prescriptive."*

3.2 Relative to the above the survey protocol has been determined using the collective and long-standing experience of Tyrer Ecological Consultants Ltd and knowledge of the specific nature of the site.

Survey Protocol

3.3 The timing of the surveys took place in May & June 2025, thus within the time period when bats are within their active and breeding season, when bats are within a highly active and social stage, maternity colonies of pregnant females have formed at established breeding sites, and when certain species are starting to give birth to pups.

3.4 In accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023), it is specified that:

"*The bat active period is generally considered to be between April and October inclusive*", though the period of **May – August** is the optimal most productive period that Natural England accept bat surveys and grant EPSMLs in relation to bats.

3.5 Typically only surveys within this period are accepted by licensing authorities, as the results of these surveys are used to inform an EPS licence application or a non-licensable Precautionary Working Method Statement (PWMS).

3.6 Where bats are roosting, they are likely to be detected by the ecologists who are trained in the use of bat detector hardware and call analysis software, and specifically how to detect bats and to correctly identify / disseminate bat calls.

3.7 When considering survey protocol, the decisions about whether dusk or dawn surveys are selected are based on the extensive experience of Tyrer Ecological Consultants Ltd, the nature of the building and species that can be anticipated as being present either at the property or in the locality as well as any visual limitations at the survey site.

3.8 Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023), it is specified that:

"Roost re-entry visits prior to dawn are no longer routinely recommended for presence/absence surveys due to the risk of bats returning early and being missed … As return times appear to be far more variable (Andrews & Pearson, 2022)."

3.9 In this case, the bat roost potential that exists at Woodville Sure Start and Children's Centre presents no problems for dusk observations; if a building is complex, or observations were restricted, or species that are difficult to detect at dusk are suspected then dawn surveys would be conducted where appropriate. At the site there are no visual constraints and to date there is no evidence to suggest the presence of such species.

3.10 Survey protocol should not be determined by parties who are 1) not familiar with the site 2) do not have a sufficient level or experience in relation to the undertaking of dusk / dawn bat surveys.

3.11 The number of surveys and surveyors was adequate relative to the roost potential that was identified on attendance of the site, i.e. **'Moderate'**, and requiring five and four surveyors across two surveys to accurately monitor potential roost features (PRFs) across the structure. Surveyor credentials are provided in **Table 3.1** below:

Table 3.1 – Surveyor credentials

Surveyor(s)	Experience	Surveyor Credentials
Mr. H. Mulligan Qualifying CIEEM	3 years	• Consultant Ecologist and BNG Lead with a range of training and experience, • MBiolSci in Biological Sciences (Zoology), • Accredited agent on the Natural England Class 2 Bat License (CLS-14227) of Mrs. K. Wilding.
Miss T. Hesketh	5 years	• Experienced Seasonal Ecologist with a range of training and experience, • BSc (Hons.) Biology and MSc Conservation Management (a CIEEM accredited course), • Holder of a Natural England Bat Level 2 Survey Class Licence (2025-13054-CL18-BAT)
Dr. R. King MCIEEM	15+ years	• Highly experienced seasonal consultant with extensive experience of undertaking professional bat surveys.
Mr. M. Smith	7 years	• An experienced seasonal consultant with extensive experience of undertaking professional bat surveys.
Mr. G. Windle Student CIEEM	1 year	• A seasonal consultant with experience of undertaking professional bat surveys, • BSc (Hons) in Ecology and Wildlife Conservation and studying for MSc in Conservation Management (a CIEEM accredited course).
Mr. N. McMahon	1 year	• A seasonal consultant with experience of undertaking professional bat surveys.
Mr. J. Russell	1 year	• A seasonal consultant with experience of undertaking professional bat surveys.

3.12 Surveyors were strategically positioned so that all elevations with bat roost potential could be observed without limitation. The surveyors were aided by full spectrum electronic bat detectors including the Anabat Scout, Elekon Batlogger M & M2, Echometer EM2 Pro, Peersonic RPA3, or equivalent detectors which enable the locating and recording of the high frequency calls that are emitted by bats; echolocation calls were analysed the next day using, Anabat Insight, Kaleidoscope, BatExplorer, Sonobat or equivalent computer software to verify field observations.

3.13 Elevations were also surveyed via the use of a Night Vision Aid (NVA) Camera (Panasonic HC-VXF990, Canon XA35 or Canon XA70) or Nightfox Whisker Night Vision Binoculars with additional illumination provided by infra-red (IR) lighting (for example Nightfox Arc, Nightfox XB5, or additional IR floodlights) where deemed necessary by the attending ecologist(s) –

recordings would be subject to review the following day to identify emergences / flight lines and species / abundance.

Survey Limitations

3.14 Following the completion of the further surveys, having carefully considered the results and conclusions derived from all surveys to date, no significant constraints were experienced that might hinder the gathering of ecological data on which to base sound conclusions and recommendations.

4.0 Results

4.1 Two dusk emergence surveys were undertaken at the site, during May & June 2025 by five and four surveyors across the two surveys. **Table 4.1** shows survey timings and weather conditions, whilst **Tables 4.2** alongside **Figures 4.1 – 4.2** document the results of the dusk surveys.

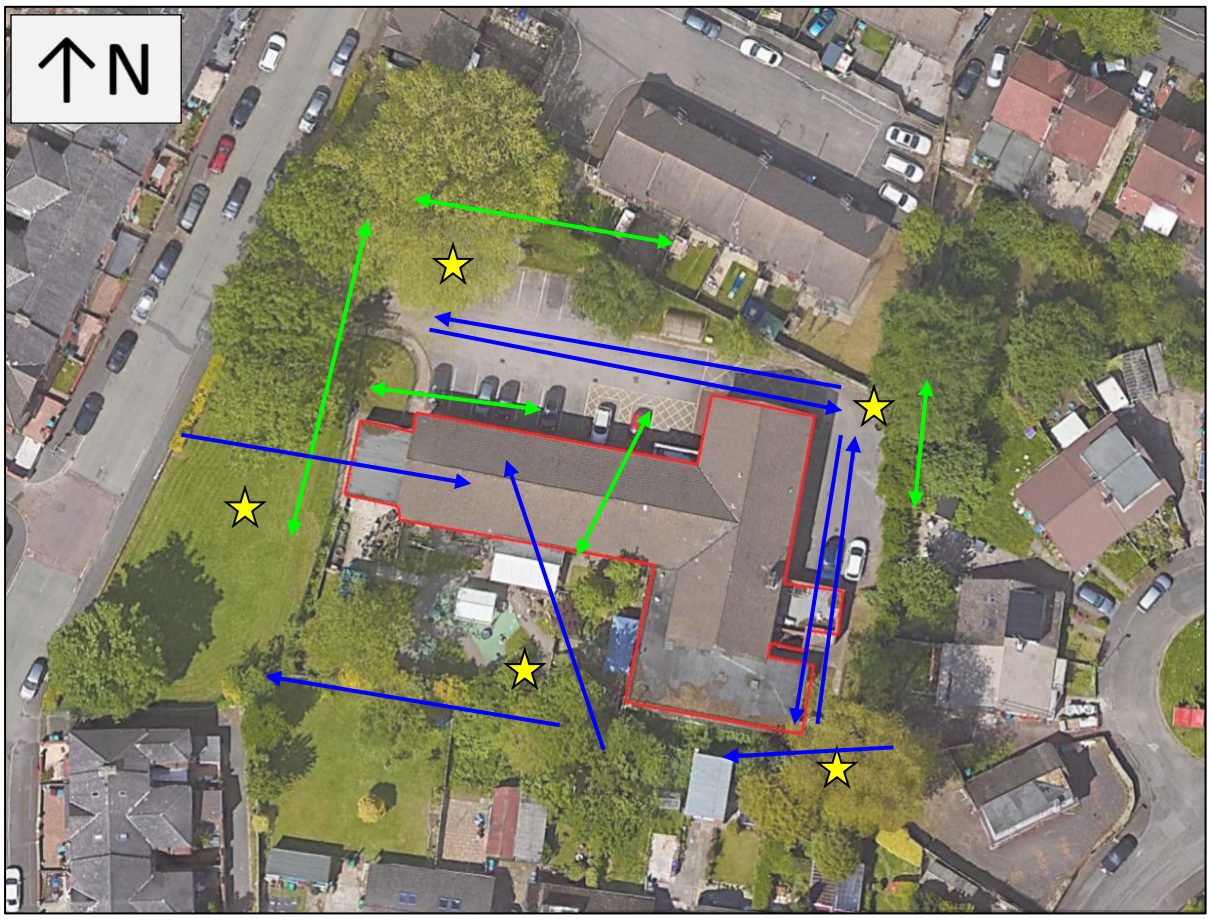
Table 4.1 – Survey date, times and weather conditions

Times of Survey	Date	Weather Conditions
Dusk survey 1 2053 – 2243	21/05/2025	**Sunset: 2113:** Dry, Calm (0/12 Beaufort), <5% cloud cover Start temp: 15ºC End temp: 12ºC
Dusk survey 2 2118 – 2308	12/06/2025	**Sunset: 2138:** Clear, Light breeze (2/12 Beaufort), 40% cloud cover Start temp: 19ºC End temp: 17ºC

Table 4.2 – Dusk survey results

Survey Dates	Time	Activity
21/05/2025	2053 – 2243	**No emergence of any bat species from the target building during the survey.** 2134 hrs: One CP foraged along the treeline to the east of the building. 2137 – 2142 hrs: A common pipistrelle (CP) commuted from the treeline south of the building toward the north-west; two CP foraged at a high elevation on the north side of the building. 2138 – 2158 hrs: One CP foraged occasionally over the building and around the trees on the western side of the building. 2142 – 2216 hrs: One CP foraged occasionally from the road heading east, around the north-east corner of the building heading south and back again. 2146 & 2200 hrs: One CP was recorded flying around the south-eastern corner of the building. 2158 – 2204 hrs: Two CP foraged frequently over the building; one CP commuted south toward the treeline. 2209 hrs: One CP commuted west along the treeline. 2216: One CP foraged on the western side of the building. 2220 hrs: One CP commuted along the southern aspect of the building heading west; one CP commuted from the west to the east over the building.

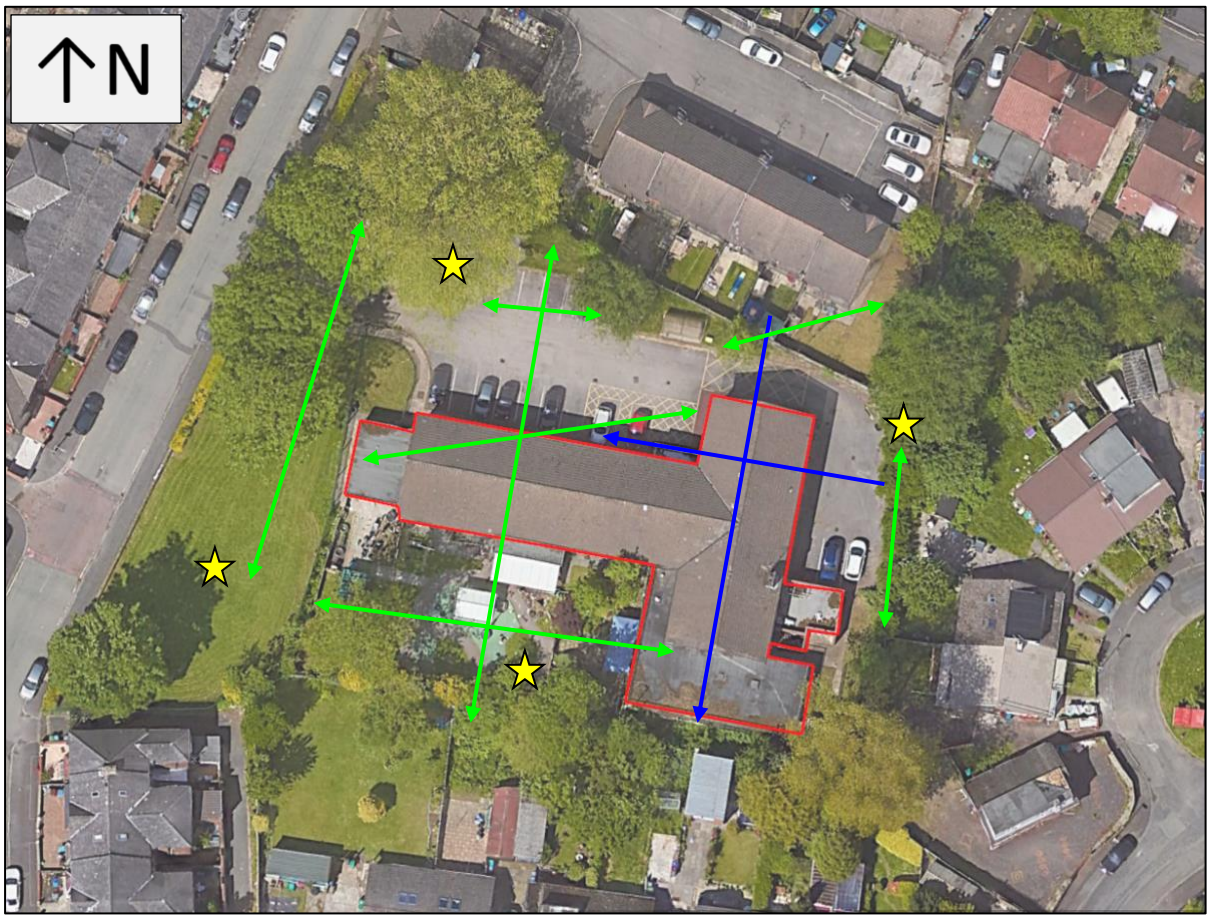
Survey Dates	Time	Activity
		General activity comprised of occasional commuting and foraging by up to two common pipistrelles over the building and along the treelines.
12/06/2025	2118 – 2308	**No emergence of any bat species from the target building during the survey.** 2149 hrs: One common pipistrelle (CP) commuted onto the site from the north over the building. 2149 – 2210 hrs: Two CP foraged frequently, flying high above the building and around the trees to the north-west. 2150 hrs: One CP commuted from the north to the south over the site, foraging briefly; one CP commuted from the east to the west of the site along the northern aspect of the building. 2159 hrs: One CP foraged along the treeline to the east of the building. 2202 hrs: One CP foraged from the north to the south over the building and back again. 2209 hrs: One CP foraged from the west to the north-east over the building; two CP foraged over the car park to the north of the building. 2219 hrs: One CP foraged to the west of the building around the trees. 2221 hrs: One CP foraged from the west along the southern aspect of the building and back again; one CP commuted along the treeline from west to east. General activity comprised of sporadic commuting and foraging by up to two common pipistrelle over the building and along the treelines.



Dusk Survey 1 – 21/05/2025

Key			
	Surveyed structure		Foraging activity
	Surveyor positions		Commuting activity
N	Directional compass		

Figure 4.1 – *Visual Aid – Dusk survey results with Key*



Dusk Survey 2 – 12/06/2025

Key			
	Surveyed structure		Foraging activity
	Surveyor positions		Commuting activity
N	Directional compass		

Figure 4.2 – *Visual Aid – Dusk survey results with Key*

Incidental Observations

4.2 During the dusk surveys, one Invasive Non-Native Species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) was identified within the application site boundary, Japanese Knotweed (*Reynoutria japonica*) in several areas along the southern boundary of the site (see **Figures 4.3 – 4.4**), a species that was not observed during the initial Inspection & Assessment in Relation to Bats & Breeding Birds.



Figure 4.3 – *Japanese knotweed identified in the south-east corner of the application site.*



Figure 4.4 – *Approximate locations of Japanese knotweed identified in application site (Adapted from © Google Earth Pro 2025)*

5.0 Conclusions & Recommendations

5.1 From the dusk survey results, it can be concluded that whilst using best practice survey methodology, emergence of bats was absent at the Woodville Sure Start and Children's Centre, with activity limited to occasional and sporadic foraging and commuting by up to two common pipistrelle bats at a time over the building and along the treelines.

5.2 As bats are a highly transient species group and can use buildings that offer potential roost features at any time of the year, it should be stated that if bats, or evidence of bats (see **Figure 5.1**), is found at any stage during the works then as a legal requirement the work at the site should immediately cease and a bat ecologist be contacted for further advice.



Figure 5.1 – *Bat droppings (left) and pipistrelle bat (right)*

5.3 If bat(s) or their roost will be affected then a Natural England Mitigation licence will be required to legally continue with the work. Notwithstanding the granting of a licence, works that would affect a roost cannot take place if a maternity colony is in occupation.

5.4 Notwithstanding the absence of roost behaviour observed, the proposed development scheme might consider enhancement for bats as part of its biodiversity net-gain goals, in accordance with local and national planning policy.

5.5 See Figures overleaf for indicative ideas which could be integrated during the proposed new development however, a bespoke enhancement plan can be provided by Tyrer Ecological Consultants at the clients request whereby types of provision and locations can be annotated on site plans / elevation drawings.

<u>Incidental Observations</u>

5.6 During the dusk surveys, one INNS, Japanese Knotweed, was identified within the application site boundary. Whilst it is not illegal to host such species within an ownership boundary, it is illegal to spread or allow the spread of them outside of the boundary, and authorities may require eradication or management of these INNS regardless.

5.7 It is therefore recommended that eradication of these INNS by a suitably experienced and qualified invasive species contractor be undertaken prior to commencement of works at or in proximity to that area of the site.

Enhancing a development site for Bats

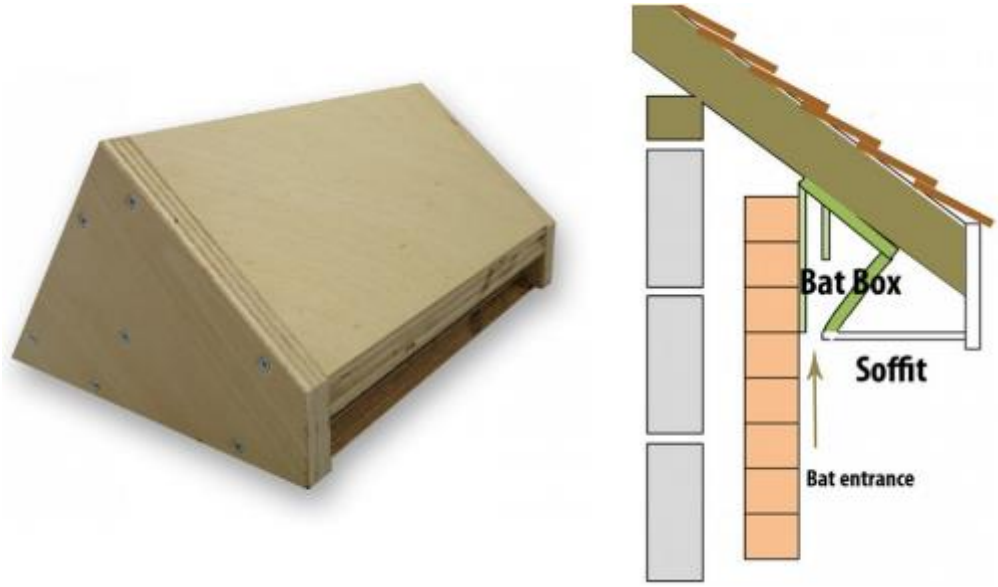
Integrated bat box

The Habibat Bat Box is a solid box made of insulating concrete with internal roosting space. The box blends seamlessly into brick-built properties and may be incorporated into the fabric of buildings, being best placed on gable elevations.



Soffit access

Where soffits are instated at gable elevations, roost provision may be instated in the form of a soffit bat box with internal roosting space.



Externally fitted boxes

A large number of externally fitted box models for bats exist for buildings and trees. Suitable models for both buildings and trees may include the Eco Kent Bat Box.

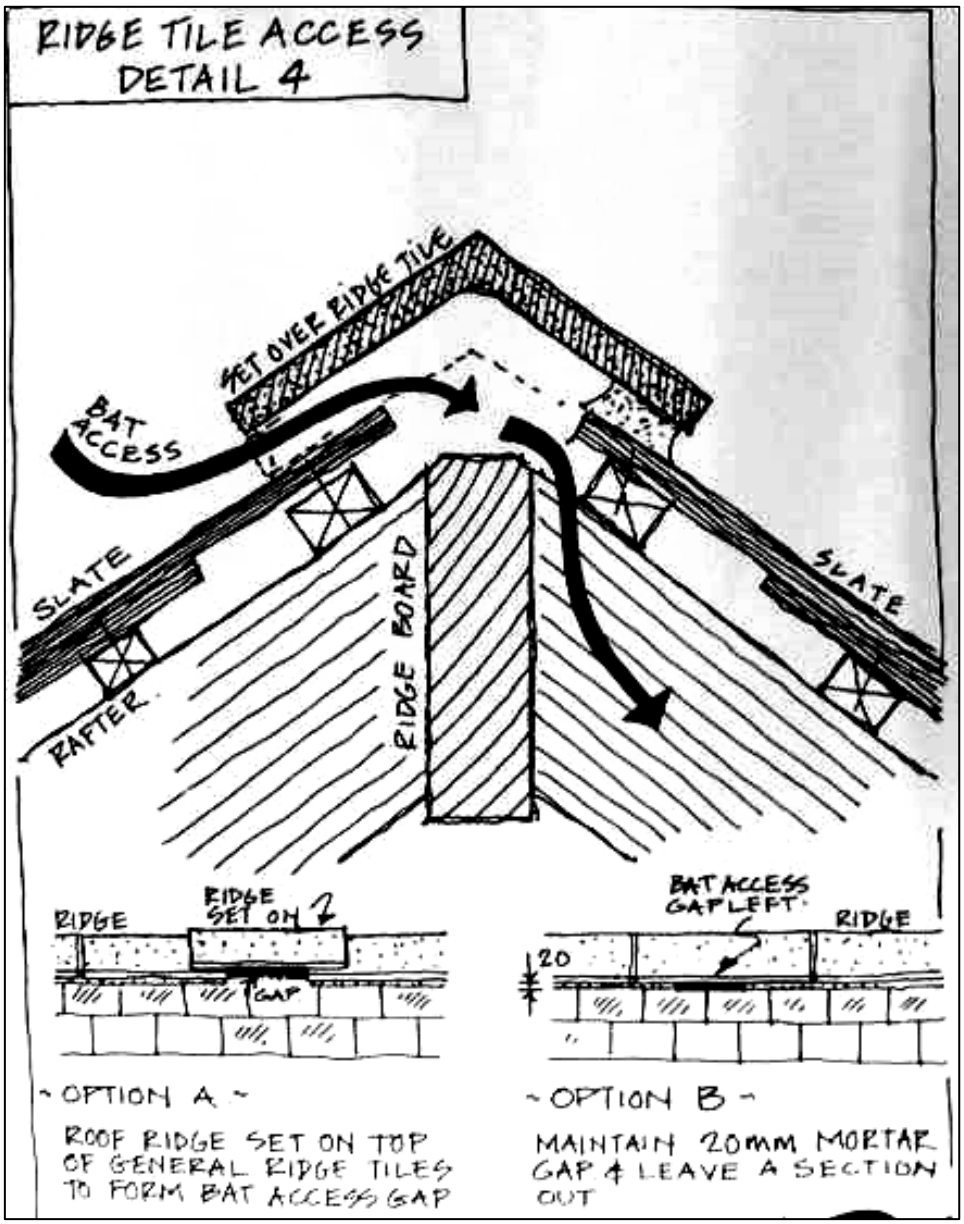


Ridge access

Where appropriated, ridge tile access should be made with the incorporation of traditional Bitumen 1F underfelt immediately beneath ridge tiles. Breathable BRM membrane can cause significant problems where bats are in contact with it, whereby their fine claws become entangled within the fibres of the membrane, entrapping and killing bats.

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RIDGE TILE ACCESS DETAIL 4
SET OVER RIDGE TILE
BAT ACCESS
SLATE
RAFTER
RIDGE BOARD
SLATE
RIDGE
RIDGE SET ON
GAP
BAT ACCESS GAP LEFT
RIDGE
20
- OPTION A -
ROOF RIDGE SET ON TOP OF GENERAL RIDGE TILES TO FORM BAT ACCESS GAP
- OPTION B -
MAINTAIN 20MM MORTAR GAP & LEAVE A SECTION OUT

6.0 References

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Appendix I: *PR-0370-24 Woodville Sure Start and Children's Centre – Inspection & Assessment in relation to Bats & Breeding Birds* (Tyrer Ecological Consultants Ltd, November 2024)