

Nocturnal Bat Survey Report

Alpha House, Wythenshawe
Reference: 81-876-R2-1
Date: September 24





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EXECUTIVE SUMMARY

Site Address	Wavell Road, Civic Centre, Wythenshawe, M22 5RG
Coordinates	E 382819, N 386976
Site Area	Approximately 0.4 ha
Current Site Use	The site comprised a vacant eight-storey office building with a number of vacant commercial units at ground level.
Proposed Development	Development proposals include the demolition of the pre-existing building.
Results	Common pipistrelles were identified utilising the site for commuting and foraging, with occasional soprano pipistrelle and noctule also identified commuting. No bats were observed emerging from Building 1 and no bats were observed within proximity to any potential roost features within the building.
Conclusions and Recommendations	No further surveys, or a Natural England Bat Licence, are required for the proposed 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. The building was assessed as having nesting bird value, as feral pigeons were occupying most floors. Due to the number of pigeons occupying the building, it is highly unlikely that there will be an absence of active nests within the building during the nesting season (March to September inclusive). Therefore, it is recommended that demolition of the building be undertaken within the winter months (October to February inclusive). Because of the nature of feral pigeons nesting at any time of the year, a nesting bird check will be undertaken by a suitably qualified ecologist up to 24 hours before works commence. Should any nests, or nests in construction be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable standoff and provide a toolbox talk to all site contractors regarding their working limits and legal implications.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Wythenshawe Community Housing Group to undertake Nocturnal Bat Surveys at Alpha House, Wythenshawe; hereafter referred to as “the site”.

The report was produced by Conor Evans BSc (Hons) MRes, Consultant Ecologist at E3P, 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 include the demolition of the pre-existing building.

1.3. SITE DESCRIPTION

The site is located within the Wythenshawe district centre boundary, a heavily residential area set to the east of Rowlandsway. Areas of green space are located to the east and west of the site, with a footpath running in a north easterly direction located within the eastern area of open space. A parking area is located to the south of the building with a tram line located approximately 240 m west of the site. Please refer to Figure 1 for the approximate site location.

Figure 1 Approximate Site Location



1.4. PREVIOUS SURVEYS

E3P conducted a Preliminary Roost Assessment (PRA) on the site in August 2024 (report reference: 81-876-R1). The site comprised a vacant eight-storey office building with a number of vacant commercial units at ground level.

The on-site building was assessed for its suitability to support roosting bats, following the guidance set out in Collins (2023). The building was assessed as having **Moderate** bat roosting potential due to multiple access points leading to multiple crevices on each floor, especially the crevices within the



ceilings. The building was deemed as being unsuitable for high-value roosts, such as hibernation and maternity roosts, due to the building experiencing fluctuating temperatures and the lack of suitable habitat within the local area. As such, in line with Collins (2023), two surveys were recommended, with at least one survey taking place between May and August (inclusive).

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, Magenta Bat 4 Detectors, Echo Meter Touch 2s, and Titley Scientific Chorus Recorders (set to continuous mode). Surveys were undertaken by competent and suitably trained bat surveyors. Please see Table 1 and Table 2 for details of the surveys.

Table 1 Emergence Survey Details

SURVEY	DATE	SUNSET	SURVEY TIMINGS	WEATHER CONDITIONS
DUSK SURVEY 1	14/08/2024	20:38	20:23 - 22:08	Dry, 18°C, 90% cloud cover, light breeze
DUSK SURVEY 2	03/09/2024	19:53	19:38 - 21:23	Dry, 15°C, 100% cloud cover, light breeze

Table 2 Survey Vantage Point Details

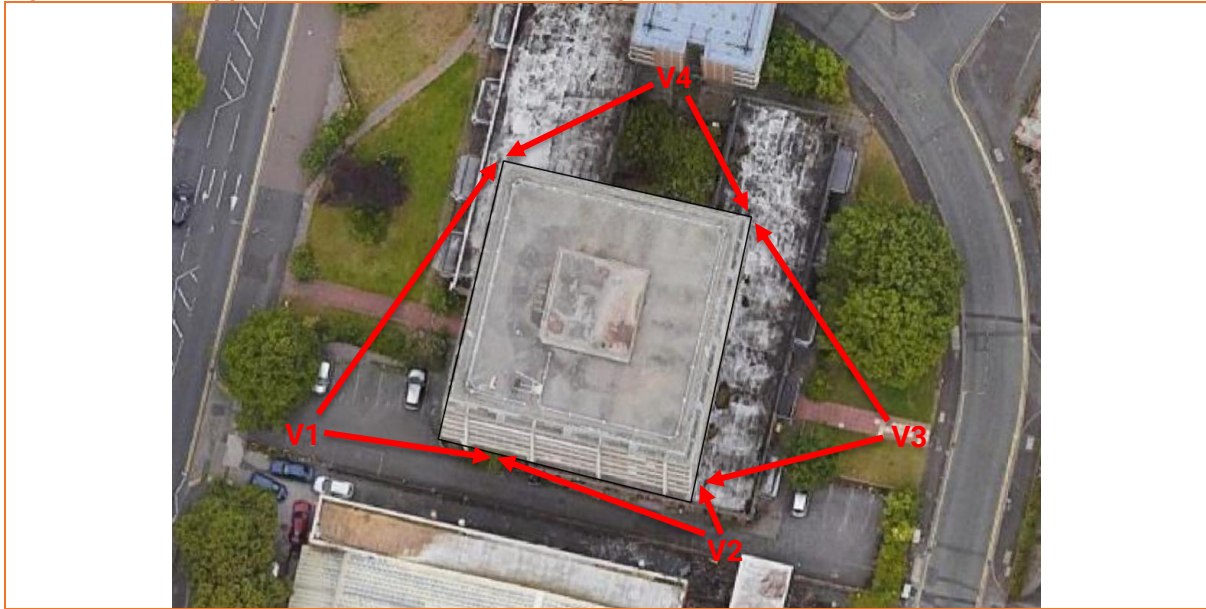
VANTAGE POINT	DATE	DETECTOR	SURVEYOR
V1	14/08/2024	Chorus	Zach Squire-Watt
	03/09/2024	Echo Meter Touch 2	Luke Shaw
V2	14/08/2024	Chorus	Joseph Foster
	03/09/2024	Chorus	Joseph Foster
V3	14/08/2024	Chorus	Rowan Whittaker
	03/09/2024	Chorus	Rowan Whittaker
V4	14/08/2024	Echo Meter Touch 2	Ben Hartley
	03/09/2024	Magenta	Lucy Hayward

Four camcorders were positioned around the building to observe the areas of bat-roosting potential during the nocturnal surveys (see Appendix II for the vantage point fields of view during the darkest time of the survey). Each camcorder was monitored by suitably qualified bat surveyors, with the aid of Titley Scientific Chorus Recorders or Echo Meter Touch 2s.

Please refer to Figure 2 for the approximate location of the vantage points.



Figure 2 **Approximate Location of the Vantage Points**



2.2. DATA ANALYSIS

Chorus recorders and Echo Meter Touch 2s 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 Ben Hartley BSc (Hons) MSc, Graduate Ecologist at E3P in September 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. However, due to the surveys being conducted by observation during low light conditions, this may cause constraints of visual assessments. This was resolved by using cameras as aids. All potential roosting features were observed throughout the survey time periods by a competent surveyor. All surveys were conducted in optimum weather conditions, following guidance set out in Collins (2023).

Lighting from the infrared lamps was limited at V2, V3 and V4 during the first dusk emergence on 14th August 2024 due to the height/angle of the buildings. This is not anticipated to be a major constraint for V2 and V4; common pipistrelle bats are often observed emerging at approximately 20 minutes after sunset. The first bat recorded at V2 was a common pipistrelle that was heard and not seen by the surveyor, recorded at 21:16, approximately 38 minutes after sunset. The first bat recorded at V4 was a common pipistrelle that was heard and not seen by the surveyor, recorded at 21:29, approximately 51 minutes after sunset. As no bats were recorded at approximately 20 minutes after sunset at V2 or V4, it is assumed that common pipistrelle are not roosting on-site in relation to the potential roost features at V2 or V4. In addition, each of the four vantage points were manned by a competent surveyor who had a full view of the building and potential roost features.

The first bat recorded during the first dusk emergence survey was a common pipistrelle, recorded at V3 at 20:59, approximately 21 minutes after sunset. The bat was recorded as heard not seen by the surveyor at V3. Footage from the camera at V2 was analysed at the timing that the bat was heard and not seen. The building was still illuminated by daylight/sunset at the time that this bat was recorded; therefore if bats were present in relation to the potential roost features, they would be observable on the camera. However, no bats were recorded in relation to the potential roost features at V2. Furthermore, the bat



was not visually observed by the surveyor at V2. As such, the visibility during the first dusk emergence is not considered to be a major constraint.



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.

3.1.1. DUSK EMERGENCE SURVEY 14TH AUGUST 2024

During the first dusk emergence survey, there were low levels of common pipistrelle (*Pipistrellus pipistrellus*) activity recorded at all vantage points, with low levels of soprano pipistrelle (*Pipistrellus pygmaeus*) activity and minimal noctule (*Nyctalus noctula*) activity recorded at V4. The first bat recorded was a common pipistrelle at 20:59, approximately 21 minutes after sunset at V3. The last bat recorded was a common pipistrelle at 22:04, approximately 86 minutes after sunset.

No bats were observed emerging from B1.

3.1.2. DUSK EMERGENCE SURVEY 03RD SEPTEMBER 2024

During the second dusk emergence survey, minimal common pipistrelle was recorded at all vantage points. No other bat species were observed during the survey. Common pipistrelle activity was predominantly heard but not seen, however, bats were observed utilising the site for commuting and foraging around the building. The first common pipistrelle recorded was recorded at 20:15, approximately 22 minutes after sunset at V3. The last common pipistrelle recorded was recorded commuting north to west at 21:22 by V2, approximately 104 minutes after sunset.

No bats were observed emerging from B1.



4. CONCLUSIONS AND RECOMMENDATIONS

4.1. CONCLUSIONS

Over the course of the two dusk emergence surveys, minimal to low levels of common pipistrelle activity was recorded, with low levels of soprano pipistrelle activity, and minimal noctule activity recorded at V4 during the first emergence survey. The earliest activity recorded with regards to sunset was a common pipistrelle at 20:59 during the first emergence survey, approximately 21 minutes after sunset at V3. The timing indicates that the species is likely to be roosting near to site, but no emergences from the surveyed building were observed during the emergence surveys and no bats were observed in relation to the potential roost features.

Two survey visits were undertaken between August and September 2024, spaced three weeks apart in line with the guidance. It is therefore considered that a sufficient amount of data has been gathered. It can be concluded that no bats are roosting within B1 and as such 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.

The building was assessed as having nesting bird value, as feral pigeons were occupying most floors. Due to the number of pigeons occupying the building, it is highly unlikely that there will be an absence of active nests within the building during the nesting season (March to September inclusive). Therefore, it is recommended that demolition of the building be undertaken within the winter months (October to February inclusive). Because of the nature of feral pigeons nesting at any time of the year, a nesting bird check will be undertaken by a suitably qualified ecologist up to 24 hours before works commence. Should any nests, or nests in construction be located, a suitable stand-off distance should be maintained until the young have fledged. The ecologist will advise on suitable standoff and provide a toolbox talk to all site contractors regarding their working limits and legal implications.



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 – Alpha House, Wythenshawe (Report Reference: 81-876-R1).

END OF REPORT

APPENDIX I

SURVEY FORMS





SURVEY FORMS

14TH AUGUST 2024

Date: 14/08/2024
Start time: 20:23
Sunset: 20:38
End time: 22:08

Weather conditions: Dry, 18°C, 90% cloud cover, light breeze.

Surveyor: Zach Squire-Watt (V1)

TIME	SPECIES	ACTIVITY
21:48	Common pipistrelle	Heard not seen

Surveyor: Joseph Foster (V2)

TIME	SPECIES	ACTIVITY
21:16	Common pipistrelle	Heard not seen
21:49	Common pipistrelle	Heard not seen
21:53	Common pipistrelle	Heard not seen

Surveyor: Rowan Whittaker (V3)

TIME	SPECIES	ACTIVITY
20:59	Common pipistrelle	Heard not seen
21:16	Common pipistrelle	Foraging
21:25	Common pipistrelle	Heard not seen
21:28	Common pipistrelle	Heard not seen
22:03	Common pipistrelle	Heard not seen

Surveyor: Ben Hartley (V4)

TIME	SPECIES	ACTIVITY
21:29	Common pipistrelle	Heard not seen
21:34	Soprano pipistrelle	Heard not seen
21:48	Noctule	Heard not seen
21:50	Soprano pipistrelle	Heard not seen
21:53	Soprano pipistrelle	Heard not seen
21:54	Soprano pipistrelle	Heard not seen
22:02	Common pipistrelle	Heard not seen
22:04	Common pipistrelle	Heard not seen



3RD SEPTEMBER 2024

Date: 03/09/2024
Start time: 19:38
Sunset: 19:53
End time: 21:23

Weather conditions: Dry, 15°C, 100% cloud cover, light breeze.

Surveyor: Luke Shaw (V1)

TIME	SPECIES	ACTIVITY
20:47	Common pipistrelle	Heard not seen

Surveyor: Joseph Foster (V2)

TIME	SPECIES	ACTIVITY
21:14	Common pipistrelle	Foraging around the south eastern corner of the building
21:18	Common pipistrelle	Heard not seen
21:22	Common pipistrelle	Commuting north to west around building

Surveyor: Rowan Whittaker (V3)

TIME	SPECIES	ACTIVITY
20:15	Common pipistrelle	Heard not seen
21:19	Common pipistrelle	Heard not seen

Surveyor: Lucy Hayward (V4)

TIME	SPECIES	ACTIVITY
20:38	Common pipistrelle	Commuting north to south
21:11	Common pipistrelle	Foraging overhead
21:18	Common pipistrelle	Heard not seen
21:19	Common pipistrelle	Foraging overhead
21:21	Common pipistrelle	Foraging overhead

APPENDIX II

VANTAGE POINT FIELDS OF VIEW





VANTAGE POINT LOCATIONS

14TH AUGUST 2024

Vantage Point 1 (V1)



Vantage Point 2 (V2)





Vantage Point 3 (V3)



Vantage Point 4 (V4)





03RD SEPTEMBER 2024

Vantage Point 1 (V1)



Vantage Point 2 (V2)





Vantage Point 3 (V3)



Vantage Point 4 (V4)

