Bat Presence-Absence Survey

28 Edge Lane & Barway Court

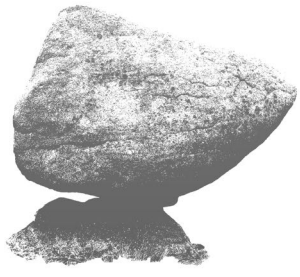
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For

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Gritstone Ecology

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Non-technical summary

A preliminary roost assessment and bat presence-absence surveys were completed by Gritstone Ecology in 2019, which found no bats roosting in the buildings, and no indications of use.

The surveys were repeated in June & July 2024 in relation to a new planning application, as the previous planning permission had lapsed.

A building inspection and two dusk surveys of the buildings were completed in 2024. No indications of use by bats were recorded during the building inspections, and no bats were recorded roosting in the buildings during the emergence surveys.

As no bats were recorded roosting in the buildings, and as no indications of use by bats have been found during the surveys, it is unlikely that bats will be affected by the proposed demolition works.

No further survey, licensing, or mitigation work is required with regard to bats.

1. Introduction

1.1. Purpose of the report

The report is written by Stewart Bradshaw for McNulty Architects. Stewart carried out a building inspection and bat presence-absence surveys of 28 Edge Lane & Barway Court, Chorlton, in June & July 2024.

Presence absence surveys of the buildings were previously completed in August 2019, and planning permission was subsequently granted. However, planning permission has now lapsed, and so the surveys have been repeated to inform a new planning application on the site.

1.2. Survey aims

The aim of the survey was to determine the presence or absence of bats, and assess the need for further survey or mitigation.

1.3. Surveyor details

Stewart is licensed to disturb, take and handle all species of bats in all counties of England under licence number 2015-15615-CLS-CLS. He has more than 15 years of experience in ecological consultancy, including the planning & preparation of bat surveys, and mitigation licences. Experienced assistant surveyors were used during the presence-absence surveys to cover all angles of the building.

1.4. Proposed development

The development proposals at 28 Edge Lane are for an extension to the east side of the building, internal changes to the layout, and refurbishment. Trees on the east side of the building will be removed to facilitate the development work.

The development proposals at Barway Court are for the demolition of the building & garages, and construction of housing on the same plot. Trees within the site, and on the boundaries may be removed to facilitate the development.

1.5. Site context

The site is located adjacent the junction with Barway Road and Edge Lane, Chorlton, GR SJ 80917 94081, approximately 2km east of Stretford town centre.

The site includes 28 Edge Lane, a large detached house, which is separated into a number of apartments, with hard-landscaping, trees, and shrubs to the side & rear; and Barway Court, a block of low-rise apartments, with hard-landscaping, trees, and shrubs to the front, side & rear.

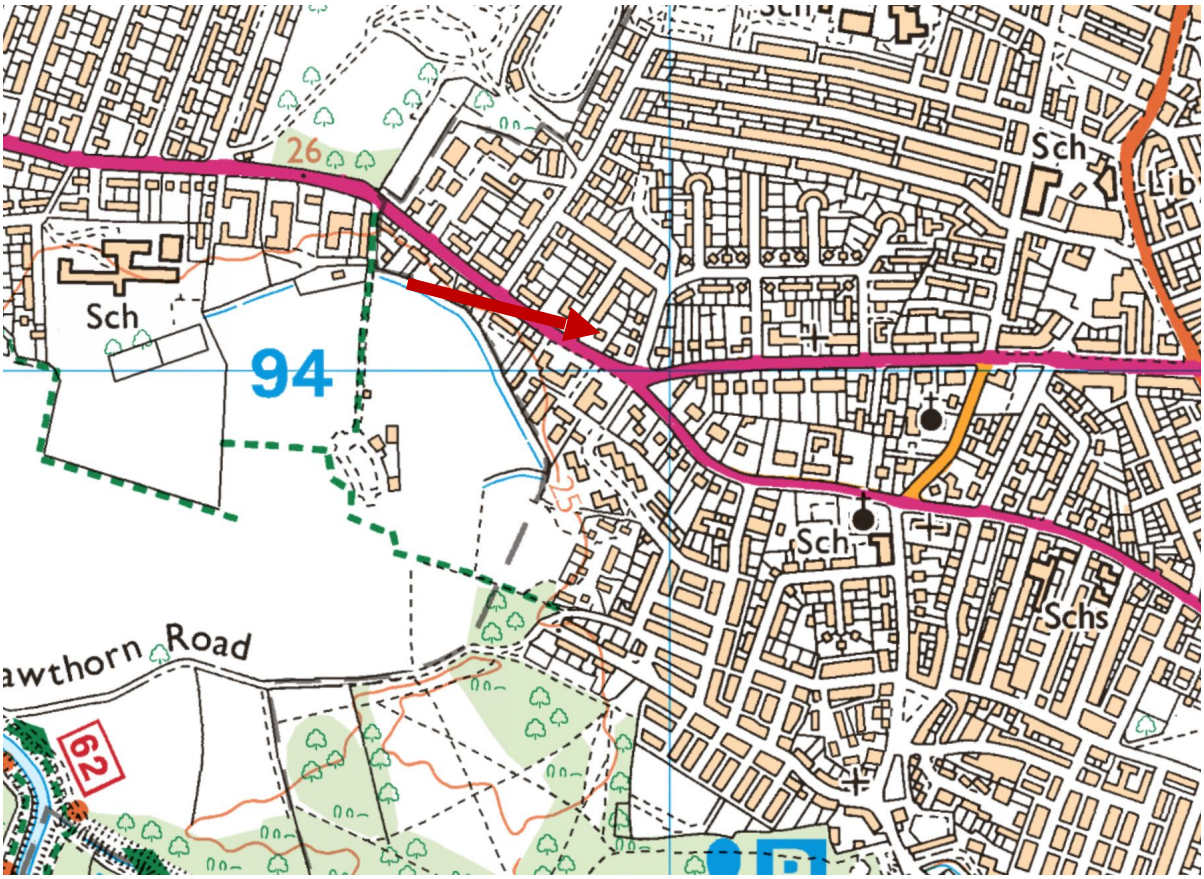
Habitat within 50m of the buildings includes; houses, mature gardens, trees, and busy well-lit roads.

Habitat within 500m includes, housing and busy roads, linked back gardens, open green-space and watercourses.

The habitat immediately surrounding the site is highly fragmented by light, noise, and other human activity, which is likely to limit the number of species present locally.

The site and surrounding area provide low quality foraging, commuting, and roosting opportunities for bats, with higher quality habitat to the south along The River Mersey corridor.

1.6. Site location



1.6a – 28 Edge Lane & Barway Court – site location.



1.6b – 28 Edge Lane & Barway Court – aerial photograph.

2. Methods

2.1. Survey timings

A building inspection was completed on 10th June 2024. Dusk emergence surveys were completed on 12th June and 3rd July 2024.

2.2. Desk study

No formal desk study of the site was undertaken, prior to the surveys. Presence-absence surveys were completed by Gritstone Ecology in 2019. The report was reviewed prior to the surveys to gather baseline data for the site.

The development has a small footprint, and impacts beyond the site boundary are unlikely. A site-specific investigation was considered more suitable.

2.3. Habitat assessment

The habitat on site and in the surrounding area was assessed using Ordnance Survey mapping, and aerial photography. Habitat features on site, and those in the surrounding area were assessed for their suitability for use by bats during the site visit.

2.4. Building inspection

A systematic search of the exterior of the building was made to identify potential or actual bat access points and roosting places, and to locate any evidence of bats such as live or dead specimens, bat droppings, urine splashes, fur-oil staining and or squeaking noises. Bat specimens and droppings are the most reliable type of evidence; the other types are not always the result of bat activity. Sometimes bats leave no visible sign of their presence on the outside of a building (even when they do wet weather can wash evidence away.)

The search included (where present) the ground beneath potential access points, windowsills, window panes, walls, behind peeling paintwork and lifted rendering, hanging tiles, weatherboarding, eaves, soffit boxes, fascia's, lead flashing, gaps under felt, under tiles / slates and in existing bats boxes. Gaps in brickwork and stonework were searched (where present). All evidence of use by bats, or features with the potential to be used by bats was recorded and photographed.

A systematic search of the inside of the building was undertaken to identify potential or actual bat access points and roosting places, and to locate evidence of bats. Bat specimens (live or dead) and droppings are the most reliable type of evidence. Other evidence can include urine splashes, fur-oil staining, feeding remains, squeaking noises, bat fly (Nycteribiid) pupal cases (Hutson 1984) or odour.

Areas inspected include;

Within rooms

- floors and surfaces
- behind wooden panelling
- in lintels above doors and windows
- behind window shutters and curtains
- behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded up windows

- inside cupboards and in chimneys accessible from fireplaces.

Within roof spaces

- the tops of gable end and dividing walls
- the top of chimney breasts
- ridge and hip beams and other structural timbers
- mortise and tenon joints
- all beams
- the junction of roof timbers, especially where ridge and hip beams meet
- behind purlins
- between tiles and the roof lining (where accessible)
- under flat felt roofs.

The areas listed above were inspected (where present), any additional areas with potential for use were also inspected.

2.5. Presence-absence survey method

Ecologists visited the site at dusk and dawn, to listen to, and record bats, and look for bats emerging from, or returning to roosts, and compile information on species, numbers, access points, and locations. The surveys were informed by a building inspection, which identified potential roosting and access points. These points were covered by an observer during the surveys.

2.6. Equipment

The equipment listed below was available for use during the surveys and was used where required.

Clulite CB2 1,000,000 candlepower torch. Rigid Seesnake CA-300 digital endoscope with 0.9m cable reach with 17mm and 6mm imaging heads. Digital camera with 50x zoom. 8x25 close focussing binoculars, 4m ladders, bat handling gloves, DNA sampling tubes.

Elekon Batlogger M – full spectrum bat detector. The Elekon Batlogger M - records bat echolocation calls in high quality, along with temperature and GPS location data. The information is stored on an SD card, and later analysed in detail using Elekon Bat explorer software.

Elekon Batlogger A+ - passive full spectrum bat detector. The Elekon Batlogger A+ records bat echolocation calls in high quality, along with temperature data. The information is stored on an SD card, and later analysed in detail using Elekon Bat explorer software.

Wildlife Acoustics Echometer Touch II Pro - full spectrum bat detector fitted to smartphone or iPad. The device records bat echolocation calls in high quality, along with location data taken from the attached device (where available). The information is stored internally, and later analysed in detail using Wildlife Acoustics Kaleidoscope software.

Infra-red night vision video cameras and infra-red lamps were used to observe the buildings. The cameras recorded for the full length of the survey, the videos were checked during and after the surveys were completed.

Motorola two- way radios, were used to relay information between surveyors.

3. Results - building inspection

3.1. External Inspection - 28 Edge Lane



3.1a - The front of the building.

No28 Edge Lane is a detached house which is split into residential apartments. It has a pitched roof, covered with slate roof tiles, and ceramic ridge tiles; roof pitches face north, south, east, and west, gable ends face north, south, and west. There are dormer windows on the north, south, and east pitches, which have flat, felted, roofs.

Lead flashing is fitted: at the base of chimneys, in roof valleys, and where roof tiles meet brickwork. Wooden fascia boards are fitted at the eaves & gables. Walls are solid brick, lintels are flat-arched brick, sills are stone & moulded concrete; window and door frames are wooden & UPVC, all glass is intact.

The majority of the building is well maintained and in good condition. However, there are some areas which are in need of repair. The majority of cement between ridge tiles is intact, although, there are some minor gaps. There are no missing ridge tiles. There are gaps beneath roof tiles, and a low number of broken tiles. Wooden fascia boards are fitted to the ends of rafters and purlins with no suitable gaps. Most of the window frames are tightly fitted and sealed into the brickwork, however there are gaps around a 1st floor window frame on the north wall.

Walls are in generally good condition, however there are some areas with missing mortar, or cracks on the west wall. Leadwork is tightly fitted against tiles and sealed into the walls; there are no suitable gaps beneath leadwork.

There features externally which are suitable to be used by roosting bats, however, no evidence of use by bats was present during the inspection.

3.2. Internal Inspection - 28 Edge Lane



3.2a - The western half of the cellar.

The house has no accessible roof voids. This is as the roof voids have been converted for residential use, and all apartments on the upper floor have vaulted ceilings.

There is a cellar which is used for storage. The eastern half of the cellar is accessed from inside the building, and has intact glass windows, and no direct access to the outside. It has white painted brick walls, concrete floors, and plasterboard ceilings.

The western half of the cellar is accessed from an external doorway, with no door. The cellar has bare brick walls and is used for storage.

3.3. External Inspection - Barway Court



3.3a - The rear of Barway Court.

Barway Court is a block of low-rise residential apartments, which are occupied. It has a pitched roof, covered with slate roof tiles, and ceramic ridge tiles; roof pitches face east & west, gable ends face north & south. Lead flashing is fitted at the chimney base. Wooden boxed soffits are fitted at the eaves, bargeboards are fitted to the end of purlins at the gable ends.

Walls are brick with an insulating cavity, lintels are concrete, sills are concrete; window and door frames are wooden & UPVC, all glass is intact.

The building is well maintained and in reasonable condition. The majority of cement between ridge tiles is intact, although, there are some minor gaps. There are no missing ridge tiles. There are a low number of minor gaps beneath roof tiles, and no missing or broken tiles. Wooden fascia boards are fitted to the ends of rafters and purlins with no suitable gaps, boxed soffits are fitted tightly against the walls. Window and door frames are tightly fitted and sealed into the brickwork with no suitable gaps.

Walls are in generally good condition with no missing mortar, or cracks. Leadwork is tightly fitted against tiles and into the chimney stack; there are no suitable gaps beneath leadwork.

There are no features externally which are suitable for, or likely to be used by roosting bats, and no indications of use by bats were present during the inspection.

3.4. Internal Inspection - Barway Court



3.4a - The rear of Barway Court.

The building has one roof void, which is partially divided into three sections. The roof has a timber rafter and purlin structure, which is lined with bitumen felt, and insulated with mineral wool between ceiling joists.

There are no gaps which could give direct access to bats in flight. The space between roof timbers and the wall plate was inspected using an endoscope. No smaller crevices, which could give crawled access, were noted. The boxed soffits open into the roof void and were inspected from above.

The wall cavities have been filled with resin coated polystyrene beads, the beads are blown in under pressure, and filled any cavities in the walls. It is unlikely that the walls provide any cavities suitable for use by roosting bats.

3.5. Outbuildings

There are single storey garages on the site boundary which will be demolished to facilitate the proposed works. The garages have single pitched roofs, covered with corrugated asbestos cement or corrugated steel panels. Walls are single layered solid brick, doors and door frames are wooden.

The garages could not be internally inspected, however, they do not have any crevices, roof voids, or other enclosed spaces which could be used by roosting bats.

3.6. Trees

There are a number of trees on, and within, the site boundary, which will be removed to facilitate the development.

The trees are semi-mature sycamore with an average height of 8m, and average stem diameter <30cm.

There is ivy cover, pruning injuries, and minor rot holes on main stems, all of which were inspected in detail from a ladder.

No suitable roosting features were noted during the inspection, and the trees have negligible suitability for use by roosting bats.

3.7. Indications of use

No bat droppings or other indications of use by roosting bats were present during the building inspections in 2019 or 2024.

3.8. Level of suitability

28 Edge Lane, and Barway Court have low suitability for use by roosting bats. The garages to the rear of the buildings have negligible suitability for use by roosting bats. Trees on site have negligible suitability for use by roosting bats.

4. Results - presence-absence surveys

4.1. Survey 1



4.1a – Surveyor locations and bat activity.

Date	Survey type	Sunrise / sunset	Start time	End time
12/06/24	Dusk	21:38	21:20	23:40

Surveyor / position	Equipment
1 - northeast of 28 Edge Lane	EM Touch II Pro & infrared camera
2 - southwest of 28 Edge Lane	Batlogger M & infrared camera
3 - northwest of Barway Court	EM Touch II Pro & infrared camera
4 - southeast of Barway Court	EM Touch II Pro & infrared camera

Temperature	Wind	Rain	Cloud	Other
14°C	Light Breeze	Dry	100%	N/A
Description Warm dry evening following a warm day during a period of warm weather.				

4.1b - Weather, surveyor locations, and equipment.

The first bat recorded during the survey was a single soprano pipistrelle at 22:01, 23 minutes after sunset. The bat was seen foraging over gardens and trees to the west of Barway Road, before flying south over Edge Lane and out of sight.

The level of bat activity during the survey was low with only 9 passes recorded. However, bats were recorded in flight during the survey, with all activity being from single common pipistrelle or single soprano pipistrelle bats foraging around trees and gardens to the east of Barway Road. A maximum of one bat was recorded in flight at any one time during the survey.

No bats were recorded emerging from the buildings during the survey.

The bat species below were recorded:

- Common pipistrelle - Pipistrellus pipistrellus
- Soprano pipistrelle - Pipistrellus pygmaeus

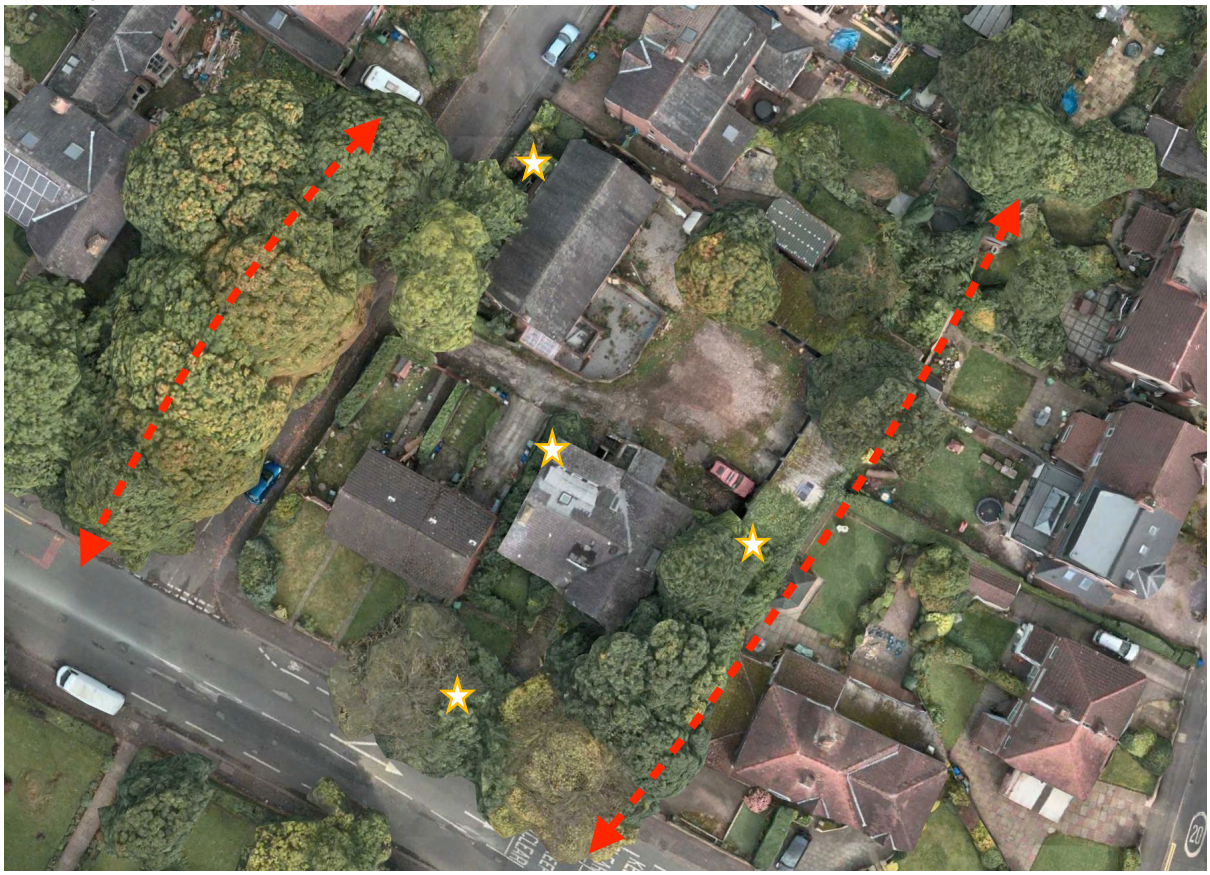
Survey 1 - summary of activity

- No bats were recorded emerging from the buildings during the survey. Foraging activity was recorded around trees and gardens to the east of Barway Road, and bats were seen to fly around adjacent gardens.

Limitations

None. The survey was completed on a warm dry evening. Temperatures throughout the survey were suitable for bat activity and bats were recorded during the survey.

4.2. Survey 2



4.2a – Surveyor locations and bat activity.

Date	Survey type	Sunrise / sunset	Start time	End time
03/07/24	Dusk	21:39	21:20	23:40

Surveyor / position	Equipment
1 - northeast of 28 Edge Lane	EM Touch II Pro & infrared camera
2 - southwest of 28 Edge Lane	Batlogger M & infrared camera
3 - northwest of Barway Court	EM Touch II Pro & infrared camera
4 - southeast of Barway Court	EM Touch II Pro & infrared camera

Temperature	Wind	Rain	Cloud	Other
16°C	Still	Dry	10%	N/A
Description Warm dry evening following a warm day with showers, during a period of warm weather.				

4.2b - Weather, surveyor locations, and equipment.

The first bat recorded during the survey was a single common pipistrelle at 21:54, 16 minutes after sunset. The bat passed south over gardens and trees to the east of 28 Edge Lane, before flying south over Edge Lane and out of sight.

The level of bat activity during the survey was relatively low with a total of 16 passes recorded. However, bats were recorded in flight during the survey, with all activity being from single common pipistrelle or single soprano pipistrelle bats foraging around trees and gardens to the west of Barway Road, or to the north and east of 28 Edge Lane. A maximum of one bat was recorded in flight at any one time during the survey.

No bats were recorded emerging from the buildings during the survey.

The bat species below were recorded:

- Common pipistrelle - Pipistrellus pipistrellus
- Soprano pipistrelle - Pipistrellus pygmaeus

Survey 2 - summary of activity

- No bats were recorded emerging from the buildings during the survey. Foraging and commuting activity was recorded around trees and gardens to the west of Barway Road, or to the north and east of 28 Edge Lane, and bats were seen to fly around adjacent gardens.

Limitations

None. The survey was completed on a warm dry evening. Temperatures throughout the survey were suitable for bat activity and bats were recorded during the survey.

5. Evaluation

The buildings are set in an area which, in general, provides low quality habitat, for foraging, commuting and roosting bats, although common species of bats are present locally.

No bats were recorded emerging from or returning to roost in the buildings. No evidence of use by bats was recorded during the building inspections. Both buildings have low suitability for use by roosting bats. No bats were recoded roosting in the buildings during the 2019 surveys.

Trees, and linked back gardens locally provide foraging opportunities for bats, in an area which is subject to high levels of disturbance from traffic, light, noise, and other human activity. However, The River Mersey, and areas of open green-space to the south of Edge Lane potentially provide better quality habitat for bats.

The buildings have some external features which have the potential be used by roosting bats, and which could allow access to the inside of the buildings. However, no indications of use were found during the building inspections, and no bats were seen to use these features during the emergence surveys.

The lack of any indications of use inside the buildings, such as droppings or feeding remains, reduces the likelihood of a significant roost being present. If bats were present inside the buildings, even in lower numbers, some evidence of use would be likely to persist.

The walls of 28 Edge Lane are solid brick. The walls of barway Court have an insulating cavity which has been filled with resin coated polystyrene beads. Walls are in good condition, with no cracks, or missing mortar which could be used by crevice dwelling bats.

Window and door frames are fixed into the brickwork, gaps are filled with sealant, or cement, and offer no suitable roosting opportunities.

Gaps in roof tiles were observed during the dusk surveys. No indications of use by bats were found, and no bats were seen to use these features during the emergence survey.

The buildings are set in a busy urban area surrounded by low quality habitat for bats. The area is subject to high levels of disturbance from traffic, light, noise, and other human activity, and although they have features which could be used by roosting bats, no indications of use were found, and no bats were recorded roosting in the building during the 2024 emergence surveys, or the 2019 surveys .

5.1. Legal and planning context

All species of bats in the UK and their roosts are legally protected by UK and European legislation. The UK the legal protection is summarised as follows:

You will be committing a criminal offence if you:

1. Deliberately* capture, injure or kill a bat
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
3. Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
4. Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
5. Intentionally or recklessly obstruct access to a bat roost even if bats are not present at the time

*In a court, ‘deliberately’ will probably be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence his/her action would most likely have.

If bats or bat roosts are present in the building, the proposed extension would likely result in an offence being committed.

5. Impact assessment

The proposals are for the demolition of Barway Court, demolition of single storey garages, the extension of 28 Edge Lane, removal of trees, and construction of housing.

The building inspections carried out by Gritstone Ecology in June 2024 found no indications of use by bats, and no bats were recorded roosting in the buildings during the emergence surveys.

The Level of bat activity recorded during the surveys was low. The proposed work is unlikely to impact bats or bat roosts; and, once completed is unlikely to provide any increase in levels of disturbance for bats locally.

6. Required actions

No field signs of use by bats were found internally or externally during the building inspections, no bats were recorded roosting in the buildings during the emergence surveys, and no further survey or licensing work is required.

7. References

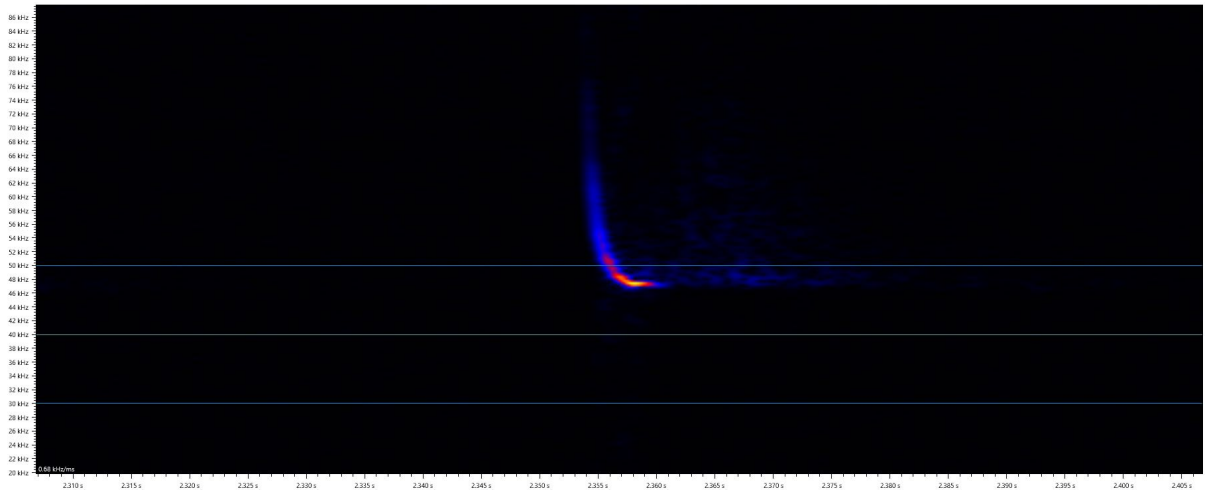
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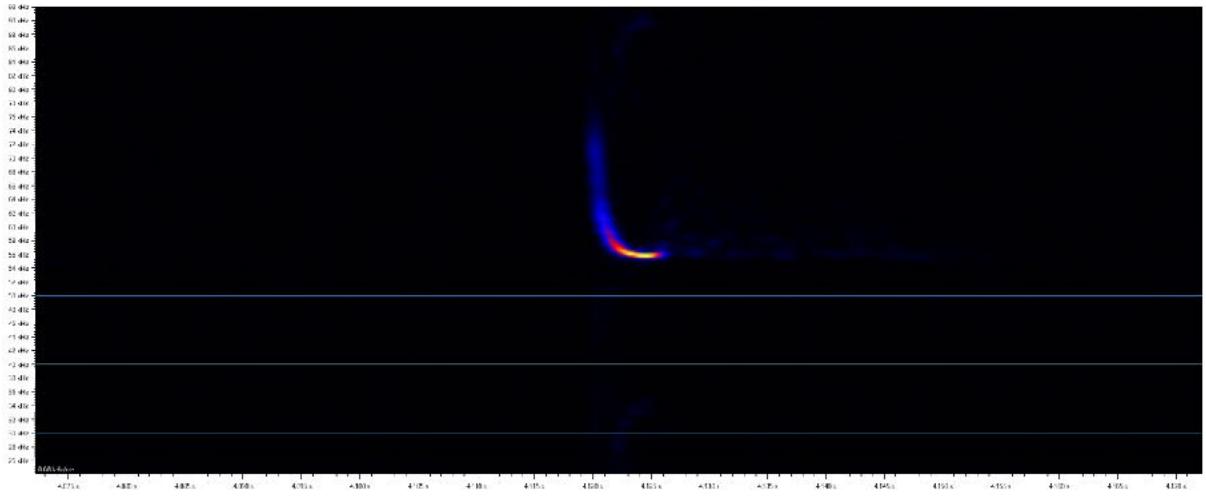
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8. Appendix 1 - Sonograms



Common pipistrelle.



Soprano pipistrelle