



NHS Foundation Trust

North View Development - Park House Demolition

Bat Survey Report





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WSP

8 First Street

Manchester

M15 4RP

Phone: +44 161 200 5000

WSP.com

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Checked by	Suzannah Spencer			
Signature	Spencer, Suzannah (UKSXS103) Digitally signed by Spencer, Suzannah (UKSXS103) DN: cn=Spencer, Suzannah (UKSXS103), ou=Active, email=Suzannah.Spencer@wsp.com Date: 2024.11.20 08:50:15			
Authorised by	Sarah Proctor			
Signature	sarah.proctor@wsp.com Digitally signed by Sarah Proctor DN: cn=Sarah Proctor, email=sarah.proctor@wsp.com Date: 2024.10.31 14:33:48			
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Executive Summary

WSP UK Ltd. (WSP) was commissioned by the NHS Foundation Trust to undertake a suite of bat surveys at Park House facility. The Park House facility forms part of the Greater Manchester Mental Health (GMMH) NHS Foundation Trust, off Eyam Road, Blackley, Manchester, hereafter referred to as ‘the Site’ (See **Figure 1**).

These surveys have been undertaken in support of the demolition notification for the Park House facility buildings (hereafter referred to as the ‘Proposed Development’). The demolition of these buildings forms part of the North View Development project.

The bat dusk emergence surveys, vantage point surveys, and PRF inspection surveys were undertaken in line with the Bat Conservation Trust’s (BCT’s) Good Practice Guidelines (Collins, J., 2023) as nine buildings were categorised as having roosting suitability for bats during a Preliminary Roost Assessment (WSP, 2024). All trees were of negligible suitability or roosting bats (WSP, 2024).

Overall, six buildings (B1, B3, B7, B10, B12, and B13) were subject to dusk emergence surveys, one (B15) to a vantage point surveys (due to access constraints), and one (B4) to a PRF inspection survey (as the feature could be fully inspected). One building (B6) was excluded as there were no PRFs recorded within 30m of the Site, and there were high levels of disturbance between the Site due to the well-lit main hospital road being present. The buildings reference numbers and survey type completed are shown in **Figure 2** and **3**.

No roosts or evidence of bats were recorded on Site, during the dusk emergence surveys of PRF inspection survey. Four common pipistrelle *Pipistrellus pipistrellus* day roosts of low conservation value were identified during the vantage point surveys on building B15. The roosts are found outside of the Site boundary and the footprint of the hospital and will therefore be retained. It is considered that due to the high-level of disturbance present at the Site, and the distance from the roosts to the nearest building being demolished (minimum 16m), the Proposed Development is unlikely to directly affect these roosts and a licence will not be required, instead proceeding under Level 1 of Natural England’s Bat Notification. It is recommended that any future works should be undertaken under a Precautionary Working Method Statement, which would likely include (but not be limited to):

- Provision of contact details for a Suitably Qualified Ecologist.
- Provision of a toolbox talk from a SQE.
- Work buffers around B15.
- Implementation of sensitive lighting scheme.



The majority of building on Site were assessed as having no suitability for hibernating bats, with B3 and B15 was assessed as having low suitability. A works buffer should be implemented around B3 and B15 during the hibernation season (November-March inclusive).

Survey results presented within this report are indicative for the time of survey and are valid for a period of 18 months from completion of survey work. The Site (and an appropriate buffer) should be revisited and reassessed prior to any future planning application or commencement of works if this period elapses.

1 Introduction

1.1 Project Background

- 1.1.1. WSP UK Ltd. (WSP) was commissioned by the NHS Foundation Trust to undertake a suite of bat surveys at Park House facility. The Park House facility forms part of the Greater Manchester Mental Health (GMMH) NHS Foundation Trust and is located at Eyam Road, Blackley, Manchester (central OS grid reference SD 84802 02264), hereafter referred to as 'the Site'. The Site boundary is shown on Figure 1.
- 1.1.2. These surveys have been undertaken in support of the demolition notification for the Park House facility buildings (hereafter referred to as the 'Proposed Development'). The demolition of these buildings forms part of the North View Development project. The North View Development project involves the construction of a new mental health inpatient unit on the North Manchester General Hospital site.

1.2 Ecological Background

- 1.2.1. Previous ecological surveys and assessments concerning bats that have been carried out for other phases of the Proposed Development are as follows:
 - New Park House Adult Mental Health Unit (AMHU) Bat Survey Report (WSP, 2020).
 - North Manchester General Hospital Bat Survey Report (RSK Biocensus, 2021).
- 1.2.2. A Preliminary Ecological Appraisal (PEA) of the Site, including a 30m buffer, was undertaken in 2024 (WSP, 2024). The PEA included a desk study to review baseline information relating to bats within 2km of the Site in the last 10 years, Ground Level Tree Assessments (GLTAs) and Preliminary Roost Assessments (PRAs) of built structures to assess their suitability to support roosting bats.
- 1.2.3. The desk study returned 14 records of common pipistrelle *Pipistrellus pipistrellus*, a single record of soprano pipistrelle *Pipistrellus pygmaeus*, and six records of unidentified *Pipistrellus* sp. bats foraging and commuting within the search radius, the closest of which was 110m east of the Site. No other species of bat was identified during the desk study. Records from 2021 show common pipistrelle roosts within the North Manchester Hospital complex in buildings 110m to the east of the Site boundary, recorded by RSK Biocensus (RSK Biocensus, 2021).
- 1.2.4. No roosts were recorded during the dusk emergence and dawn re-entry surveys of buildings located approximately 60m to the east of the Site (WSP, 2020).
- 1.2.5. During the dusk emergence and dawn re-entry surveys undertaken in 2021 two common pipistrelle day roosts were recorded within buildings approximately 110m to the east of the Site (RSK Biocensus, 2021). Their report recommended that a Bat Mitigation Class Licence would be obtained to enable the demolition works and bat boxes would be installed as compensation.

- 1.2.6. The GLTA with the 2024 PEA did not identify any trees with suitability to support roosting bats (WSP, 2024). The PRA of built structures identified nine buildings with suitability to support roosting bats, with the remaining buildings categorised as negligible (WSP, 2024). These buildings were categorised as follows and are shown on **Figure 2**:
- Low suitability: B4 and B13.
 - Medium suitability: B1, B3, B7, B10, and B12.
 - High suitability: B6 and B15.
- 1.2.7. Following the results of these surveys and assessments, dusk emergence surveys were recommended for the above listed buildings, with two exceptions where alternative survey methods was recommended:
- B4 – had one Potential Roost Feature (PRF) within 30m of the Site that could be fully inspected in its entirety with an endoscope from the ground, therefore an endoscope inspection survey was recommended to confirm the presence/ likely absence of roosting bats.
 - B15 – a collection of residential buildings outside the Site boundary to the west, was categorised as having high suitability for roosting bats. However, no access was permitted to these buildings, and they are set back from the Site, separated by two minor roads and residential gardens. It was therefore considered that the Proposed Development would likely only affect a roost of high conservation value (if present). Given the distance between B15 and the Site boundary, the existing baseline disturbance, and the difficulty in securing suitable vantage points for emergence surveys, vantage point surveys were recommended to observe bat behaviour within this area to give an indication of the likely presence of roosts nearby.
- 1.2.8. B6 was excluded as only a portion of the building was located within 30m of the Site, which had no obvious PRFs recorded. Additionally, B6 is 39m from the nearest demolition footprint, and it is located across the well-lit main hospital road running which is in constant 24-hour use, making it unlikely to result in disturbance of any potential roosts present within B6.
- 1.2.9. The remaining buildings and structures were categorised as negligible, and no further surveys were required.
- 1.2.10. The habitats within the Site were assessed to be of 'low' suitability for foraging and commuting bats. While there was suitable habitat present, this was limited to small, fragmented areas, subject to a high level of disturbance and not considered to be continuous or well connected to the wider landscape.

1.3 Scope of the Report

- 1.3.1. WSP was commissioned to undertake bat surveys at the Site in June 2024. The scope of works was to:

- Complete dusk emergence surveys to establish the presence/likely absence of bat roosts.
- Complete vantage point surveys at the west of the Site to provide information about the behaviour of bats in this area and to give an indication of the likely presence of roosts nearby.
- Complete an endoscope inspection survey of a feature located at B4, which was categorised as having low suitability to support roosting bats.
- Assess the value of the Site for bats and make recommendations as to how proposals should account for bats with respect to legislation, planning and biodiversity policy.

1.3.2. The results of these surveys and subsequent recommendations are included within this report.

1.4 Relevant Legislation and Policy

The Conservation of Habitats and Species Regulations 2017 (as amended)

1.4.1. Bats and their roosts are afforded a high level of protection under The Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitat Regulations'). The legislation means that it is an offence to:

- Deliberately capture, injure, or kill a wild bat;
- Deliberately disturb wild bats; 'disturbance of animals includes, in particular, any disturbance which is likely:
 - (a) to impair their ability —
 - (i) to survive, to breed or reproduce, or to rear or nurture their young; or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - (b) to significantly affect the local distribution or abundance of the species to which they belong; and,
- Damage or destroy a breeding site or resting place used by this species.

The Wildlife and Countryside Act 1981 (as amended)

1.4.2. Protection is also afforded under the Wildlife and Countryside Act 1981 (as amended) (WCA) with respect to disturbance of animals when using places of shelter, and obstruction of access to places of shelter. The WCA does not offer any 'steer' on disturbance thresholds but does suggest a lower threshold for disturbance being an offence under the legislation.

The Natural Environment and Rural Communities Act 2006 (as amended)

1.4.3. Seven species of bats, including barbastelle *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, greater horseshoe bat *Rhinolophus ferrumequinum*, lesser horseshoe bat *Rhinolophus hipposideros*, noctule *Nyctalus noctule*, brown long-eared bat *Plecotus*



auritus and soprano pipistrelle are also listed as Species of Principal Importance (SPI) for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Under Section 40 of the NERC Act (2006) public bodies (including local planning authorities) have a duty to have regard for the conservation of SPI when carrying out their functions, including determining planning applications.

2 Methodology

2.1 Overview

- 2.1.1. The following survey types were completed for each building listed below and are shown on **Figure 3**:
- Dusk Emergence Surveys – B1, B3, B7, B10, B12, and B13.
 - Vantage Point Surveys – B15.
 - Potential Roost Feature Survey – B4.
- 2.1.2. The surveys were conducted in reference with the Bat Conservation Trusts' (BCT) Good Practice Guidelines (Collins, J, 2023). All surveys were undertaken with a lead surveyor with an appropriate licence where required.

2.2 Dusk Emergence Surveys

- 2.2.1. The following buildings were subjected to dusk emergence surveys to determine the presence or likely absence of bat roosts:
- Building B13: Low Suitability - a single dusk emergence survey.
 - Buildings B1, B3, B7, B10, and B12: Moderate Suitability - two dusk emergence surveys.
- 2.2.2. The dusk emergence surveys began 15 minutes before sunset and continued until a minimum of 90 minutes and a maximum 120 minutes after sunset, dependent on activity levels and species of bat observed during survey. A combination of Elekon Batlogger 'M' © and Echo Meter Touch 2 Pro bat detectors were used to listen to and record echolocation calls of bats in the vicinity of the buildings. Surveyors also mapped flight-lines and noted the behaviours of bats observed. The use of any features by bats to enter or exit the buildings were identified and recorded.
- 2.2.3. Two to seven surveyors were utilised per building in order to visually cover all aspects of the building and PRFs identified during the PRA as was reasonably possible. Night Vision Aids (NVAs) in the form of infra-red cameras were deployed, prioritising various features where visibility in darkness was most difficult. Separate infra-red illuminators were set up to improve the view of the infra-red cameras and illuminate target features. Placement of the NVAs took into account the sensitive nature of the facility and the welfare of the patients. No access was permitted to the interior courtyards of B7 and B10 during the survey, due to the nature of the facility and patient welfare. During surveys of these two buildings, surveyors communicated via walkie-talkies to coordinated bat flights to determine if any bats had emerged from inaccessible areas of the buildings. Surveyor locations and the positions of the NVAs are provided on **Figures 4-9**.
- 2.2.4. All surveys were conducted within the correct season and with a minimum of a three-week gap between visits and undertaken under appropriate weather conditions, considered to be:
- a temperature of 10°C at sunset;

- absence of strong winds (6 or above on the Beaufort scale); and
- dry or light rain only.

2.2.5. The dates and weather conditions for the dusk emergence surveys are detailed within Appendix A.

2.3 Vantage Point Survey

- 2.3.1. B15 consists of a collection of residential buildings outside the Site boundary to the west, categorised as having high suitability for roosting bats. However, no access was permitted to these buildings, and they are set back from the Site, separated by two minor roads and residential gardens. It was therefore considered that the Proposed Development would likely only affect a roost of high conservation value (if present). Given the distance between B15 and the Site boundary, the existing baseline disturbance, and the difficulty in securing suitable vantage points for emergence surveys, vantage point surveys were recommended to observe bat behaviour within this area to give an indication of the likely presence of roosts nearby
- 2.3.2. The vantage point survey began 15 minutes before sunset to capture any potential emerging bats from B15 and continued until surveyors could no longer see bats due to falling light levels. The surveyors remained stationary until 30 minutes after sunset, after this time, surveyors could move around the Site in response to live observations. Surveyors mapped flight-lines and noted the behaviours of bats observed and the direction of travel. A combination of Elekon Batlogger 'M' © and Eco Meter Touch 2 Pro bat detectors were used to listen to and record echolocation calls of bats in the vicinity of the buildings.
- 2.3.3. Surveyors were positioned to allow observation of bat activity at the western area of the Site, focusing on bat activity surrounding the residential houses (B15). Two surveyors were utilised per survey. Surveyor locations provided on **Figure 10**.
- 2.3.4. The survey was repeated three times with a minimum of a three-week gap between visits and undertaken under appropriate weather conditions. The dates and weather conditions for the vantage point surveys are detailed within **Appendix A**.

2.4 Potential Roost Feature Inspection Survey

- 2.4.1. As the PRF present at B4 could be fully checked in its entirety from the ground, this building was subject to a PRF inspection survey to determine the presence or likely absence of bat roosts. This was considered to be more effective than an emergence survey.
- 2.4.2. Surveyors used an endoscope and a high-powered torch to inspect the PRF and the surroundings for evidence of roosting bats such as live bats, bat droppings, feeding remains, or staining.

2.5 Emergence and Vantage Point Survey Data Analysis

- 2.5.1. The recordings of bat echolocation calls collected during the above surveys were analysed using specialist sound analysis software Wildlife Acoustics Kaleidoscope (Version 5.6.3) to verify and confirm bat species observed.
- 2.5.2. Where possible, recordings are identified to species level based on call parameters. For *Pipistrellus* species, the following criteria based on measurements of peak frequency are used to classify calls:
 - common pipistrelle ≥ 42 and < 50 KHz; and
 - soprano pipistrelle ≥ 51 KHz.
- 2.5.3. Following the emergence surveys, the footage from the NVAs was reviewed on a computer to check for any roost evidence that may have been missed, or confirm any potential roosts identified by the surveyor during the surveys. This involved watching the video footage through and making notes of any activity observed, including the behaviour and the time of recording. This was cross referenced with the surveyor's notes and sound recordings.

2.6 Notes and Limitations

- 2.6.1. Due to the nature of the facility and patient welfare, access was restricted to wards at night and to sensitive areas of the hospital and NVA placement was located to avoid recording patients and staff. This meant access was not permitted within the interior courtyards of B7 and B10 during the surveys. However, surveyors communicated via walkie-talkies to coordinated bat flights to determine if any bats had emerged from inaccessible areas of the buildings, and the results of these surveys were reviewed to clarify if any bats had flown over the building and if they may have emerged from inaccessible areas. In addition, low levels of bat activity were recorded throughout the emergence and vantage point surveys, and this was taken into consideration within **Section 4**.
- 2.6.2. Due to lack of access to the residential buildings comprising B15, the features used by roosting bats were not able to be determined and photos were not taken of the buildings. However, the building is to be retained as part of the Proposed Works, and this was taken into consideration within **Section 4**.
- 2.6.3. Vantage point surveys are recommended to start at sunset, and finish when surveyors can no longer see bats due to falling light levels, unless supported by NVAs. Due to the private nature of the residential buildings forming B15, NVAs were not used during the vantage point surveys. However, the buildings were well-lit from security lighting, allowing the surveys to last a minimum of 90 minutes to a maximum of 120 minutes. The surveys were also started 15 minutes before sunset. This allowed the observation of any roosts present within B15.

3 Results

- 3.1.1. During the dusk emergence and vantage point survey, it was noted that the Site is subject to a high level of disturbance through 24/7 security lighting, traffic, 24-hour use, and public movement. This level of disturbance has been taken into consideration within the evaluation of the results.

3.2 Dusk Emergence Surveys

- 3.2.1. No bat emergences were recorded during the dusk emergence surveys. Analysis of NVA footage following the surveys aligned with surveyor observations, no roosts were identified during the analysis.
- 3.2.2. A summary of bat activity at each building is provided in **Table 3-1** below. A full breakdown of the bat activity recorded at each building is outlined in **Appendix B**.

Table 3-1 – Summary of Bat Activity during Dusk Emergence Surveys

Building	Summary
B1	No emergences were recorded from B1. The earliest registration (after sunset) of a bat was of a common pipistrelle at 21:53 on 01/08/2024, approximately 49 minutes after sunset, outside of the average emergence time for the species. The highest number of bat passes was recorded on 01/08/2024, consisting of five common pipistrelles. No other species of bats were recorded during surveys.
B3	No emergences were recorded from B3. The earliest registration (after sunset) of a bat was of a common pipistrelle at 21:51 on 01/08/2024, approximately 47 minutes after sunset, outside of the average emergence time for the species. The highest number of bat passes was recorded on 01/08/2024, consisting of a single common pipistrelle. No other species of bats were recorded during surveys.
B7	No bats were recorded during surveys.
B10	No emergences were recorded from B10. The earliest registration (after sunset) of a bat was of a common pipistrelle at 21:22, on 31/07/2024, approximately 17 minutes after sunset, within the average emergence time for the species. A soprano pipistrelle was also recorded at 21:27, approximately 22 minutes after sunset within the average emergence time for the species. Bats recorded within their average emergence times were recorded by surveyors located near the woodland west of the building, with good vantage points of the building and with NVAs. Neither observed bats in the vicinity of the building, and bats were not identified on the NVA footage. Additionally, no

Building	Summary
	bats were recorded by surveyors on the other aspects of the building at this early emergence time. Any bats observed by the surveyors were seen foraging within the woodland and/or grassland to the west of the building. It is considered unlikely that any bats emerged from B10 during the surveys. The highest number of bat passes was recorded on 01/08/2024, consisting of 280 passes from common pipistrelle and ten passes from soprano pipistrelle. Bats were observed commuting and foraging in the grassland and woodland south and west of the building. No other species of bats were recorded during surveys.
B12	No emergences were recorded from B12. The earliest registration (after sunset) of a bat was of a common pipistrelle at 22:16 on 17/07/2024, approximately 49 minutes after sunset, outside of the average emergence time for the species. The highest number of bat passes was recorded on 14/08/2024, consisting of two common pipistrelles. No other species of bats were recorded during surveys.
B13	No bats were recorded during surveys.

3.3 Vantage Point Survey

- 3.3.1. Four bat emergences were recorded during the vantage point surveys. Given the count of bats emerging (one in June, three in July) during the peak maternity season, it is concluded that B15 does not support a maternity roost.
- 3.3.2. A summary of bat activity at each building is provided below. A full breakdown of the bat activity recorded at B15 is outlined in **Appendix B**.

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- 3.3.3. A single common pipistrelle bat was observed emerging from the roof of a mid-terraced house within B15, 18 minutes after sunset (**Roost 1; Figure 10**). The exact feature was not able to be determined due to access restrictions. The bat flew west from the roost, away from the Site.
- 3.3.4. There were 23 passes from common pipistrelle bats recorded during the survey. All bat activity (aside from the emergence) was from commuting and foraging bat along the terraced houses and utilising a tree to the south of B15.

18 July 2024

- 3.3.5. A single common pipistrelle bat was observed emerging from the gable end of a mid-terrace house within B15, 19 minutes after sunset (**Roost 2; Figure 10**). The exact feature was not

able to be determine due to access restrictions. The bat flew southeast from the roost, towards the Site.

- 3.3.6. Two additional common pipistrelle bats were observed emerging from the gable end of the southern end-terrace house within B15, 23 minutes after sunset (**Roost 3; Figure 10**). The exact feature was not able to be determine due to access restrictions. The bats flew northeast from the roost, towards the Site.
- 3.3.7. There were 66 passes from common pipistrelle bats and one pass from a soprano pipistrelle bat recorded during the survey. All bat activity (aside from the emergence) was from commuting and foraging bat along the terraced houses.

09 September 2024

- 3.3.8. A single common pipistrelle bat was observed emerging from the roof tiles of a mid-terraced house within B15, 23 minutes after sunset (**Roost 4; Figure 10**). The exact feature was not able to be determine due to access restrictions. The bat flew south from the roost, along the terraced houses.
- 3.3.9. There were 31 passes from common pipistrelle bats recorded during the survey. All bat activity (aside from the emergence) was from commuting and foraging bat along the terraced houses.

3.4 Potential Roost Feature Inspection Surveys

- 3.4.1. The entirety of the PRF was able to be inspected during the survey. No bats or evidence of roosting bats was identified during the PRF inspection survey. Building B4 remained categorised as low suitability for bats and no further survey visits were required.

3.5 Conclusions

- 3.5.1. The Site is well illuminated, with a high-level of disturbance from 24/7 security lighting, traffic, 24-hour use, and public movement. No bats emerged from within the Site, but some bats emerging off-site from B15 flew towards the Site. The majority of bat activity was associated with the terraced house within B15 west of the Site, and the grassland and woodland south and west of the Site.

Roost 1

- 3.5.2. **Roost 1** is located within the roof of a mid-terraced house within B15 and is concluded to be a day roost for an individual common pipistrelle bat. It is considered likely that the roost will be occasionally used during the summer months. The exact feature was not able to be determined due to access restrictions.

Roost 2

- 3.5.3. **Roost 2** is located at the gable end of a mid-terraced house within B15 and is concluded to be a day roost for an individual common pipistrelle bat. It is considered likely that the roost

will be occasionally used during the summer months. The exact feature was not able to be determined due to access restrictions.

Roost 3

- 3.5.4. **Roost 3** is located at the gable end of the southern terraced house within B15 and is concluded to be a day roost for two common pipistrelle bats, likely to be occasionally used during the summer months. The exact feature was not able to be determined due to access restrictions.

Roost 4

- 3.5.5. **Roost 4** is located within the roof tiles of a mid-terraced house within B15 and is concluded to be a day roost for an individual common pipistrelle bat, likely to be occasionally used during the summer months. The exact feature was not able to be determined due to access restrictions.

4 Discussion and Recommendations

4.1 Overview

- 4.1.1. Four common pipistrelle roosts were identified during the vantage point surveys at B15. Common pipistrelles are common and widespread, and the roosts identified at B15 are of low conservation value (i.e. day roosts of common species). Common pipistrelles and their roosts are protected under the Habitat Regulations.
- 4.1.2. Survey results presented within this report are indicative for the time of survey and are valid for a period of 18 months from completion of survey work. The Site (and an appropriate buffer) should be revisited and reassessed prior to any future planning application or commencement of works if this period elapses.

4.2 Implications for Demolition Notification

- 4.2.1. Common pipistrelles are one of the UK's species of bat that are more tolerant of disturbance. The roosts are located in buildings a minimum of 12m west of the Site boundary, and a minimum of 16m from the nearest building being demolished. The building being demolished is one-story high, whilst the roosts are found in the roof of two story high residential houses, increasing the distance from the demolition. Building 15 is not included in the demolition and will not be directly affected by the Proposed Development.
- 4.2.2. The roosts are situated away from the Site, separated by two minor roads and residential gardens. The Site is well illuminated, with a high-level of disturbance from 24/7 security lighting, traffic, 24-hour use, and public movement. Considering the distance, existing disturbance levels at the Site, and the short-term nature of the works, the Proposed Development is recommended to proceed under Level 1 of Natural England's Bat Notification.
- 4.2.3. The notification states that no offence is likely under the Habitat Regulations or the WCA as only negligible disturbance is predicted. A threshold of no significant disturbance 'above what normally occurs onsite' (baseline levels) can be used to capture such instances. No Notification to, or licence from, Natural England is required in such instances.

Recommendations

- 4.2.4. As part of the notification process, it is recommended that the demolition of the buildings should be undertaken under a PWMS, which should be produced by an ecologist with suitable experience in bat mitigation. The PWMS should include (but not limited to) the following:
 - Contact details for a Suitably Qualified Ecologist (SQE).
 - Further to any works taking place, all construction personnel should receive a toolbox talk from a SQE regarding bats and their awarded level of protection, the presence of common pipistrelle day roosts within B15, and the limitations of the survey, including lack

of access into the interior of B7 and B10. Further topics to be covered may include safe working practices to minimise the chances of bats being present during the works and how to proceed if a bat is discovered during the course of the works.

- A buffer around B15 of at least 20m should be implemented, in which no storage, welfare areas, or constructions works should occur, demarked by fences at all times. Access required for the demolition of B1, B2, and B10 should be done over a short-term temporary period, with the demarcation fencing replaced immediately following the works.
- The implementation of sensitive lighting methods during construction to avoid light spill onto B15 (BCT, 2023). This could include:
 - Localised task lights and personal head lamps.
 - The use of a cowl to avoid direct lighting on the PRFs.

4.2.5. The majority of buildings were assessed as having no suitability for hibernating bats, with B3 and B15 assessed as having low suitability. As no hibernation surveys have been undertaken, winter works near B3 and B15 could trigger the need for licensing under the Habitat Regulations. It is recommended that a 30m buffer should be implemented around the buildings during the hibernation season (November-March, inclusive), in which no storage, welfare areas, or constructions works should occur, demarked by fences at all times. If any buildings with suitability to support a hibernation roost will be lost, appropriate mitigation should be provided, as advised by an ecologist.

4.2.6. Areas within the Survey Area that have been identified as valuable for foraging and commuting bats, such as the grassland and woodland south and west of building B10, should be retained where possible. If this is not possible, the design of any future development at the site should consider the retention or implementation of unlit green corridors to allow nocturnal species such as bats to continue to travel through the Site.

Enhancement

4.2.7. As promoted by promoted by national planning policy, it is recommended that potential enhancement opportunities are considered for inclusion as part of design of the development. Enhancement opportunities for bats include:

- Inclusion of nectar-rich plant species in soft landscaping areas that are attractive to night-flying insects to enhance foraging opportunities for bats. Additionally, retention ponds, such as Sustainable Drainage Systems (SuDS) should be promoted where possible. Wet areas, including ponds, marshy areas or even a bog will provide bats with a resource for drinking and will attract insects for foraging (BCT, 2015).
- Creation of linear vegetation within the landscaping scheme to provide additional commuting corridors across the Survey Area for bats.
- The provision of bat boxes (e.g., Schwegler 1FF type or similar) onto semi mature or mature trees that are connected via linear features to the wider landscape, can increase the suitability of the Survey Area and surrounding area for roosting bats in the future.

- Green roofs could be implemented on the new buildings or infrastructure to provide habitat for bats and other wildlife within the lower quality urban environment.

4.2.8. An ecologist should be engaged to ensure that any enhancement measures, including general strategies and placement of features are appropriate.

5 References

Project References

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6 Figures

Figure 1 – Site Location Plan



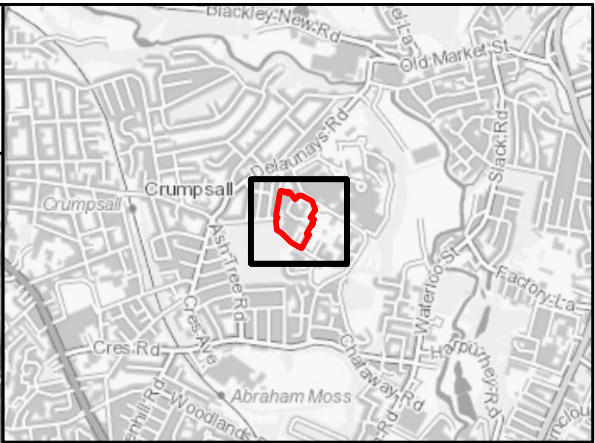
Key

 Site Boundary

			
Client: NHS Foundation Trust			
Project: Park House			
Title: Figure 1 Site Location Plan			
Drawing No: Figure 1		Drawn:	SS
Date: 10/10/2024		Checked:	SS
Scale: 1,000 @ A3		Approved:	SP



Figure 2 – PRA Building Results



Key

 Site Boundary

Building bat potential

-  High
-  Moderate
-  Low
-  Negligible

Note: Figure reproduced from previous PEA report



Client:
NHS Foundation Trust

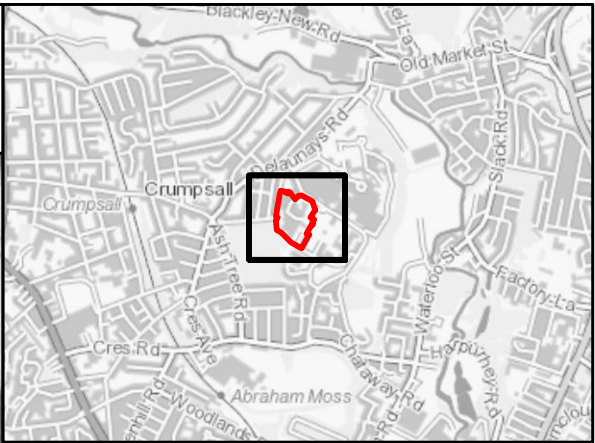
Project:
Park House

Title
Figure 2
PRA Buildings Results

Drawing No: Figure 2
Date: 30/10/2024
Scale: 1,200 @ A3

Drawn: SS
Checked: SS
Approved: SP

Figure 3 – Survey Type Completed



Key

Site Boundary

Survey Type Completed

Dusk Emergence Survey

PRF Inspection Survey

Vantage Point Survey

Not Surveyed

			
Client:	NHS Foundation Trust		
Project:	Park House		
Title	Figure 3 Survey Type Completed		
Drawing No:	Figure 3	Drawn:	SS
Date:	30/10/2024	Checked:	SS
Scale:	1,200 @ A3	Approved:	SP

Figure 4 – Building 1 Bat Emergence Survey Results



Key

-  Site Boundary
-  Surveyor locations
-  NVA Location 01/08/2024
-  NVA Location 02/07/2024



Client:	NHS Foundation Trust		
Project:	Park House		
Title	Figure 4 Building 1 Bat Emergence Survey Results		
Drawing No:	Figure 4	Drawn:	SS
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Scale:	200 @ A3	Approved:	SP

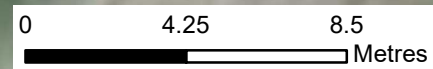


Figure 5 – Building 3 Bat Emergence Survey Results



Key

- Site Boundary
- Surveyor locations
- NVA Location 03/07/2024
- NVA Location 01/08/2024

Client:

NHS Foundation Trust

Project:

Park House

Title

Figure 5
Building 3 Bat Emergence Survey Results

Drawing No:	Figure 5	Drawn:	SS
Date:	10/10/2024	Checked:	SS
Scale:	200 @ A3	Approved:	SP

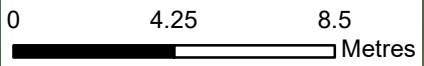


Figure 6 – Building 7 Bat Emergence Survey Results



Key

-  Site Boundary
-  Surveyor locations
-  NVA Location 16/07/2024
-  NVA Location 07/08/2024



Client:	NHS Foundation Trust		
Project:	Park House		
Title	Figure 6 Building 7 Bat Emergence Survey Results		
Drawing No:	Figure 6	Drawn:	SS
Date:	10/10/2024	Checked:	SS
Scale:	400 @ A3	Approved:	SP

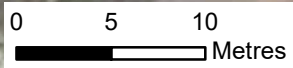
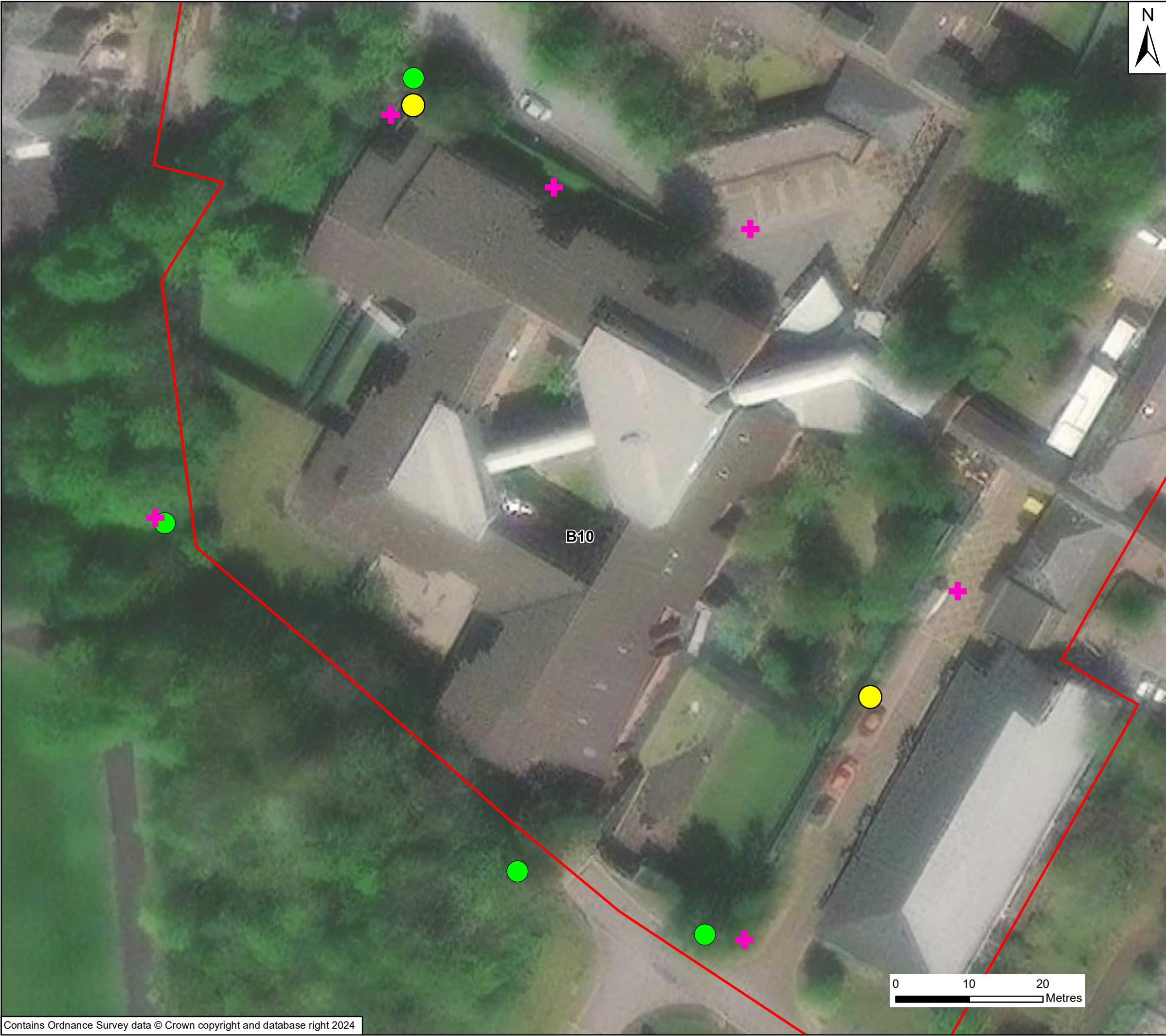


Figure 7 – Building 10 Bat Emergence Survey Results

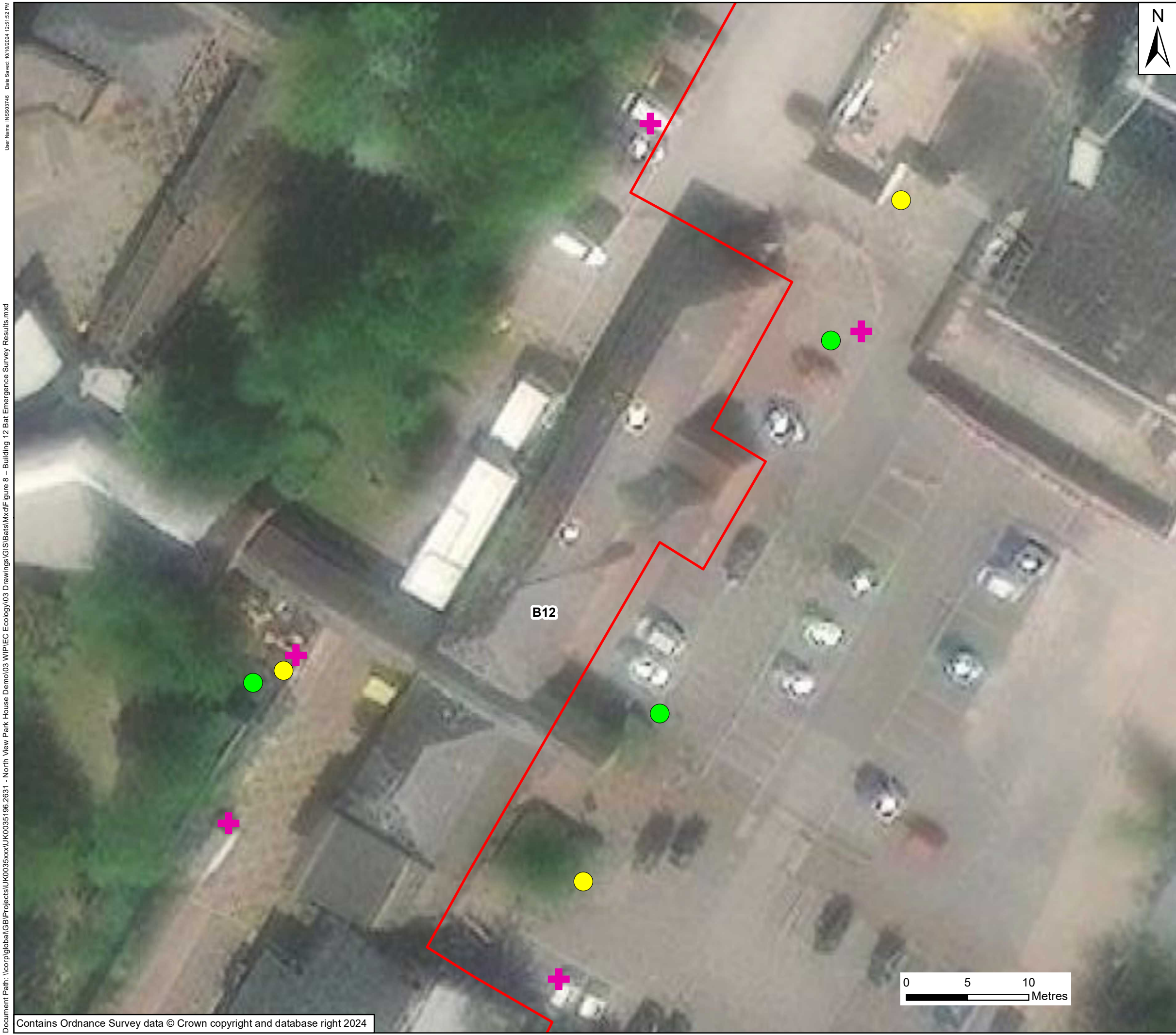


Key

-  Site Boundary
-  NVA Location 04/07/2024
-  NVA Location 31/07/2024
-  Surveyor locations

			
Client: NHS Foundation Trust			
Project: Park House			
Title: Figure 7 Building 10 Bat Emergence Survey Results			
Drawing No: Figure 7		Drawn: SS	
Date: 10/10/2024		Checked: SS	
Scale: 500 @ A3		Approved: SP	

Figure 8 – Building 12 Bat Emergence Survey Results



Key

Site Boundary

+

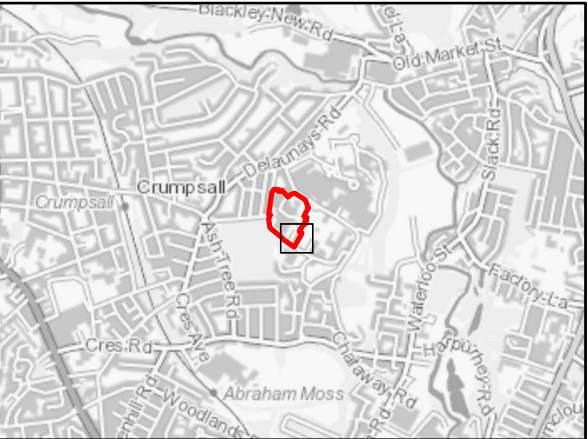
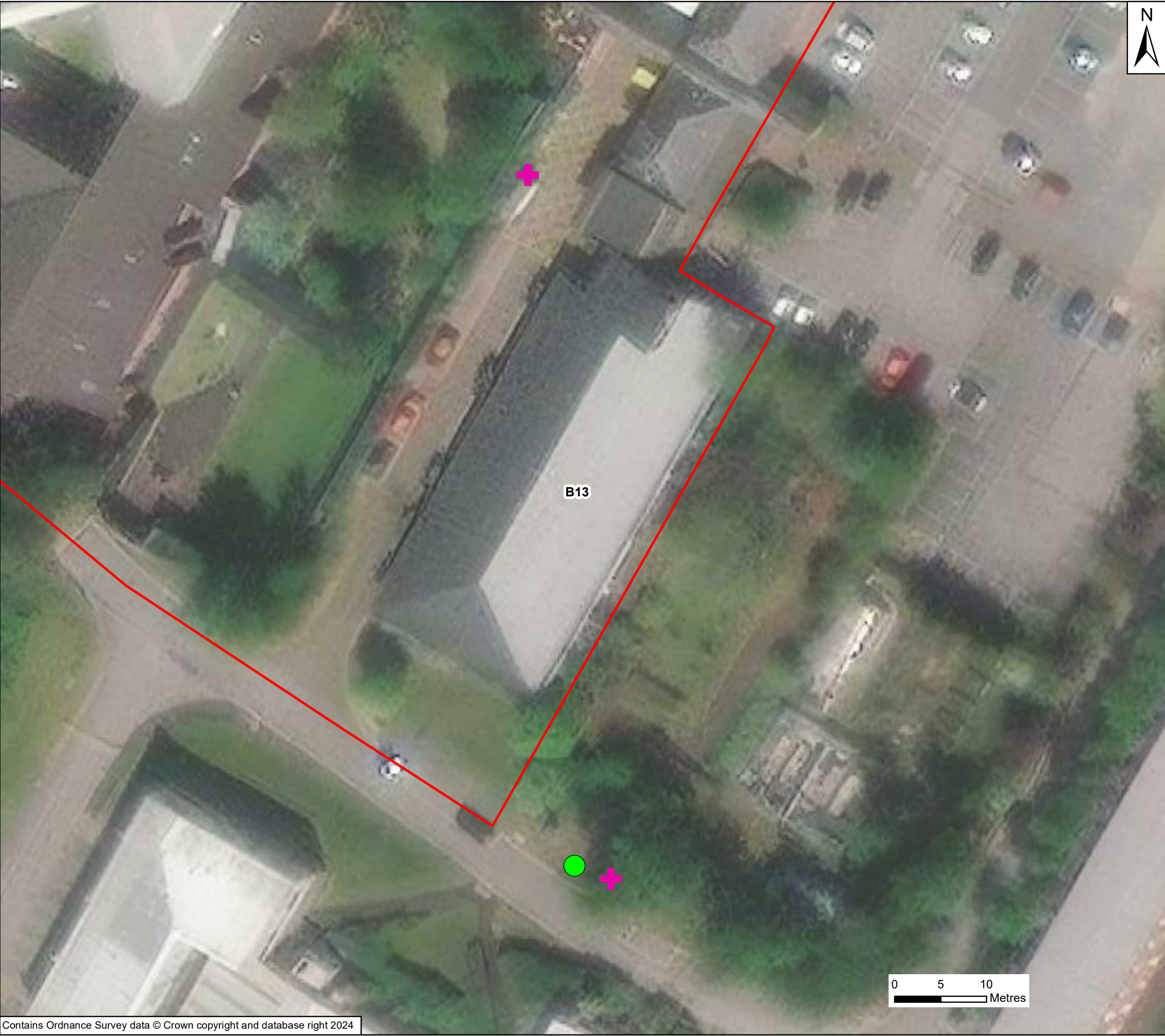
 Surveyor locations

NVA Location 17/07/2024

NVA Location 14/08/2024

	
Client:	NHS Foundation Trust
Project:	Park House
Title:	Figure 8 Building 12 Bat Emergence Survey Results
Drawing No:	Figure 8
Date:	10/10/2024
Scale:	300 @ A3
Drawn:	SS
Checked:	SS
Approved:	SP

Figure 9 – Building 13 Bat Emergence Survey Results



Key

-  Site Boundary
-  Surveyor locations
-  NVA Location 03/07/2024

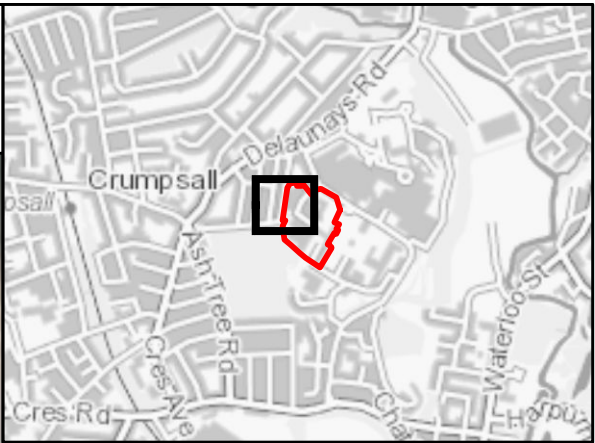
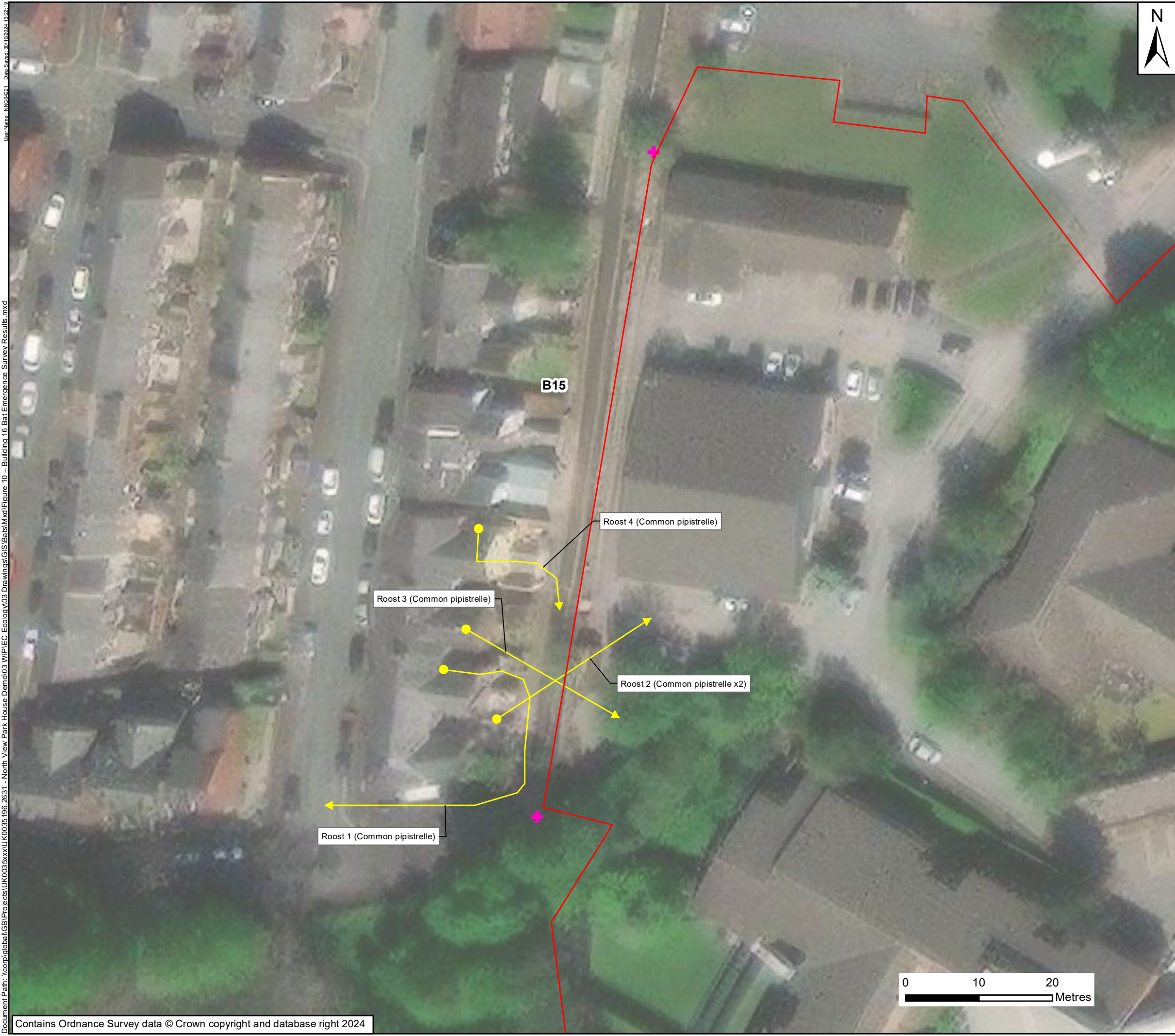


Client:	NHS Foundation Trust		
Project:	Park House		
Title	Figure 9 Building 13 Bat Emergence Survey Results3		
Drawing No:	Figure 9	Drawn:	SS
Date:	10/10/2024	Checked:	SS
Scale:	400 @ A3	Approved:	SP



Figure 10 – Building 15 Vantage Point Survey Results

Document Path: \\corp\global\GB\Projects\UK\0035xxx\UK0035196_2631 - North View Park House Demo\03 WIP\EC Ecology\03 Drawings\GIS\Bats\Mxd\Figure 10 - Building 16 Bat Emergence Survey Results.mxd User Name: INK0421 Date Saved: 30/10/2024 13:22:19

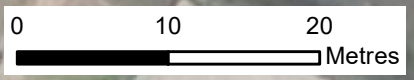


Key

-  Site Boundary
-  Point of emergence
-  Emergence route
-  Surveyor locations



Client:	NHS Foundation Trust		
Project:	Park House		
Title	Figure 10 Building 12 Bat Emergence Survey Results		
Drawing No:	Figure 10	Drawn:	SS
Date:	30/10/2024	Checked:	SS
Scale:	500 @ A3	Approved:	SP



Appendix A

Emergence Survey Dates, Times, and Weather Data

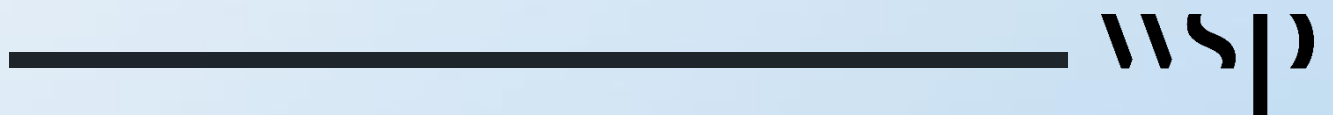


Table A-1 - Dusk Emergence Survey Dates, Times, and Weather Conditions

Building(s) surveyed	Date of survey	Survey timings	Surveyors and NVA	Weather conditions (Temp °C, cloud cover in oktas scale, rain and wind speed in the Beaufort scale)
B1	02/07/2024	Sunset: 21:40 Start: 21:25 End: 23:10	2 Surveyors, 1 NVA	Start: Temp: 13, Cloud: 8, Rain: 0, Wind: 2, E End: Temp: 13, Cloud: 8, Rain: 0, Wind: 1, NE
B3, B13	03/07/2024	Sunset: 21:40 Start: 21:25 End: 23:10	B3: 2 Surveyors, 1 NVA B13: 2 Surveyors, 1 NVA	Start: Temp: 15, Cloud: 5, Rain: 0, Wind: 3, E End: Temp: 14, Cloud: 2, Rain: 0, Wind: 3, E
B10	04/07/2024	Sunset: 21:39 Start: 21:24 End: 23:09	6 Surveyors, 2 NVA	Start: Temp: 14, Cloud: 6, Rain: 0, Wind: 3, NE End: Temp: 13, Cloud: 3, Rain: 0, Wind: 3, NE
B7	16/07/2024	Sunset: 21:28 Start: 21:13 End: 22:58	7 Surveyors, 3 NVA	Start: Temp: 15, Cloud: 3, Rain: 0, Wind: 2, E End: Temp: 14, Cloud: 2, Rain: 0, Wind: 2, E
B12	17/07/2024	Sunset: 21:27 Start: 21:12 End: 22:57	5 Surveyors, 3 NVA	Start: Temp: 19, Cloud: 2, Rain: 0, Wind: 2, N End: Temp: 17, Cloud: 2, Rain: 0, Wind: 1, NW

Building(s) surveyed	Date of survey	Survey timings	Surveyors and NVA	Weather conditions (Temp °C, cloud cover in oktas scale, rain and wind speed in the Beaufort scale)
B10	31/07/2024	Sunset: 21:05 Start: 20:50 End: 22:35	6 Surveyors, 3 NVA	Start: Temp: 24, Cloud: 3, Rain: 0, Wind: 1, N End: Temp: 22, Cloud: 4, Rain: 0, Wind: 1, N
B1, B3	01/08/2024	Sunset: 21:04 Start: 20:49 End: 22:34	B1: 2 Surveyors, 1 NVA B3: 2 Surveyors, 1 NVA	Start: Temp: 21, Cloud: 0, Rain: 0, Wind: 1, SE End: Temp: 18, Cloud: 0, Rain: 0, Wind: 1, SE
B7	07/08/2024	Sunset: 20:53 Start: 20:38 End: 22:23	7 Surveyors, 3 NVA	Start: Temp: 19, Cloud: 6, Rain: 0, Wind: 2, SW End: Temp: 18, Cloud: 7, Rain: 0, Wind: 2, SW
B12	14/08/2024	Sunset: 20:38 Start: 20:23 End: 22:08	5 Surveyors, 3 NVA	Start: Temp: 17, Cloud: 1, Rain: 0, Wind: 1, SE End: Temp: 15, Cloud: 2, Rain: 0, Wind: 0, None

Table A-2 - Vantage Point Survey Dates, Times, and Weather Conditions

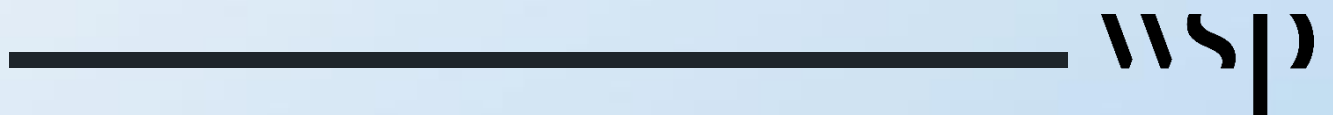
Building(s) surveyed	Date of survey	Survey timings	Surveyors and NVA	Weather conditions (Temp °C, cloud cover in oktas scale, rain and wind speed in the Beaufort scale)
B15	26/06/2024	Sunset: 21:42 Start: 21:27 End: 23:12	2 Surveyors	Start: Temp: 22, Cloud: 1, Rain: 0, Wind: 1, E End: Temp: 20, Cloud: 8, Rain: 0, Wind: 1, NE
B15	18/07/2024	Sunset: 21:26 Start: 21:11 End: 22:56	2 Surveyors	Start: Temp: 21, Cloud: 7, Rain: 0, Wind: 1, NW End: Temp: 19, Cloud: 8, Rain: 0, Wind: 1, NW
B15	09/09/2024	Sunset: 19:38 Start: 19:23 End: 21:08	2 Surveyors	Start: Temp: 14, Cloud: 7, Rain: 0, Wind: 3, E End: Temp: 13, Cloud: 7, Rain: 0, Wind: 3, NE

Table A-3 – Potential Roost Feature Survey Date and Weather Conditions

Building(s) surveyed	Date of survey	Weather conditions (Temp °C, cloud cover in oktas scale, rain and wind speed in the Beaufort scale)
B4	17/07/2024	Temp: 19, Cloud: 2, Rain: 0, Wind: 2, N

Appendix B

Dusk Emergence and Vantage Point Survey Results



Building Reference	Survey Date	Survey Findings
B1	02/07/2024	No bats were recorded during survey.
	01/08/2024	The first bat registration was a common pipistrelle, recorded at 21:53, approximately 49 minutes after sunset, outside of the average emergence time for the species. The bat was not observed. There were five passes from common pipistrelle recorded during the survey. These bats were not observed.
B3	03/07/2024	No bats were recorded during survey.
	01/08/2024	The first bat registration was a common pipistrelle, recorded at 21:51, approximately 47 minutes after sunset, outside of the average emergence time for the species. The bat was not observed. No further bats were recorded during the rest of the survey.
B7	16/07/2024	No bats were recorded during survey.
	07/08/2024	No bats were recorded during survey.

Building Reference	Survey Date	Survey Findings
B10	04/07/2024	The first bat registration was a common pipistrelle, recorded at 22:00, approximately 21 minutes after sunset, which is within the average emergence times for that species. The bat was recorded by only one surveyor located near the woodland south of the building, with a good vantage point of the building and with an NVA. The bat was not observed in the vicinity of the building and was not identified on the NVA footage. It is considered unlikely that this bat emerged from B10 during the survey. There were five passes from common pipistrelle recorded during the survey. These bats were not observed.
	31/07/2024	The first bat registration was a common pipistrelle, recorded at 21:22, approximately 17 minutes after sunset, which is within the average emergence times for that species. A soprano pipistrelle was recorded at 21:27, approximately 22 minutes after sunset, which is within the average emergence times for that species. Further recordings of common pipistrelle and soprano pipistrelle were recorded within the average emergence times for those species.

Building Reference	Survey Date	Survey Findings
		Bats recorded within their average emergence times were recorded by only two surveyors located near the woodland west of the building, with good vantage points of the building and with NVAs. Neither observed bats in the vicinity of the building, and bats were not identified on the NVA footage. Any bats observed by the surveyors were seen foraging within the woodland and/or grassland to the west of the building. Additionally, no bats were recorded by surveyors on the other aspects of the building at this early emergence time. It is considered unlikely that any bats emerged from B10 during the surveys. There were 280 passes of common pipistrelle, and ten recordings of soprano pipistrelle recorded during the survey. Common pipistrelle and soprano pipistrelle were observed foraging within the woodland and grassland south and west of B10.
B12	17/07/2024	The first bat registration was a common pipistrelle, recorded at 22:16, approximately 49 minutes after sunset, outside of the average emergence time for the species. The bat was not observed. No further bats were recorded during the rest of the survey.

Building Reference	Survey Date	Survey Findings
	14/08/2024	The first bat registration was a common pipistrelle, recorded at 21:28, approximately 50 minutes after sunset, outside of the average emergence time for the species. The bat was not observed. One further common pipistrelle was recorded at 21:48. The bat was not observed.
B13	03/07/2024	No bats were recorded during survey.
B15	26/06/2024	The first bat registration was a common pipistrelle, recorded at 22:00, which emerged from the roof of the terraced houses. Further recordings of common pipistrelle were recorded within the average emergence times for that species. These bats were observed foraging, so they are not considered to have emerged from B15. There were 23 passes of common pipistrelle recorded during the survey. Common pipistrelle were observed commuting and foraging along the row of residential houses.
	18/08/2024	The first bat registration was a common pipistrelle, recorded at 21:31, approximately five minutes after sunset, which is within the average emergence times for that species. A

Building Reference	Survey Date	Survey Findings
		common pipistrelle, recorded at 21:45, appeared to emerge from the gable end of a mid-terrace house. Another two common pipistrelles were recorded at 21:49, which appeared to emerge from the gable end of the southern end terraced house. Further recordings of common pipistrelle were recorded within the average emergence times for that species. These bats were either observed foraging, or not observed in the vicinity of the building, so they are not considered to have emerged from B15. A single recording of a soprano pipistrelle was recorded at 21:57, approximately 31 minutes after sunset, which is within the average emergence times for that species. This bat was not observed in the vicinity of the building, so it is not considered to have emerged from B15. There were 66 recordings of common pipistrelle and one recording of soprano pipistrelle during the survey. Common pipistrelle were observed commuting and foraging along the row of residential houses.
	09/09/2024	The first bat registration was a common pipistrelle, recorded at 20:01, which appeared



Building Reference	Survey Date	Survey Findings
		to emerge from the rooftiles of the terraced houses. Further recordings of common pipistrelles were recorded within the average emergence times for that species. These bats were observed foraging or not observed in the vicinity of the building, so they are not considered to have emerged from B15. There were 31 recordings of common pipistrelle and one recording of soprano pipistrelle during the survey. Common pipistrelle were observed commuting and foraging along the row of residential houses.



8 First Street
Manchester
M15 4RP

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