

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

306a Yew Tree Road, Manchester, Greater Manchester, M20 3FR

Client:

Corstorphine and Wright

Report date:

16th July 2025

Project:

This report is prepared to inform a planning application for the proposal described as:

“The construction of a new modular-built youth and community centre with associated parking and landscaping”

This report is supplementary to the Preliminary Roost Assessment report completed by Ascerta (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 (2024) 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 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 – Ascerta (October 2024). B1-B3 were surveyed. B1 and B2 were concluded to have low bat roosting potential, and B3, negligible roosting potential. No bat evidence was found during the survey, however, access to carry out an internal inspection was not available. Number of buildings on site – 3 buildings. Number of buildings surveyed – 3 buildings.	
Proposed development Current use of building – No current use. Proposed use of building – Change of use to a youth and community centre. Structural changes to building – B1 will be demolished and B2 removed from the site to facilitate the development. Type of permission required – Full planning permission	
The site surveys were designed and managed by Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	
See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2	
<i>Limitations</i>	Although there was a restricted view of the east gable end and the south-facing elevation of Building 1 (B1), appropriate steps were taken to ensure comprehensive survey coverage and that no potential bat emergence points were overlooked.

	To address the limited visibility, an IR camera (Position 4) accompanied by a magenta bat detector was strategically placed on the west-facing flat roof of B1, providing clear coverage of the south elevation. Surveyor 4 was positioned at ground level with a view of the west gable end and part of the south elevation, allowing real-time observation of any bat activity in those areas. This positioning also enabled any bat movements near the south elevation to be reviewed through the IR footage. In addition, Surveyor 1 was located further back along a public footpath, providing a clear line of sight to the east gable end and part of the south elevation which surveyor 4's IR couldn't cover. This arrangement ensured that all elevations of B1 were adequately covered, either directly by surveyors or through IR camera footage. While some foraging and commuting activity was recorded intermittently during the survey these were consistently identified and confirmed by multiple surveyors as passes rather than emergences from the building. Position 1 was subject to some interference from artificial lighting and passing cars. However, bat calls were still clearly recorded and activity, was heard and identified throughout the survey period. Similarly, the IR cameras maintained a generally good visual field, with only brief and infrequent instances of glare caused by headlights. These did not obscure identification or activity trends over the survey duration and as such did not compromise the integrity of the bat survey. Surveyors 2 to 6 also communicated through the radio when any bat calls or passes were observed so that these could be double checked by surveyor 1 during IR analysis Position 6 had a more restricted view of B2 due to a large bush, however, surveyor 5 had a good line of view of B2, particularly to where the roosting features were located and as such both surveyors communicated throughout to ensure all bat activity was recorded. An updated internal inspection was carried out prior to the bat emergence survey. Full access into the loft void was not possible due to restricted entry via the loft hatch. However, missing roof panels provided partial visual access into the space. While this meant a thorough search for bat evidence (e.g. droppings) could not be completed, several factors reduce the likelihood of bats using this void. The presence of increased light within the void, due to the missing roof panels, significantly reduces its suitability for void-dwelling bat species, which typically prefer dark, enclosed spaces. As such, it is unlikely that bat droppings from void dwellers would be present in
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	this area. For crevice-dwelling species, any droppings would typically accumulate beneath roof tiles or lining and would not be readily visible during internal inspection. The emergence survey results support this assessment. No bats were recorded emerging from, Building 1 (B1), and all bat activity observed during the survey was consistent with commuting or foraging behaviour across the site. Therefore, it is still deemed adequate to assume that there is no roosting bats within B1.
Field Survey	
Dusk Emergence Survey 1	
Building B1/B2	
<i>Building inspection prior to survey</i>	Carried out by: Katie Whitfield BSc (Hons) MSc Structures inspected: B1 and B2 Bat evidence found: None B1: Humidity – 43.4% Temperature - 12° B2: Humidity – 43% Temperature - 12°
	Photos

	 B1 Loft 1: loft void on the west gable end.	 B1 Loft 1: loft void
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	B1 loft 1: Loft space observed through missing roof panel.	B1 loft 1: Further missing roof pannels leading to boarded loft void.

						
		B2: Open space within B2			B2: Open space within B2	
<i>Surveyor position</i>	<i>and</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
		B1:				
		1 - Lead	Katie Whitfield	3 Years	Level 2	Observing east and south
		2	Katie Prior	2 years	Level 1	Observing north
		3	Felix Roland	1 year	Level 1	Observing north and west
		4	Michael Copestick	1 year	Level 1	Observing west and south
		B2:				
		5	Margaret Warren	2 years	Level 2	Observing north and west
		6	Aron Marshal	1 year	Level 1	Observing north and east

<i>Weather (start/end)</i>	Temperature (°C): 15 Relative humidity (%): 42.7 Cloud cover (%): 30 Wind (m/s): 0.1 Rain: None				Temperature 13 (°C): Relative humidity (%): 50.8 Cloud cover (%): 40 Wind (m/s): 0.1 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		4	
		Magenta Electronics	Magenta Bat4		4	
	Two Way Radio	BAOFENG	FV-88E		4	
Results						
Date of survey				Sunset; Start - End		
14/07/2025				Sunset 21:30; 21:15=		
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 B1:						
<i>Surveyor 1</i>	Summary of general activity: Species – Common pipistrelle, noctule Flight paths – Frequent bat passes within neighbouring gardens heading southwest and northeast. The first activity was a faint noctule call, heard but not seen at 21:55. This was followed by a common pipistrelle passing northeast then southeast within					

	a neighbouring garden at 21:59. From then until 21:54 intermittent common pipistrelle passes were observed in the same direction as describe as well as heading west and east through other neighbouring gardens. Common pipistrelles were also heard but not seen intermittently from 22:01 to the end of the survey at 22:59.	
<i>IR position 1</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i>	Camera position: observing east and south elevation of B1 Emergences observed: N The IR footage showed the same results as recorded by surveyor 1, with no emergences or additional bat activity recorded.	Darkest point:



<i>Surveyor 2</i>	Summary of general activity: Species – Common pipistrelle, noctule. Flight paths – One instance of common pipistrelle commuting behind surveyor 1 to neighbouring buildings to the northwest. The first activity was a common pipistrelle at 21:56 passing from buildings behind surveyor 1, with a pass also observed at 21:58 adjacent to the north facing B1. Common pipistrelles were then heard but not seen foraging sporadically from 22:01 to 22:50. The final activity was a noctule heard but not seen at 22:27.	
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<i>IR position 2</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i>	Camera position: observing north elevation of B1 Emergences observed: N The IR footage showed the same results as recorded by surveyor 2, with no emergences or additional bat activity recorded.	Darkest point: 
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<i>Surveyor 3</i>	Summary of general activity: Species – Common pipistrelle and soprano pipistrelle Flight paths – One instance of common pipistrelle passing adjacent to north facing B1. Foraging areas – Frequent foraging in the tarmac area next to north facing B1 and B2. The first activity was a common pipistrelle passing towards B1 from the north at 21:56. Common pipistrelles were seen commuting and foraging intermittently from 22:00 to 22:29 within the parking area next to the north facing B1.	
<i>IR position 3</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i>	Camera position: observing north and west elevation of B1 Emergences observed: N The IR footage showed the same results as recorded by surveyor 3, with no emergences or additional bat activity recorded.	<i>Footage corrupted.</i>

<i>Surveyor 4</i>	Summary of general activity: Species – Common and soprano pipistrelle Flight paths – Occasional pass adjacent to B1 heading east to west. Foraging areas – Occasional common pipistrelle The first activity was a common pipistrelle pass at 21:57 heading south to north close to the north facing B1. A second common pipistrelle passed from the southeast direction before heading north over B1 at 22:00 (seen by surveyor 1 heading southeast at 21:59). A third common pipistrelle was seen passing over B1 heading east to west at 22:04 and again at 22:24. Occasional foraging was observed within a neighbouring garden to the west of surveyor 4 at 22:07. From 22:21 to 22:57 common pipistrelles were heard but not seen intermittently include one soprano pipistrelle heard not seen at 22:35.	
<i>IR position 4</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO +</i> <i>Magenta Bat4</i>	Camera position: observing south elevation of B1 Emergences observed: N The IR footage showed two common pipistrelles heard but not seen at 21:59 (likely the southeastern pass noted by surveyor 1 and 4) and 22:40. No additional bat activity was seen or heard.	Darkest point:

		
Surveyor observations B2:		

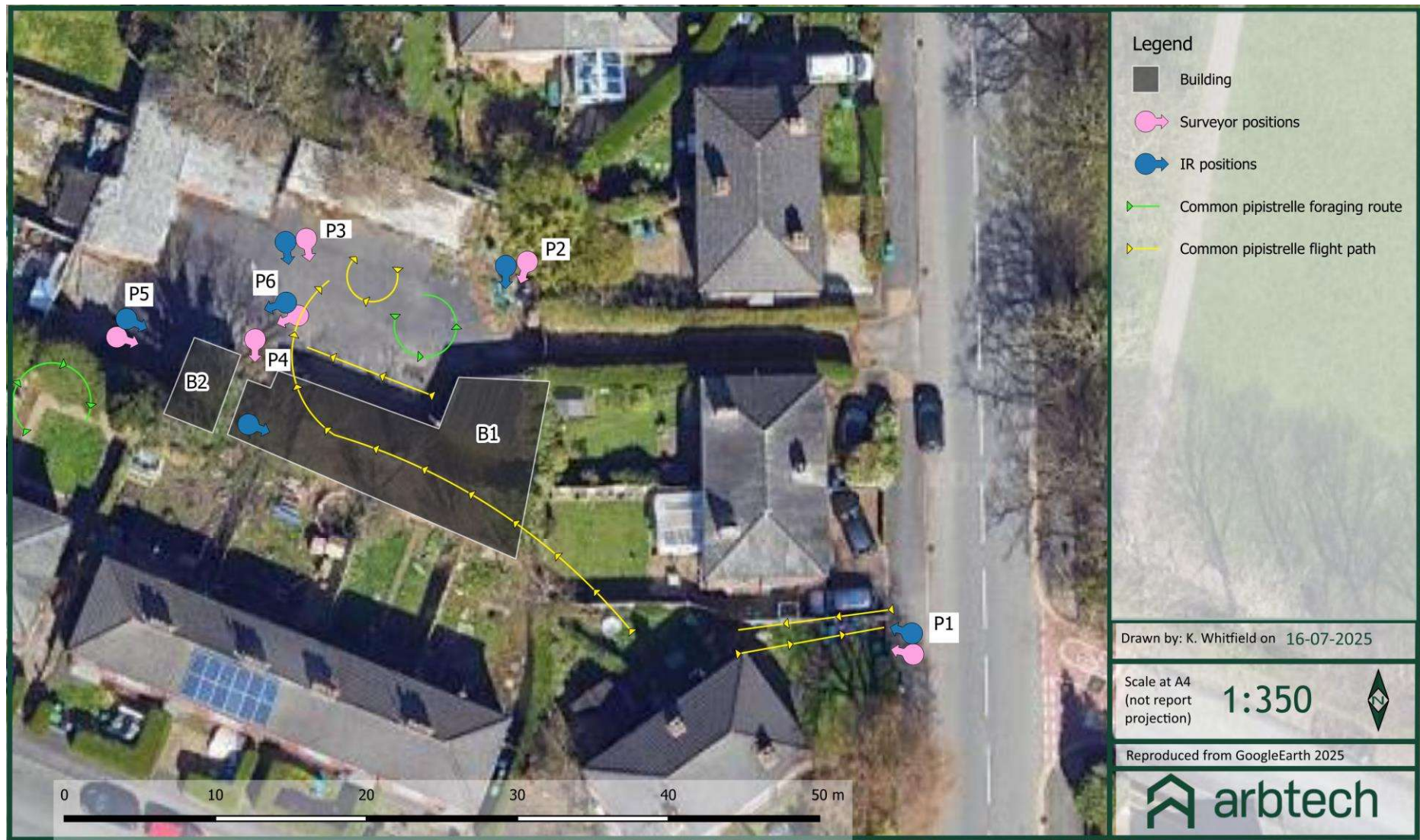
<i>Surveyor 5</i>	Summary of general activity: Species – Common pipistrelle and soprano pipistrelle Flight paths – one instance of common pipistrelle heading southeast and southwest over B1 as well as to the south on the access road. The first activity was a common pipistrelle heard not seen at 21:56. From then until 22:30 common pipistrelles were heard not seen intermittently, including distant foraging calls likely within neighbouring gardens. A common pipistrelle passed southeast over B1 before heading north at 22:00. Intermittent passes were observed from then until 22:05 heading east to south up the access road as well as south to southwest over B1. Common pipistrelles were heard not seen from 22:42 to 22:57 including a soprano pipistrelle heard not seen at 22:33.	
<i>IR position 5</i> <i>Nightfox Whisker +</i> <i>Nightfox XB5 PRO</i>	Camera position: observing north and west elevation of B2 Emergences observed: N The IR footage showed the same results as recorded by surveyor 5, with no emergences or additional bat activity recorded.	Darkest point:

		
Surveyor 6	Summary of general activity: Species – Common pipistrelle and soprano pipistrelle Flight paths – Occasional pass heading east to west and south to north adjacent to north facing B1. Foraging areas – Occasional foraging over tarmac area next to north facing B1 and B2. The first activity was a common pipistrelle passing southeast to northwest over B1 at 21:59 (as noted by surveyor 1 and 4) and 22:01. From then until 22:32 intermittent foraging and commuting was observed including passes heading east to west and south to north adjacent to north facing B1 as well as south to north over B1. Soprano pipistrelles were heard but not seen at 22:36 and 22:39, with	

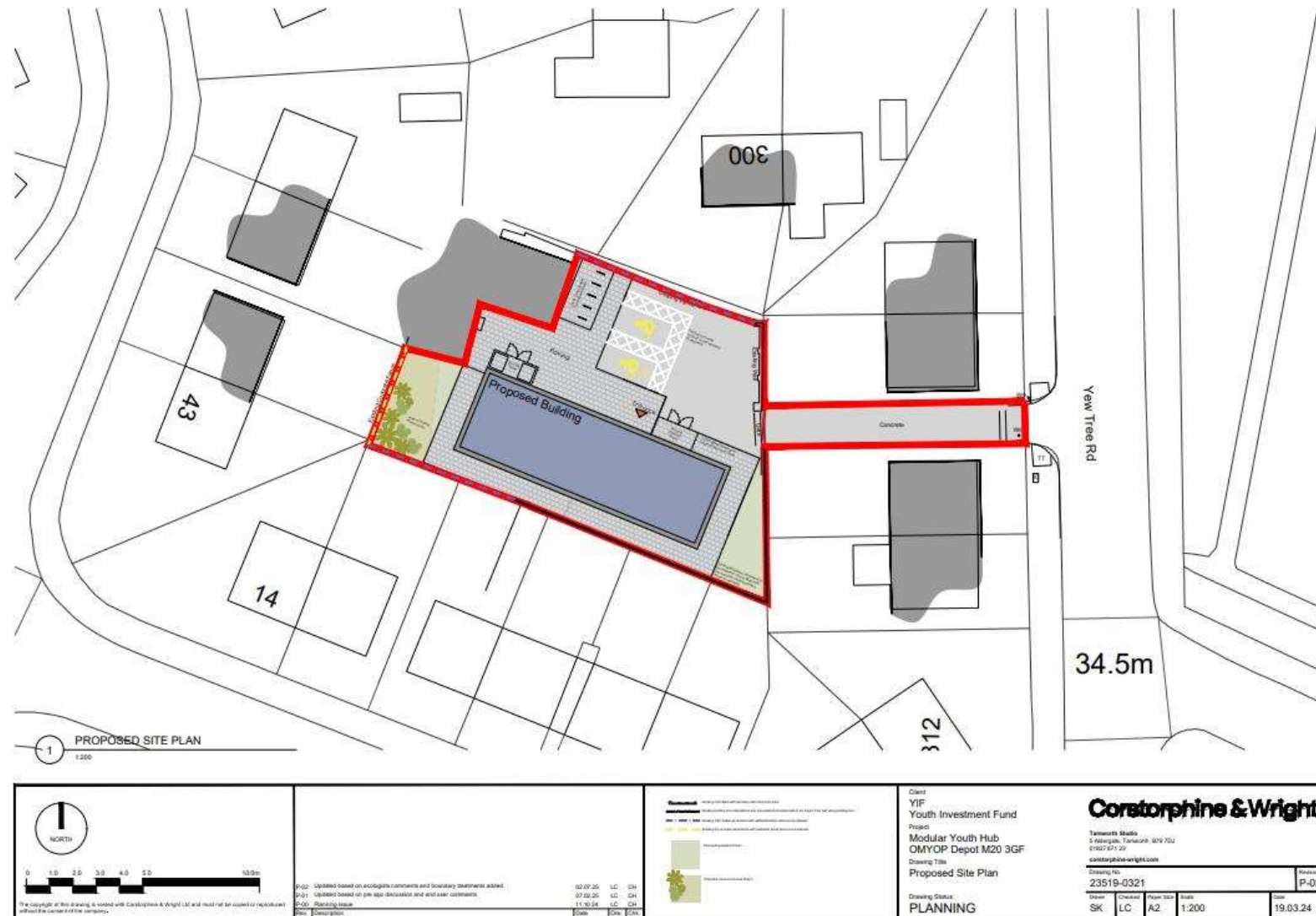
	intermittent common pipistrelle calls heard not seen from then until 22:57.	
<i>IR position 6 Nightfox Whisker + Nightfox XB5 PRO</i>	Camera position: observing north and east elevation of B2 Emergences observed: N The IR footage showed the same results as recorded by surveyor 6, with no emergences or additional bat activity recorded.	Darkest point: 

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	Hibernation suitability - Due to missing roof panels throughout B1 and the gap within the window of B2 there is a lack of stable dark areas in both buildings and as such it is unlikely that bats would hibernate within the buildings. General bat activity on site: Key foraging areas – Within the tarmac area next to north facing B1 as well as in neighbouring garden to the southwest. Key flight lines – Within neighbouring garden to the east of B1/adjacent to north facing B1/and above B1. Species observed – Common pipistrelle, soprano pipistrelle, noctule.
<i>Impact Assessment</i>	No impacts foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only.
<i>Recommendations</i>	The removal of the dense ivy to the east of B1 should be removed under the supervision of a suitably qualified ecologist acting as an ecological clerk of works (ECoW). Should any evidence be recorded that indicates current use of B1 by roosting bats or nesting birds, works must stop immediately and the ECoW consulted on how best to lawfully proceed. Wildlife Sensitive Lighting Strategy Bats may commute and forage in the wider area and across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within the guidance and include avoidance of light spill on to the tarmac area adjacent to B1, the neighboring garden to the southwest and east of B1/B2, adjacent to north facing B1 and directly above B1 or features which bats may use for roosting, foraging or commuting.
<i>Enhancements</i>	The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be integrated within the new building. 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. The bat boxes will be a specification suitable for crevice dwelling species. Suitable bat boxes include: • Habibat Bat Box • Ibstock Enclosed Bat Box
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Appendix 1: BERS plan

Appendix 2: Proposed plan



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Version control			
Status	Issue	Name	Date
Draft	0.1	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	16/07/2025
Proof	0.2	Natalie Evans BA (Hons), MA, MRSB, Principal Consultant, Bat Licence Lead	17/07/2025
Final	1.0	Katie Whitfield BSc (Hons) MSc, Graduate Ecologist	17/07/2025