

Nocturnal Bat Survey Report

23 Radium Street, Ancoats

Reference: 81-588-R2-1

Date: February 25





E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk>

Registered in England
CRN: 08725262

QUALITY ASSURANCE

Report reference		81-588-R2-2			
REV REF:	DESCRIPTION	AUTHOR	CHECKED	AUTHORISED	DATE
R2-1	First issue	HB	CJ	CK	24/07/24
R2-2	Updated Proposed Development	HB	CJ	CK	12/02/25

This report has been prepared for the sole benefit, use, and information of the client. The liability of Environmental Engineering Partnership Limited T/A E3P with respect to the information contained in the report will not extend to any third party. This report has been prepared by the qualified persons as listed below.

WRITTEN BY	QUALIFICATIONS	POSITION
Hannah Brodie	BSc (Hons), MSc	Graduate Ecologist
REVIEWED BY	QUALIFICATIONS	POSITION
Carlin Jones	BSc (Hons)	Consultant Ecologist
AUTHORISED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc (Hons), MSc MEnvSc CEnv MCIEEM	Associate Director



EXECUTIVE SUMMARY

Site Address	23 Radium Street, Ancoats, Manchester, M4 6AY
Coordinates	E 385111, N 398750
Site Area	Approximately 0.04 ha
Current Site Use	The site comprised a single three-storey commercial building and a wall along the southeast boundary of the site.
Proposed Development	Development proposals comprise the remodelling of the existing building, facilitated by an upper storey extension, to provide commercial property space.
Results	<p>Common pipistrelle bats were identified utilising the site for foraging and commuting, primarily in association with the path to the south of Building 1 (B1) and its associated vegetation, the area above Wall 1 (W1), and the courtyard north of B1.</p> <p>No bats were identified emerging from the building or structure and no bats were observed within proximity to any potential roost features.</p>
Conclusions and Recommendations	<p>No bat roosts were identified; therefore no further assessment, mitigation or Natural England Bat licencing is required for the works to proceed. In the unlikely event that a bat is found during the works, all work is to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice sought from Natural England.</p> <p>It is recommended that works on the single on-site building be undertaken outside of the breeding bird season (March to September inclusive). However, if this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 24 hrs before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged.</p>



Table of Contents

EXECUTIVE SUMMARY	3
1. INTRODUCTION	5
1.1. Background	5
1.2. Previous Surveys	5
1.3. Proposed Development.....	5
1.4. Site Description.....	5
1.5. Objectives	6
2. METHODOLOGY	7
2.1. Nocturnal Surveys	7
2.2. Data Analysis	8
2.3. Survey Limitations	8
3. SURVEY RESULTS.....	9
3.1. Dusk Emergence Survey 14th May.....	9
3.2. Dusk Emergence Survey 4th June.....	9
4. CONCLUSIONS AND RECOMMENDATIONS.....	10
4.1. Conclusions	10
4.2. Recommendations	10
5. REFERENCES	11
APPENDIX I SURVEY FORMS.....	12
APPENDIX II VANTAGE POINT LOCATIONS	15



1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Shimla Enterprises Limited to undertake Nocturnal Bat Surveys at 23 Radium Street, Ancoats, hereafter referred to as “the site”.

The report was produced by Hannah Brodie, BSc (Hons) MSc, Graduate Ecologist at E3P, who has experience in completing nocturnal bat surveys at many sites across the UK.

1.2. PREVIOUS SURVEYS

In November 2023, E3P conducted a Preliminary Roost Assessment (PRA) at the site (report reference: 81-588), encompassing the on-site building (B1) and a wall (W1), no other buildings, walls or trees were present within the site boundary. The survey involved undertaking a systematic search of the building, searching for signs of bats, or spaces where bats would be able to access. The survey was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so. The methodology followed that set out in Collins (2023).

B1 was assessed as having Moderate bat roosting potential due to the multiple potential bat roost features on the northwest, northeast, and southeast aspects of the building, in addition to the proximity of the site to Rochdale Canal and several confirmed bat roosts. It was determined that the building was unlikely to support a large number of bats or a roost of high conservation status, such as a maternity or hibernation roost, due to the lack of space within the features identified to support such roosts. No evidence of bat droppings or staining was identified throughout the entire building, both internally and externally.

W1 was assessed as having Negligible bat roosting potential due to a lack of suitable bat roosting features. Two Nocturnal Bat Surveys on B1 were recommended following the PRA to confirm the presence or absence of roosting bats and to inform relevant mitigation.

1.3. PROPOSED DEVELOPMENT

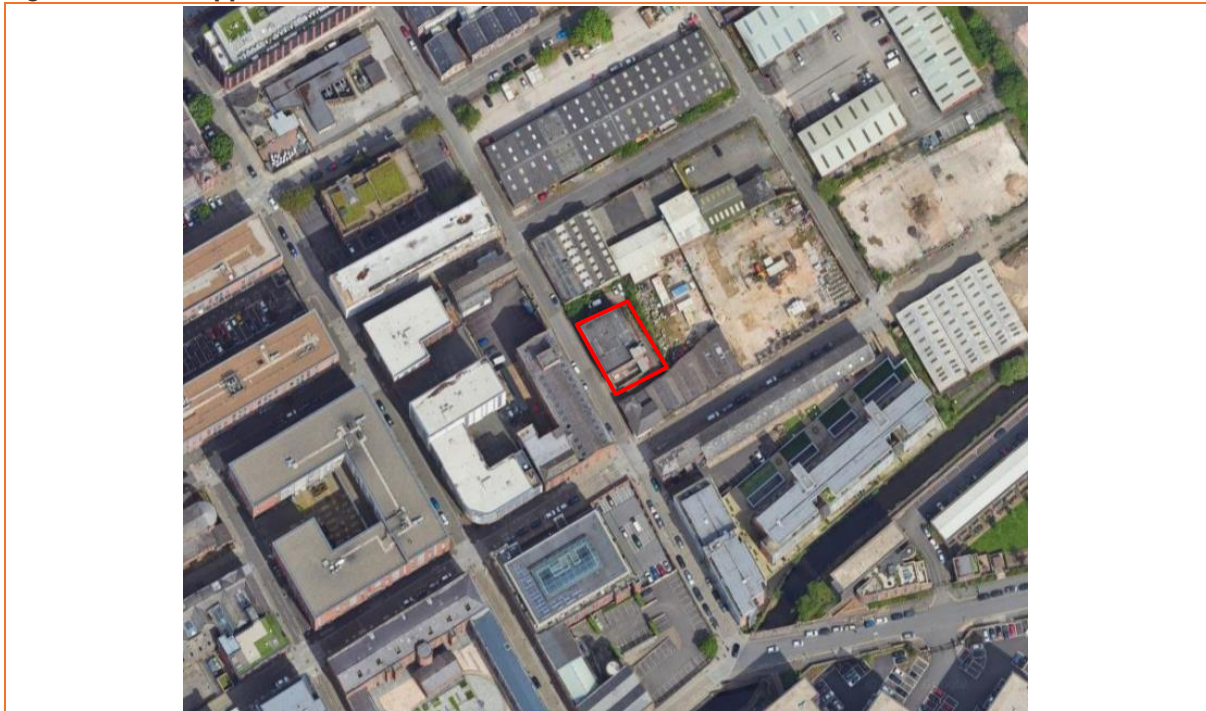
Development proposals comprise the remodelling of the existing building, facilitated by an upper storey extension, to provide commercial property space.

1.4. SITE DESCRIPTION

The site is located in Ancoats, northwest Manchester. Adjacent buildings comprise commercial, residential, and industrial dwellings. The site is accessed via Radium Street, which defines the southwest boundary. Rochdale Canal is located approximately 80 m southeast of the site boundary. Ancoats Green Park is located approximately 160 m northeast of the site boundary. New Islington Marina is located approximately 250 m southeast of the site boundary. An active railway is located approximately 750 m northwest of the site boundary, associated with Manchester Victoria Train Station, which is situated approximately 1 km northwest of the site. Please refer to Figure 1 for the approximate site location.



Figure 1 **Approximate Site Location**



1.5. OBJECTIVES

The objectives of the nocturnal bat surveys were to identify:

- ✦ Any existing roosts within the site.
- ✦ Potential impacts of the proposed development on bats.
- ✦ The need for mitigation.

The survey findings are detailed in this report, along with any recommendations.



2. METHODOLOGY

2.1. NOCTURNAL SURVEYS

Two Bat Emergence surveys were undertaken following the guidance set out in Collins (2023). Both surveys were conducted using Canon XA60 4K Camcorders, appropriate handheld bat detectors suitable for commercial use, Echo Meter Touch 2's and Titley Scientific Chorus Recorders (Set to Continuous mode). Surveys were undertaken by competent and suitably trained bat surveyors Conor Evans, Ben Hartley, and Hannah Brodie. Conor Evans acted as lead on both nocturnal surveys. Conor has undertaken numerous nocturnal bat surveys and Preliminary Roost Assessments across the UK. Please see Table 1 and Table 2 for details of the surveys.

Table 1 Emergence Survey Details

SURVEYS	DATE	SUNSET	SURVEY TIMINGS	WEATHER CONDITIONS
DUSK SURVEY 1	14/05/2024	21:02	20:47-22:32	Dry, 16°C, 40% cloud cover, light breeze
DUSK SURVEY 2	04/06/2024	21:31	21:16-23:01	Dry, mild, 10°C, 20% cloud cover, light breeze

Table 2 Survey Vantage Point Details

VANTAGE POINT	DATE	DETECTOR	SURVEYOR
V1	14/05/2024	Echo Meter Touch 2	Conor Evans
	04/06/2024	Chorus Recorder	Conor Evans
V2	14/05/2024	Echo Meter Touch 2	Ben Hartley
	04/06/2024	Chorus Recorder	Hannah Brodie

Two camcorders were positioned around the building to observe areas of highest bat-roosting potential during the nocturnal bat surveys (See Appendix II). Please refer to Figure 2 for the approximate location of the surveyors, the single on-site building and wall, and their references.



Figure 2 **Approximate Location of Surveyors**



2.2. DATA ANALYSIS

A chorus recorder and an Echo Meter Touch 2 were used to record bat calls during the surveys. Data from these instruments was converted from WAV to ZCA using Wildlife Acoustics Kaleidoscope Software and was analysed using AnalookW. The recordings from the camcorders were analysed by Hannah Brodie on the 8th of July 2024 and this involved reviewing the footage for any emergencies.

2.3. SURVEY LIMITATIONS

Nocturnal Bat Surveys are completed following guidance set out in Collins (2023) and are carried out by competent and trained surveyors. No surveyors were visually constrained during the survey, other than that of low light conditions which were aided by the camcorders, and all potential roosting features were observed throughout the survey time period.

All surveys were conducted in optimum weather conditions, following guidance set out in Collins (2023). Not all potential roost features could be covered by the cameras during the surveys, however, this limitation was mitigated by the presence of surveyors, who were visually able to observe all potential roost features.



3. SURVEY RESULTS

The following subsections provide a summary of bat activity noted on the dusk emergence surveys. Please refer to Appendix I for the full survey forms, and Appendix II for the stills of the camcorders during the darkest part of the survey.

3.1. DUSK EMERGENCE SURVEY 14TH MAY

During the survey, there was a moderate amount of foraging and commuting activity throughout the site, with common pipistrelle (*Pipistrellus pipistrellus*) being the only species recorded. The activity during the survey was primarily focused on the path to the south of B1, the area above W1, and the courtyard north of B1. The first pass of the survey was a common pipistrelle observed at 21:31, 29 minutes after sunset, continuously foraging northeast to southwest along W1. Activity throughout the survey remained consistent, with the final bat, a common pipistrelle, observed foraging in the courtyard to the north of B1 at 22:36. Recordings from the Echo Meter Touch 2 placed at V1 also indicated passes of common pipistrelle consistently from 21:31 to 22:31.

No bats were observed emerging from the surveyed building in relation to the potential roost features.

3.2. DUSK EMERGENCE SURVEY 4TH JUNE

During the dusk emergence survey there was a considerable amount of foraging and commuting activity observed on the site by common pipistrelle. Activity was focused on the path to the south and east of the site and its associated vegetation, and the space above W1. The first pass of the survey was a common pipistrelle observed at 21:58, 27 minutes after sunset, commuting southwest to northeast above the path. The activity throughout the survey was relatively consistent, with the final bat, also a common pipistrelle, observed foraging above the path to the south and northeast of the site, at 22:52. Recordings from the Titley Scientific Chorus Recorder placed at V1 also indicated passes of common pipistrelle consistently from 21:58 through to 22:46.

No bats were observed emerging from the surveyed building in relation to the potential roost features.



4. CONCLUSIONS AND RECOMMENDATIONS

4.1. CONCLUSIONS

During the dusk emergence surveys, moderate levels of foraging and commuting activity from common pipistrelle were observed. The earliest activity comprised a common pipistrelle observed from V2 at 21:31 on 14th May 2024, continuously foraging northeast to southwest along W1, 29 minutes after sunset. The timing of such activity indicates that the species may be roosting in a nearby location, but no emergences from B1 or W1 were observed during the surveys.

Two survey visits were undertaken between May and June 2024, spaced three weeks apart. It is therefore considered that a sufficient amount of data has been gathered. Furthermore, the surveys were carried out during the bat maternity season. No evidence of maternity roosts was identified, as such it is apparent no maternity roosts are present within the site.

As no bats were observed emerging from the surveyed building, it can be concluded that no bats are roosting within the building. Therefore, no further assessment, mitigation or Natural England Bat licencing is required for works to proceed.

4.2. RECOMMENDATIONS

In the unlikely event that a bat is found during works, all works is to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice sought from Natural England.



5. REFERENCES

-  Collins, J. (2023). Bat Surveys for Professional Ecologists, 4th Edition. Bat Conservation Trust.
-  E3P (2023) Preliminary Roost Assessment - 23 Radium Street, Ancoats. (Report Reference: 81-588).

END OF REPORT

APPENDIX I

SURVEY FORMS





SURVEY FORMS

14TH MAY 2024

Date: 14/05/2024
Sunset: 21:02
Start time: 20:47
End time: 22:32

Weather conditions: Dry, 16°C, 40% cloud cover, light breeze

Surveyor: Conor Evans (V1)

TIME	SPECIES	ACTIVITY
21:31	Common pipistrelle	Heard not seen
21:33	Common pipistrelle	Foraging around the courtyard
21:36	Common pipistrelle	Foraging in the courtyard, flew from the south along the building
21:39	Common pipistrelle	Foraging in the courtyard, flew from the south along the building
21:43	Common pipistrelle	Commuting from the south along the building
21:46	Common pipistrelle	Foraging above the courtyard, flew from the south along the building
21:49	Common pipistrelle	Foraging above the courtyard, flew from the south along the building
21:50	Common pipistrelle x 2	Continuous passes and foraging every few minutes
21:57	Common pipistrelle	Foraging in courtyard
22:09	Common pipistrelle	Foraging in courtyard
22:15	Common pipistrelle	Foraging in courtyard
22:20	Common pipistrelle	Foraging in courtyard
22:30	Common pipistrelle	Foraging in courtyard

Surveyor: Ben Hartley (V2)

TIME	NOCTULE	ACTIVITY
21:31	Common pipistrelle	Continuous foraging northeast to southwest and back
21:35	Common pipistrelle	Continuous foraging northeast to southwest and back
21:38	Common pipistrelle	Continuous foraging northeast to southwest and back
21:40	Common pipistrelle	Continuous foraging to northeast
21:43 – 21:49	Common pipistrelle	Continuous foraging northeast to southwest and back
21:54	Common pipistrelle	Commuting southwest to northeast
21:55	Common pipistrelle	Continuous foraging northeast to southwest and back
21:57	Common pipistrelle	Foraging to the northeast
22:02	Common pipistrelle	Foraging to the northeast
22:15	Common pipistrelle	Foraging to the northeast
22:24	Common pipistrelle	Heard not seen
22:27	Common pipistrelle	Heard not seen
22:30	Common pipistrelle	Heard not seen



4TH JUNE 2024

Date: 04/06/2024
Sunset: 21:31
Start time: 21:16
End time: 23:01

Weather conditions: Dry, mild, 10°C, 20% cloud cover, light breeze

Surveyor: Conor Evans (V1)

TIME	SPECIES	ACTIVITY
21:59	Common pipistrelle	Continuous foraging around the building courtyard
22:12 – 22:19	Common pipistrelle	Continuous foraging
22:22	Common pipistrelle	Continuous foraging around the courtyard
22:36	Common pipistrelle	Heard not seen - commuting
22:39	Common pipistrelle	Heard not seen - continuous foraging
22:43	Common pipistrelle	Continuous foraging around the courtyard
22:52	Common pipistrelle	Continuous foraging

Surveyor: Hannah Brodie (V2)

TIME	SPECIES	ACTIVITY
21:58	Common pipistrelle	Commuting northeast along the southern site boundary
22:06	Common pipistrelle	Foraging northeast along the southern site boundary
22:12	Common pipistrelle	Foraging along the southern site boundary above part of the building
22:14	Common pipistrelle	Foraging along the southern site boundary above part of the building
22:15	Common pipistrelle x 4	Continuous foraging
22:17	Common pipistrelle	Continuous foraging
22:18	Common pipistrelle	Continuous foraging
22:21	Common pipistrelle	Foraging along the southern site boundary
22:22	Common pipistrelle	Foraging along the southern site boundary
22:24	Common pipistrelle	Foraging along the southern site boundary
22:25	Common pipistrelle	Heard not seen
22:25	Common pipistrelle	Foraging
22:32	Common pipistrelle	Commuting
22:37	Common pipistrelle	Foraging
22:38	Common pipistrelle	Foraging
22:39	Common pipistrelle	Foraging
22:42	Common pipistrelle	Foraging
22:45	Common pipistrelle	Foraging
22:46	Common pipistrelle	Foraging
22:52	Common pipistrelle	Foraging

APPENDIX II VANTAGE POINT LOCATIONS





Figure 3 **Vantage Point 1 (V1)**

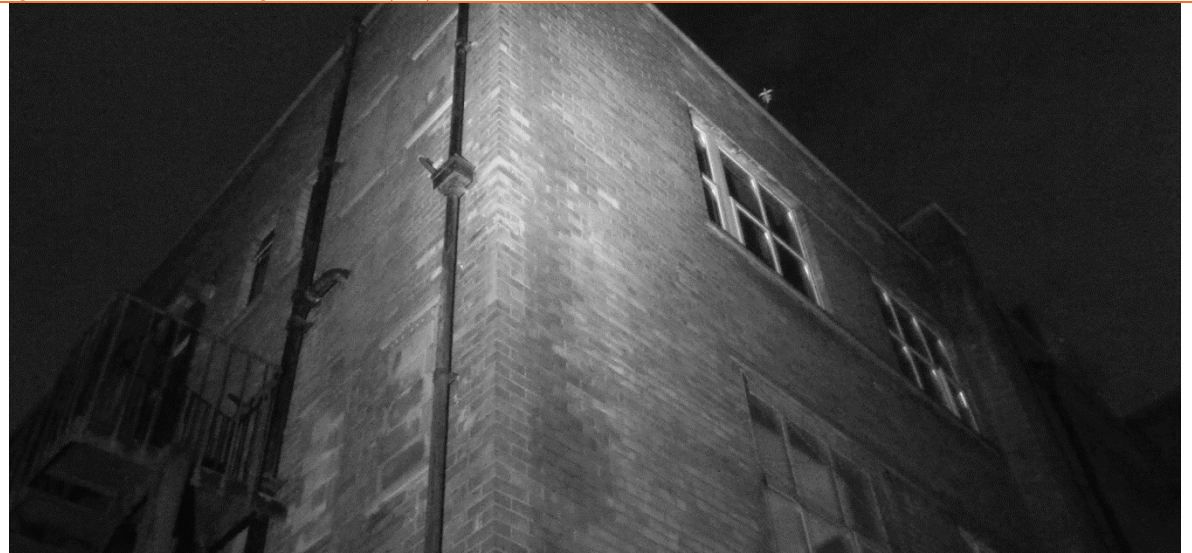


Figure 4 **Vantage Point 2 (V2)**

