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**COMBINED BAT SCOPING AND PRESENCE / ABSENCE  
SURVEY**

**At**

**483 Barlow Moor Road**  
Chorlton-cum-Hardy  
Manchester  
M21 8AG

**NGR: SJ 81824 93544**

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A handwritten signature in black ink, appearing to read 'Rob Mooney', is written over a light blue horizontal line.

|                |                                 |
|----------------|---------------------------------|
| Date:          | 24 <sup>th</sup> September 2024 |
| UES reference: | UES04589/ 02                    |

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## EXECUTIVE SUMMARY

A bat scoping survey was undertaken at 483 Barlow Moor Road, Manchester, by United Environmental Services (UES) on the 12<sup>th</sup> August 2024. The object of this survey was to establish the suitability of the building to support roosting bats, based on a site-specific survey and habitat assessment. The building was searched externally for bat presence and features associated with bat activity, as detailed in Bat Conservation Trust (BCT) guidance (2023). This survey found that the building had few potential roost features and as such was classified as having low potential to support bats.

As such, a bat presence / absence survey was then conducted by UES on the 17<sup>th</sup> August 2024. The objective of the presence / absence surveys was to establish whether or not bats are using the building on site to roost, and if so to assess the type and importance of roosts in order to inform the planning process. The survey was carried out to recognised guidelines, timings and weather conditions, with particular reference to Natural England and Bat Conservation Trust (BCT) publications. The development proposal includes the demolition of the existing property and the redevelopment of the site.

483 Barlow Moor Road is located in an area of low to moderate-quality foraging and commuting potential for bats. While the urban surroundings and busy well-lit roads are of poor quality for bats, the domestic gardens will provide foraging opportunities. Higher quality habitat is found further afield in the form of fields and woodlands located to the southwest of the site. In addition to this, the waterbodies present and the River Mersey offer further foraging and commuting habitats.

During the bat presence / absence survey four species were recorded: Common Pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, and noctule *Nyctalus noctula*. Overall, there was moderate activity throughout the survey which was mainly attributable to commuting common and soprano pipistrelles.

**No bat droppings or other field signs of bats were found during the external inspections of building. Furthermore, no bats were recorded roosting within the building during the presence/absence survey and as such, no further mitigation or compensation measures regarding bats are required.**

This report should be read in conjunction with appendices 1 to 6, which provide visual representations of the survey results and statutory and planning context.



# **1 INTRODUCTION**

## **1.1 Author, surveyors and qualifications**

This report is compiled and written by Toby Leverett BSc MSc, UES Trainee Ecologist. Other surveyors include:

- Bethan Beeston BA, UES Field Ecologist. Bethan is licensed by Natural England to survey all species of bats by observation using an artificial light under licence number 2024-12098-CL17-BAT (level 1).
- Robert Mooney MSc, UES Ecologist
- Heather Tewnion BSc, UES Field Ecologist
- Nathaniel Foley MSci, UES Graduate Ecologist

All surveyors have the knowledge, skills and experience identified within CIEEM's "Competencies for Species Survey: Bats" (2013), or were under the supervision of a surveyor with the required competencies.

## **1.2 Survey objectives**

UES was commissioned in August 2024 to conduct site surveys which include the following activities:

- Conduct internal and external building inspections to look for field signs of bats
- Confirm bat presence or likely absence by conducting an emergence survey of the building
- Assess the type and importance of the roost(s), if present
- Recommend appropriate mitigation and compensation, if applicable

## **1.3 Proposed development**

No detailed plans are yet available, however the current development plans involve the demolition of the existing building on site.

## **1.4 Structure of the report**

This report sets out the methodology, results, and recommendations in relation to a specific bat survey. Recommendations are in line with statutory legislation and planning policy objectives.

The report should be read in conjunction with appendices 1 to 6, which give visual representations of the survey results.



## 2 METHODOLOGY

### 2.1 General

All surveys were carried out to recognised guidelines, timings and weather conditions, with particular reference to Natural England and BCT publications (see references for further information).

The habitats on site and in the surrounding area were assessed during a walkover survey and through studying aerial photographs, in order to gauge their suitability to support roosting, foraging and commuting bats.

### 2.2 Building inspection

The building on site was searched both externally and internally for bat presence and features associated with bat activity, as detailed in BCT guidance (Collins, 2023). This was conducted on 12<sup>th</sup> August 2024 by Bethan Beeston and Robert Mooney.

#### 2.2.1 External inspection

The external inspection of the building was carried out from ground level using binoculars, and also using ladders and an endoscope to investigate suitable gaps. The objective of the survey was to find and record any signs of bat use, for example:

- Bat droppings
- Feeding remains
- Grease staining / urine marks
- Corpses or skeletons

The bat signs listed above are visible from the outside of a building. The following areas were searched, where present:

- |                           |                                                 |
|---------------------------|-------------------------------------------------|
| • Roof and ridge tiles    | • Gaps under felt                               |
| • Lead flashing           | • Cracks / holes in woodwork or behind cladding |
| • Eaves                   | • Gaps in brickwork and mortar                  |
| • Boxed soffits           | • Air bricks                                    |
| • Fascia and barge boards | • Grills                                        |
| • Window sills and panes  | • Vents                                         |
| • Walls                   |                                                 |

#### 2.2.2 Internal inspection

The internal inspections covered all of the accessible rooms and roof spaces within the buildings.

Bats regularly utilise specific areas within roof spaces, which were searched for any field signs of bats using high-powered torches and an endoscope, where considered necessary by the licenced ecologist. The following features were searched, where present:

- Roof beams and junctions



- Gaps under felt
- Dividing walls
- Chimney breasts
- Gaps in brickwork and mortar
- Cracks / holes in woodwork
- Floor or other surfaces on which droppings could accumulate

## 2.3 Emergence survey

Potential roost access points were identified during the building inspection. These points were covered by surveyors and cameras during the dusk emergence period. This survey was conducted on the 17<sup>th</sup> August 2024.

Bat echolocation, flight and habitat characteristics were recorded where possible, in order to determine the species. The level and type of bat activity was also recorded to establish how bats are using the site.

### 2.3.1 Equipment

BATLOGGER M bat detectors and recorders were used during the surveys. This device records bat echolocation calls across the full spectrum, with a sensitivity range of 10 – 150 kHz. The integrated heterodyne live monitoring also allows the observer to hear the echolocation calls in real time, with automatic tuning. The recordings are individually time/date, GPS and temperature stamped, and are of high enough quality to produce time expansion quality sonograms.

Nightfox Whisker Night Vision Binoculars were used in conjunction with Nightfox XB5 940nm Low Glow Infrared LED Flashlights to monitor part of the building during the surveys. The Binoculars were positioned alongside surveyors to cover potential roost access points and recorded video footage to be reviewed post-survey. Surveyors can also use the binoculars during the survey as a night-vision aid.

### 2.3.2 Weather conditions

*Table 1 - Weather conditions and survey timings*

| DATE     | SURVEY TYPE | TIMINGS       | SUNSET / SUNRISE | TEMP. | WIND     | RAIN | CLOUD COVER |
|----------|-------------|---------------|------------------|-------|----------|------|-------------|
| 17/08/24 | Emergence   | 20:17 – 22:02 | 20:32            | 17°C  | 0 - Calm | Dry  | 100%        |

## 2.4 Survey limitations

During the presence / absence survey one of the Nightfoxes had memory issues and stopped recording briefly until the SD card was replaced. However, the surveyor positioned with this Nightfox was able to monitor the building this period and as such, it is not considered to have affected the results.



## 3 RESULTS

### 3.1 Habitat assessment

483 Barlow Moor Road is located within the suburb of Chorlton-Cum-Hardy within the metropolitan area of Greater Manchester. The habitats on site aside from the building itself are limited to a patch of hardstanding on the roadside. The immediate surrounding area (within 500m) is suburban and comprised of a mix of commercial and residential properties, well-lit roads and private gardens. There are some larger areas of greenspace in the immediate area in such as Beech Road Park, Cleveleys Avenue Allotments and Chorlton Park.

The wider surrounding (within 2km) area is comprised of a urban habitats of a similar composition in the north and east, with some further areas of public greenspace present. The area to the south-west contains the large network of connected greenspaces including Chorlton Ees Nature Reserve, Sale Water Park, Chorlton Water Park, Barlow Tip, Kenworthy Woods, Hardy Farm and Sale Ees. These areas contain areas of grassland and woodland as well as the river Mersey and other waterbodies, which will provide higher-quality foraging and commuting habitat compared to those found in the area immediately surrounding the site.

### 3.2 Building inspections

#### 3.2.1 External inspection

483 Barlow Moor Road is split into two sections based on the number of stories (see Appendix 1 – Site Plan).

**Section 1** is a two-storey commercial building with a lean-to extension to the rear. The eastern aspect of the building sits on the roadside and is made up of three shop fronts (See Appendix 3 – Photographs, Photograph 1). The building is constructed from red brick which has been fully rendered on the eastern aspect and partially rendered on both the northern and southern aspects (Photograph 2). The building has a pitched roof constructed from slate tiles with ceramic ridge tiles. PRFs (potential roosting features) are limited to raised tiles and missing mortar from under the ridge tiles (Photograph 3). The lean-to extension is located on the first floor at the rear of the property. The extension is timber clad with a sheet metal roof (Photograph 4).

**Section 2** is a single-storey garage and MOT centre which is located to the rear of Section 1. This section is also constructed from red brick, however it is clad with corrugated metal sheets (Photograph 5). Section 2 has a single shallow pitched roof which is constructed from metal sheets with a number of vent ducts extending out of it (Photographs 6 and 7). PRFs are very limited and only consist of a section of recently damaged brickwork allowing access into the wall plate at the southwest corner of the building (Photograph 8). Aside from this the building is in relatively good condition and is well sealed.

**No bat droppings or other field signs of bats were found during the external inspection of the building.**

#### 3.2.2 Internal inspection

**Section 1** has a number of internal spaces the largest of which is a converted yoga studio, takes up the northern end of the roof space. The roof here is vaulted and lined with timber shiplap panelling (Photograph 9). The southern section is filled with a converted apartment

which has a similar vaulted ceiling with timber shiplap panels (Photograph 10). The other internal roof spaces are located in the extension at the rear of the property. The southern loft space has a height of around 1.25m at its apex and covers an area of around 10m<sup>2</sup> (Photograph 11). There is some light ingress from the southeastern, aspect however no internal roosting features were identified (Photograph 12). The northern loft space has a height of 1.25m at the apex and has an area of around 5m<sup>2</sup>. The loft space was well sealed and no internal PRFs were identified (Photograph 13).

**Section 2** has no separate loft space, and the roof is fully exposed (Photograph 14); the interior space is subject to significant light and disturbance due to the section's use as an active garage. Internal PRFs are limited to some sections of missing mortar and brickwork (Photographs 15 and 16).

**No bat droppings or other field signs of bats were found during the internal inspections of the building.**

### 3.3 Activity summary

*Table 3 – Bat activity summary*

| DATE     | SURVEY TYPE | SPECIES             | NOTES                                                                                    |
|----------|-------------|---------------------|------------------------------------------------------------------------------------------|
| 17/08/24 | Emergence   | Common pipistrelle  | Common pipistrelles were recorded commuting and foraging over the building and the road. |
|          |             | Soprano pipistrelle | Soprano pipistrelles were also recorded commuting and foraging in the area.              |
|          |             | Noctule             | Noctules were recorded commuting intermittently throughout the survey.                   |



## **4 EVALUATION AND RECOMMENDATIONS**

### **4.1 Evaluation of results**

483 Barlow Moor Road is located in an area of low to moderate-quality foraging and commuting potential for bats. While the urban surroundings and busy well-lit roads are of poor quality for bats, the domestic gardens will provide foraging opportunities. Higher quality habitat is found in the form of fields and woodlands located to the southwest of the site. In addition to this, the waterbodies present and the River Mersey offer further foraging and commuting habitats.

Due to the low number of PRFs and limited internal spaces the building was classified as having low potential to support bats; however, no evidence of roosting bats was observed. During the bat presence / absence survey four species were recorded: Common pipistrelle, soprano pipistrelle, and noctule. Overall there was moderate activity throughout the survey which was mainly due to common and soprano pipistrelles commuting. No bats were recorded roosting within the building during the presence / absence survey.

### **4.2 Mitigation and compensation measures**

As no bats were found to be using the building on site to roost, no further mitigation or compensation measures are required with regards to bats.



## 5 CONCLUSION

483 Barlow Moor Road is located in an area of low to moderate-quality foraging and commuting potential for bats. While the urban surroundings and busy well-lit roads are of poor quality for bats, the domestic gardens will provide foraging opportunities. Higher quality habitat is found further afield in the form of grassland, woodland, waterbodies and the River Mersey located to the southwest of the site.

During the scoping survey the building was assessed as having low potential to support bats due to the presence of a low number of PRFs. However, no roosting bats or evidence thereof were recorded during the scoping or presence/absence survey and as such, no further mitigation or compensation measures are required with regard to bats.



## 6 REFERENCES

Chartered Institute of Ecology and Environmental Management (2013). *Competencies for Species Survey: Bats*.

Ministry of Housing Communities and Local Government (2021). *National Planning Policy Framework*.

Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. (4<sup>th</sup> ed.) The Bat Conservation Trust, London.

Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). *The Bat Workers Manual*. (3<sup>rd</sup> ed.) JNCC



## **APPENDICES**

### **Appendix 1 – Site plan**



**483 Barlow Moor Road,  
Manchester**

Site plan photograph

-  Survey Boundary
-  Building Boundary
-  Surveyor Locations
-  Flight Paths



## **Appendix 2 – Aerial photographs**



483 Barlow Moor Road,  
Manchester

Aerial photograph

— Survey Boundary



**483 Barlow Moor Road,  
Manchester**

Wide aerial photograph



Site Location





## Appendix 3 – Photographs



Photograph 1 – View of the eastern aspect of the building.



Photograph 2 – View of the southern aspect of the building showing the partial rendering.



Photograph 3 – View of the western aspect of the building showing the missing mortar from the ridge tiles and the raised tiles.



Photograph 4 – Image of the extension to the first floor on Section 1 of the building.



Photograph 5 – View of the metal cladding on the northern aspect of Section 2.



Photograph 6 – Internal view of the roof of Section 2 of the building.



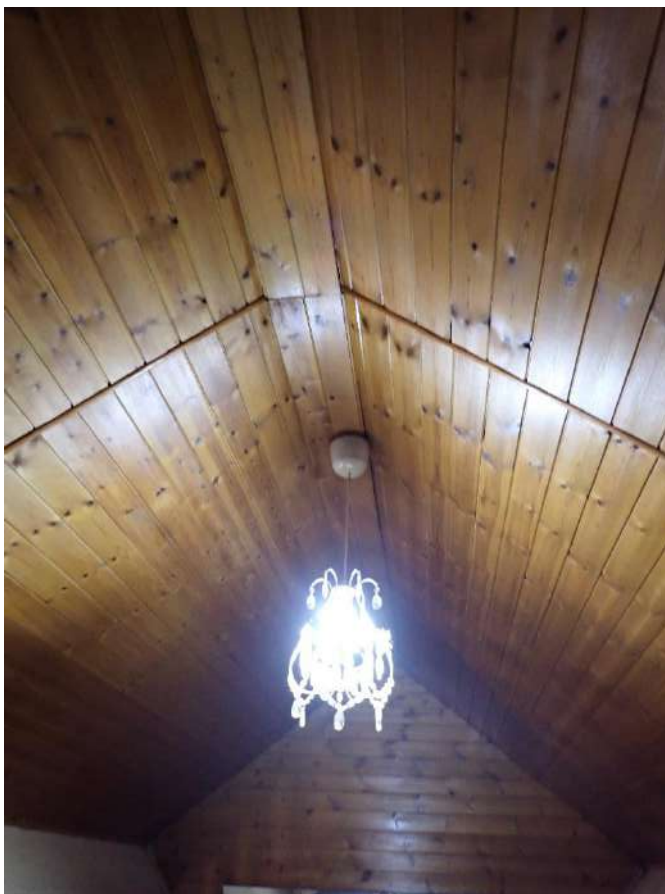
Photograph 7 – View of the pipes for the HVAC system coming out of the wall of Section 2.



Photograph 8 – View of the PRF formed by damaged brickwork at the southwestern corner of Section 2.



Building 9 – Interior view of the vaulted and panelled ceiling in the Yoga studio in Section 1.



Photograph 10 – Internal view of the vaulted and panelled ceiling in the apartment in Section 1.



Photograph 11 – Interior view of the first loft space in section 1 of the building.



Photograph 12 – View of the light ingress in the first loft space of Section 1 of the property.



Photograph 13 – Internal view of the second loft space in Section 1.



Photograph 14 – Internal view of Section 2 of the building.



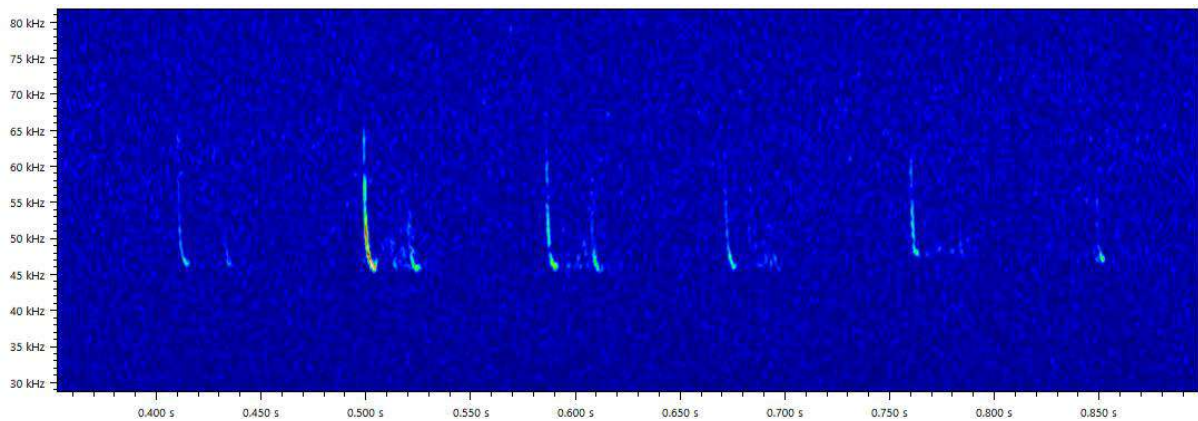
Photograph 15 – View of a gap in the brickwork forming a PRF in the wall of Section 2.



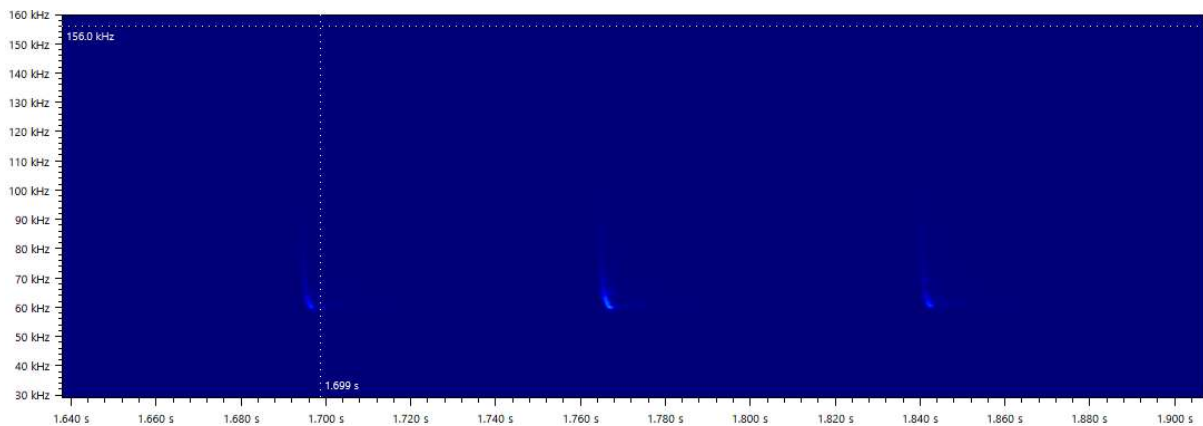
Photograph 16 – View of a PRF formed by a missing brick in the wall of Section 2.



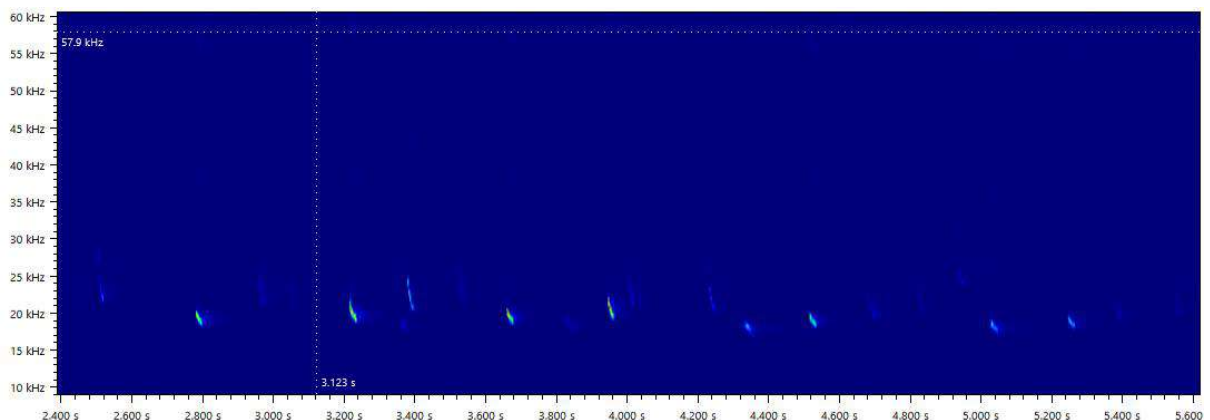
## Appendix 4 – Results



Sonogram 1 – Example of a Common Pipistrelle recorded passing over the northwestern corner of the building at 20:45 on the 17<sup>th</sup> August 2024.



Sonogram 2 – A Soprano Pipistrelle recorded passing south off site at 21:11 on the 17<sup>th</sup> August 2024.



Sonogram 3 – Noctule recorded commuting to the south of the site at 20:55 on the 17<sup>th</sup> August 2024



## Appendix 5 – Infrared Images



Photograph 1 – Infrared image of the northern aspect of the building at the darkest point of the survey at 21:57 on the 17<sup>th</sup> August 2024.



Photograph 2 – Infrared image of the eastern aspect of the building at the darkest point of the survey at 22:04 on the 17<sup>th</sup> August 2024.



Photograph 3 – Infrared image of the southern aspect of the building taken at the darkest point of the survey at 22:04 on the 17<sup>th</sup> August 2024.



## **Appendix 6 – Statutory and planning context**

## Ecological assessments

Ecological assessments play an important part within the planning context; they include an initial assessment which highlights any specific interests of a site. From the initial site assessment, the surveyor assesses the suitability of habitats within the site to support protected species and makes recommendations for further survey works if required. The following paragraphs provide a brief interpretation of the legislative protection that is relevant to the findings of this report.

## Bats

In the United Kingdom, all species of bat and their roosts are afforded full protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (known as the “Habitats Regulations”). The Wildlife and Countryside Act is the domestic implementation of the Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) and was amended by the Countryside and Rights of Way Act 2000. This makes it an offence to:

- Deliberately, intentionally or recklessly kill, injure or capture a bat
- Deliberately, intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection
- Deliberately, intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (even if the bat is not present at the time)
- Keep, transport, sell or exchange, or offer for sale or exchange any live or dead bat, any part of a bat or anything derived from a bat

Under UK law, a bat roost is *any structure or place which any wild [bat] ... uses for shelter or protection*. As bats often reuse the same roosts, legal opinion is that a roost is protected whether or not the bats are present at the time of the activity taking place.

Penalties for offences include fines of up to £5000, plus up to six months imprisonment, for each offence committed.

If an activity is likely to result in any of the above offences, a licence can be applied for to derogate from the protection afforded. These licences must provide appropriate mitigation and are issued by Natural England.

A Natural England mitigation licence application requires a Mitigation Method Statement and, in many cases, a Reasoned Statement of Application. The Mitigation Method Statement contains details of the proposed mitigation works. The Reasoned Statement needs to provide a rational and reasoned justification as to why the proposed development meets the requirements of the Conservation (National Habitats & c.) regulations 1994, namely Regulations 44(2)(e), (f) or (g), and 44(3)(a).

The National Planning Policy Framework 2021 (NPPF) provides guidance on the interpretation of the law in relation to the natural environment and development.

The Natural Environment and Rural Communities (NERC) Act 2006 lists the following bat species as species of principle importance under Section 41:

- Barbastelle *Barbastella barbastellus*
- Bechstein’s bat *Myotis bechsteinii*
- Noctule *Nyctalus noctula*
- Soprano pipistrelle *Pipistrellus pygmaeus*
- Brown long-eared bat *Plecotus auritus*
- Greater horseshoe *Rhinolophus ferrumequinum*
- Lesser horseshoe *Rhinolophus hipposideros*

Section 40 requires every public body in the exercising of its functions ‘have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’ (all biodiversity and not just section 41 species and habitats); therefore making these bats a material consideration in the planning process and requiring a detailed ecological bat survey before planning permission can be granted.

## Planning policy

National Planning Guidance is issued in the form of the National Planning Policy Framework 2021 (NPPF). The most relevant section is 15: Conserving and enhancing the natural environment.

Key relevant principles stated in 15: Conserving and enhancing the natural environment are;

- 174.** Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
  - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
  - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
  - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
  - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
  - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 179.** To protect and enhance biodiversity and geodiversity, plans should:
- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity<sup>61</sup>; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation<sup>62</sup>; and
  - b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity
- 180.** When determining planning applications, local planning authorities should apply the following principles:
- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
  - b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
  - c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons<sup>63</sup> and a suitable compensation strategy exists; and
  - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.