

Bat Survey Report

The Shamrock, Bengal Street
Reference: 81-659-R2-1
Date: August 24





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EXECUTIVE SUMMARY

Site Address	The Shamrock Inn, 17 Bengal Street, Ancoats, Manchester, M4 6AQ
Coordinates	E 384985, N 398824
Site Area	Approximately 0.04 ha
Current Site Use	The site comprised a single two-storey disused pub with a loft void and basement.
Proposed Development	Development proposals comprise renovating the disused building to be reused as a pub.
Results	Low numbers of common pipistrelle were identified utilising the site for commuting, predominantly along the alley located north of the site as well as the two individual trees located west of the site, commuting from the east to the west and then returning from west to east. No bats were observed emerging from the building and no bats were observed within proximity to any potential roost features.
Conclusions and Recommendations	No further surveys, or a Natural England Bat Licence, are required for the renovation works to proceed. In the unlikely instance that any bats are located within the building during the works, works should cease, and a suitably qualified ecologist should be contacted. It is recommended that works 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.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Joseph Holt Limited to undertake a Nocturnal Bat Emergence Survey at The Shamrock, Bengal Street; hereafter referred to as “the site”.

This report was produced by Graduate Ecologist Max McCormick BSc (Hons), who has experience in completing Preliminary Roost Assessments (PRAs) and Nocturnal Bat Surveys at many sites across the UK.

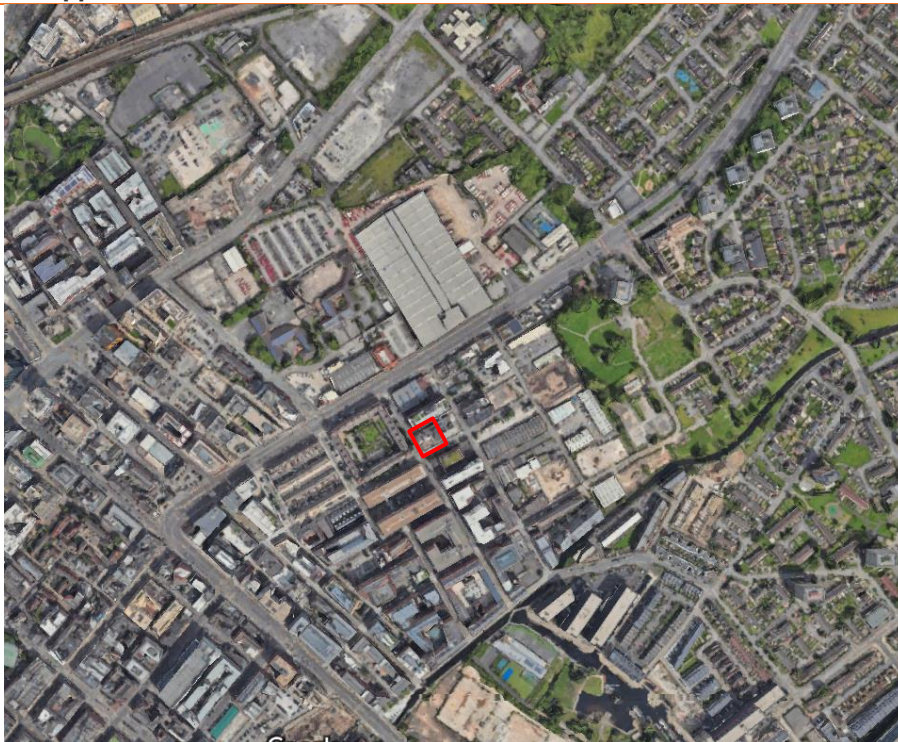
1.2. PROPOSED DEVELOPMENT

Development proposals comprise renovating the disused building to be reused as a pub.

1.3. SITE DESCRIPTION

The site is located in Ancoats, north-west Manchester. Adjacent buildings comprise commercial buildings and residential dwellings. The site is accessed via Bengal Street, which defines the south-west boundary. Ancoats Green Park is located approximately 215 m east with the Rochdale Canal located approximately 240 m south of the site boundary. New Islington Marina is located approximately 370 m south of the site boundary. An active railway is located approximately 590 m north of the site boundary, associated with Manchester Victoria Train Station, which is situated approximately 930 m north-west of the site. Please refer to Figure 1 for the approximate site location.

Figure 1 **Approximate Site Location**





1.4. PREVIOUS SURVEYS

E3P completed a Preliminary Roost Assessment (PRA) on the site in February 2024 (report reference: 81-659-R1). The site comprised one building (B1) which was assessed for its suitability to support roosting bats, following guidance set out in Collins (2023). B1 was found to have **low** bat roosting potential due to the crevices and gaps on all aspects of the building, as well as the access into the wall cavities and loft void with a small number of features.

1.5. OBJECTIVES

The objectives of the Nocturnal Bat Survey 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

One bat emergence survey was undertaken following guidance set out in Collins (2023). The survey was conducted using three Canon XA60 4K Camcorders, a Titley Scientific Chorus Recorder (set to continuous mode) and an Echometer Touch, undertaken by competent and suitably trained bat surveyors. Please see Table 1 for details of the survey.

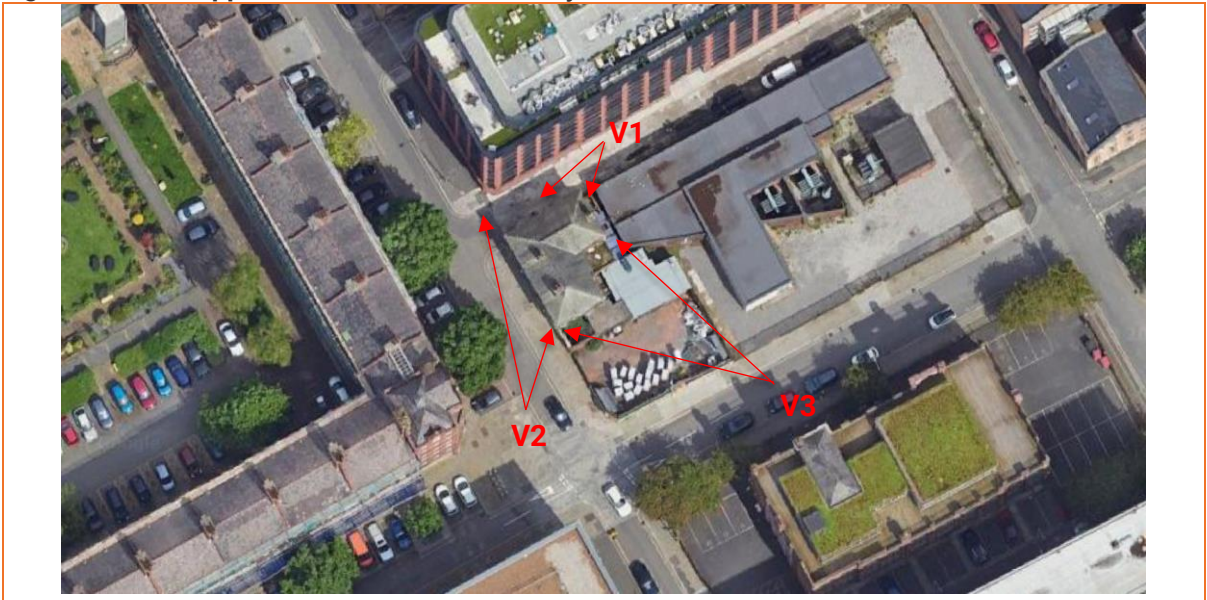
Table 1 Emergence Survey Details

SURVEY	DATE	SUNSET	SURVEY TIMINGS	WEATHER CONDITIONS
DUSK SURVEY 1	23/07/24	21:18	21:03-22:48	Overcast, 19°C, 100% cloud cover, light breeze, no rain

Three camcorders were positioned around the building to observe the areas of bat-roosting potential during the nocturnal surveys (see Appendix II). The camcorders were monitored by suitably qualified bat surveyors, with the aid of a Titley Chorus Recorder and an Echometer Touch.

Please refer to Figure 2 for the approximate location of the surveyors.

Figure 2 Approximate Location of Surveyors



2.2. DATA ANALYSIS

Chorus recorders were used to record bat calls during the survey. Data was converted from WAV to ZCA using Wildlife Acoustics Kaleidoscope Software and was analysed using AnalookW. The recordings from the camcorders were analysed by Max McCormick on 31st July 2024. This involved reviewing the footage for any bat emergences.



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. The vantage points were not visually constrained during the survey, other than that of low light conditions which was 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).



3. SURVEY RESULTS

Please refer to Appendix I for the full survey forms.

3.1. DUSK EMERGENCE SURVEY 23RD JULY

During the dusk emergence survey, there was a low level of commuting and foraging activity of common pipistrelle (*Pipistrellus pipistrellus*) throughout the site, with brown long-eared bat (*Plecotus auratus*) activity recorded within the last 15 minutes of the survey. Common pipistrelle activity occurred predominantly along the alley located north of the site as well as the two individual trees located west of the site, commuting from the east to the west and then returning from west to east. The first pass was a common pipistrelle observed at V2 at 21:34, approximately 16 minutes after sunset. There was consistent activity at all three vantage points throughout the survey, with the final bat, a common pipistrelle, recorded foraging at V2 and V3 at 22:48. This indicates that the bats are roosting locally, but not within the site itself.

No bats were observed emerging from the surveyed building.



4. CONCLUSIONS AND RECOMMENDATIONS

4.1. CONCLUSIONS

As no bats were observed emerging from the surveyed building, it can be concluded with reasonable certainty that no bats are located 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 inside the building during works, all works are to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice sought from Natural England.

It is recommended that works 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.



5. REFERENCES

- ✦ Bat Conservation Trust (2023). Bats and Artificial Lighting at Night Guidance Note 8.
- ✦ Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- ✦ E3P (2024) Preliminary Roost Assessment: The Shamrock, Bengal Street. 81-659-R1.
- ✦ Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

END OF REPORT

APPENDIX I

SURVEY FORMS





SURVEY FORMS

23RD JULY 2024

Date: 23/07/2024
Sunset: 21:18
Start time: 21:03
End time: 22:48

Weather conditions: 19°C, 100% cloud cover, light breeze (4 mph wind speed), 0% precipitation.

Surveyor: Ben Hartley (V1)

TIME	SPECIES	ACTIVITY
21:35	Common pipistrelle	Foraging to north west of the site around trees
21:37	Common pipistrelle	Commuting along alley from west to east
21:38	Common pipistrelle	Commuting along alley from west to east
21:40	Common pipistrelle	Commuting along alley east to west and then continuously foraging around trees until 21:46
21:46	Common pipistrelle	Commuting along alley west to east
21:52	Common pipistrelle	Commuting along alley then foraging around trees
21:53	Common pipistrelle	Foraging overhead
21:55	Common pipistrelle	Commuting along alley west to east
22:08	Common pipistrelle	Commuting along alley east to west
22:12	Common pipistrelle	Foraging to east of the site
22:14	Common pipistrelle	Commuting along alley west to east then foraging overhead
22:26	Common pipistrelle	Foraging overhead
22:31	Common pipistrelle/Brown long-eared bat	Brown long-eared heard not seen, common pipistrelle continuous until 21:35
22:34	Brown long-eared bat	Heard not seen, continuous until 21:36
22:42	Common pipistrelle	Heard not seen, continuous until 22:48
22:45	Brown long-eared bat	Heard not seen

Surveyor: Jacob Ng (V2)

TIME	SPECIES	ACTIVITY
21:34	Common pipistrelle	Commuting west to east in front of the building, near the tree
21:38	Common pipistrelle	Foraging near the tree
21:45	Common pipistrelle	Heard not seen, short call
21:51	Common pipistrelle	Heard not seen
22:05	Common pipistrelle	Heard not seen
22:09	Common pipistrelle	Heard not seen, strong call
22:45	Common pipistrelle	Heard not seen
22:48	Common pipistrelle	Heard not seen



Surveyor: Lucy Hayward (V3)

TIME	SPECIES	ACTIVITY
21:37	Common pipistrelle	Foraging around front of building
21:41	Common pipistrelle	Commuting west
21:43	Common pipistrelle	Foraging west
21:45	Common pipistrelle	Foraging west
21:51	Common pipistrelle	Commuting west to east across the vantage point
21:53	Common pipistrelle	Commuting away from the site
21:54	Common pipistrelle	Commuting towards the site
21:55	Common pipistrelle	Heard not seen
21:56	Common pipistrelle	Heard not seen
21:57	Common pipistrelle	Heard not seen
22:10	Common pipistrelle	Commuting west to east
22:39	Common pipistrelle	Heard not seen
22:44	Common pipistrelle	Heard not seen
22:46	Common pipistrelle	Heard not seen
22:48	Common pipistrelle	Heard not seen

APPENDIX II VANTAGE POINT LOCATIONS





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



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





Figure 5 **Vantage Point 3 (V3)**

