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Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Westwood Nursing Home, 8 Polygon Road, Manchester M8 5DD

Client:

T & A Textiles and Hosiery Ltd

Report date:

19th June 2024

Project:

This report is prepared to inform a planning application for the proposal described as:
Part demolition of the existing building and the conversion of the remaining building into residential use, in addition to the construction of a new residential building and associated car parking and bin storage.

This report is supplementary to the Preliminary Roost Assessment and Ecological Appraisal report completed by Arbtech Consulting Ltd (2024).
BERS survey methodology and legislation can be found in the Arbtech Supplement: BERS Methodology and Legislation - 2024.

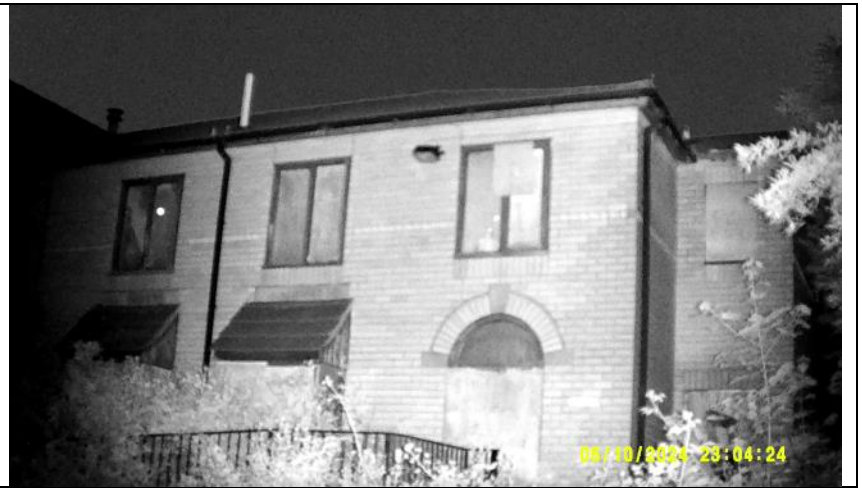
This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment and Ecological Appraisal completed by Arbtech Consulting Limited (2024) for the same site address and client. **This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**	
Executive Summary	
The surveys undertaken to date have concluded a likely absence of roosting bats. No bats were observed emerging from the building during the emergence survey. No evidence of bats was found during the preliminary assessment survey. Consequently, no impacts on bats or their roosts are foreseen.	
The site surveys were designed and managed by Sally Hall BSc (Hons), Consultant Ecologist, (accredited on Natural England Class 2 Bat Licence 2022-10404-CL18-BAT.	
See surveyor locations in the **BERS plan in Appendix 1, Location plan in Appendix 2, Proposed development in Appendix 3, proposed enhancement bat box locations in Appendix 4.**	
Limitations	The vegetation was dense to the east and partially obscured the view of the eastern elevation, however no activity was observed or recorded by the surveyors to suggest any emergences occurred. The BERS report from 2021 found similar findings where the vegetation was not present, and that no emergences occurred from the building.

Field Survey							
Dusk Emergence Survey							
Building B1							
Surveyor and position	**Lead Surveyor 1** - Alexandra Gilbert – 1 years bat survey experiences – observing the northwest elevation **Surveyor 2** – David Brookes – 4 years bat survey experience – observing the north elevation **Surveyor 3** – Abigail Lawal – 2 years bat survey experience – observing the east elevation **Surveyor 4** – Katie Prior – 2 years bat survey experiences – observing the southwest elevation						
Weather (start/end)	Temperature (°C): 14 Relative humidity (%): 66 Cloud cover (%): 90 Wind (m/s): 1 Rain: None				Temperature (°C): 11 Relative humidity (%): 71 Cloud cover (%): 100 Wind (m/s): 1 Rain: None		
Equipment used	Echometer Touch 2, Magenta 4, Elekon Batscanner, 4 x Nightfox Whiskers, 4 x XB5 Pro IR torch and hand-held radios.						
Results							
Date of survey	**Sunset Start and end time**	**Species and numbers**	**Roost type**	**Structure reference**	**Roost location**	**Access points**	**Dimensions and explanation of roost location**
10/06/2024	21:37 21:22 – 23:01	Common pipistrelle foraging and commuting activity	N/A	B1	N/A	N/A	N/A
Surveyor observations							
Surveyor 1	**No emergences.** The first activity was recorded at 21:57 where a common pipistrelle passed from northeast to northwest, across the ridgeline of the survey					N/A	

	building. This path was regularly used as a commuting route by common pipistrelles flying in both directions along this path above the survey building, between 21:58 and 22:40. Between 22:11 and 22:30, common pipistrelles were seen foraging in the garden area to the northwest of the survey building, above the surveyor. The last activity recorded was a pass by a common pipistrelle at 22:58, passing from east to west over the western ridgeline of the building.	
IR position	The footage reflected the view of surveyor 1.	
Surveyor 2	**No emergences.** First activity was recorded at 22:04 where a common pipistrelle was heard passing, but not seen. From the echolocation heard, it is likely that the bat passed behind the surveyor along the treeline. A common pipistrelle passed from east to west above the surveyor at 22:21.	N/A

	Between 22:28 and 22:50, common pipistrelles were seen and heard foraging above the surveyor in the north garden area. The last sighting was at 22:50 where the common pipistrelles previously foraging in the garden flew east.	
IR position	The footage reflected the view of surveyor 2.	
Surveyor 3	**No emergences.** The first activity was at 21:47 which was a common pipistrelle recorded as a distant call that was heard but not seen. Between 21:56 and 22:58, common pipistrelles were recorded constantly passing and foraging from north to south over the survey building, and east to west over the survey building throughout the survey. The last activity recorded was at 22:59, which was an unidentified bat that	N/A

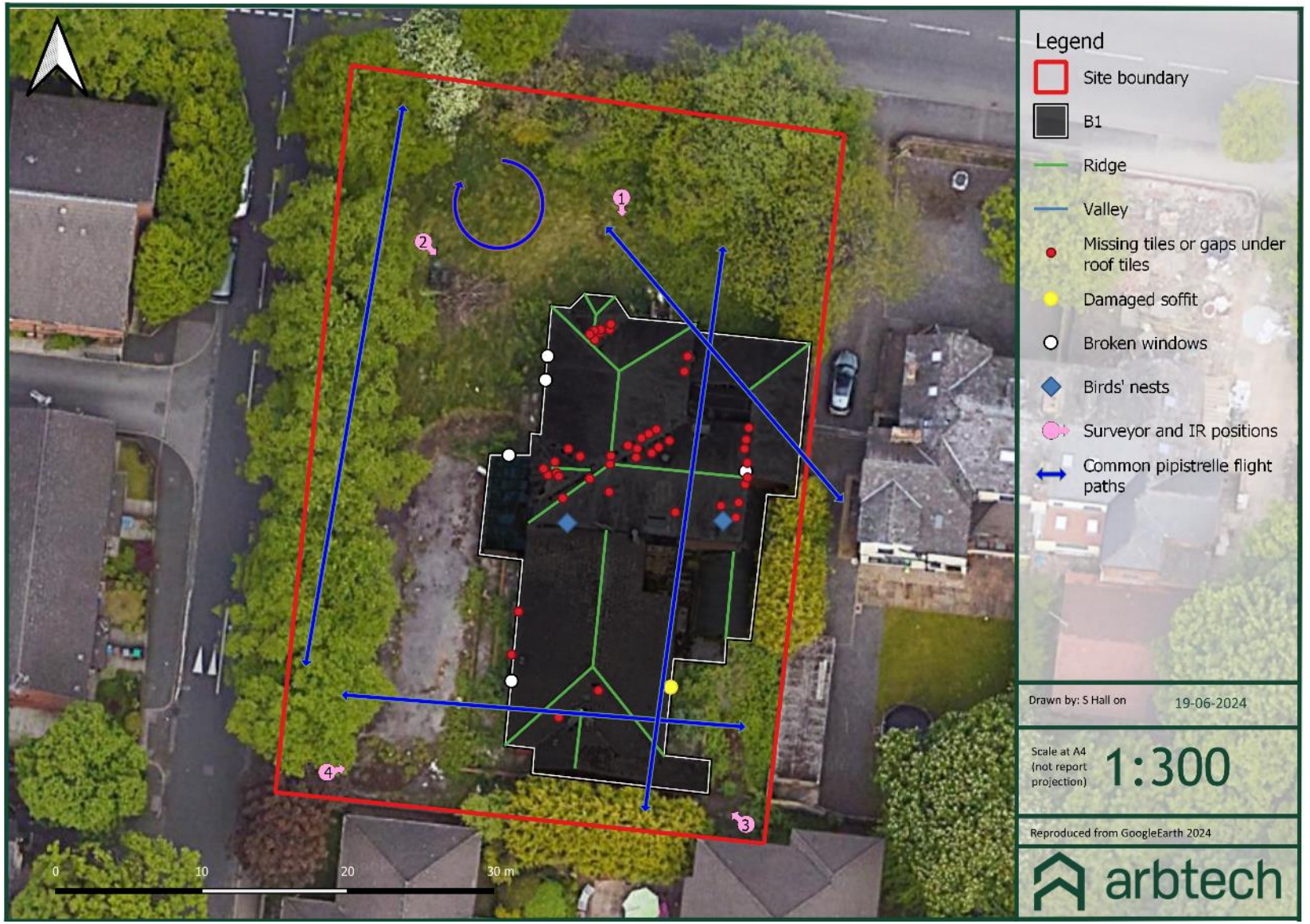
	did not echolocate and was seen passing along the southern elevation of B1, flying east to west.	
IR position	The footage reflected the view of surveyor 3.	
Surveyor 4	**No emergences.** First activity was recorded at 21:46 where a common pipistrelle passed from west to east behind the surveyor. Four common pipistrelles were seen passing from south to north along the treeline behind the surveyor, and south to east above the building, between 21:56 and 22:31. The last sighting was at 22:49 which was a common pipistrelle commuting from west to east above the building.	N/A

IR position	The footage reflected the view of surveyor 4.	

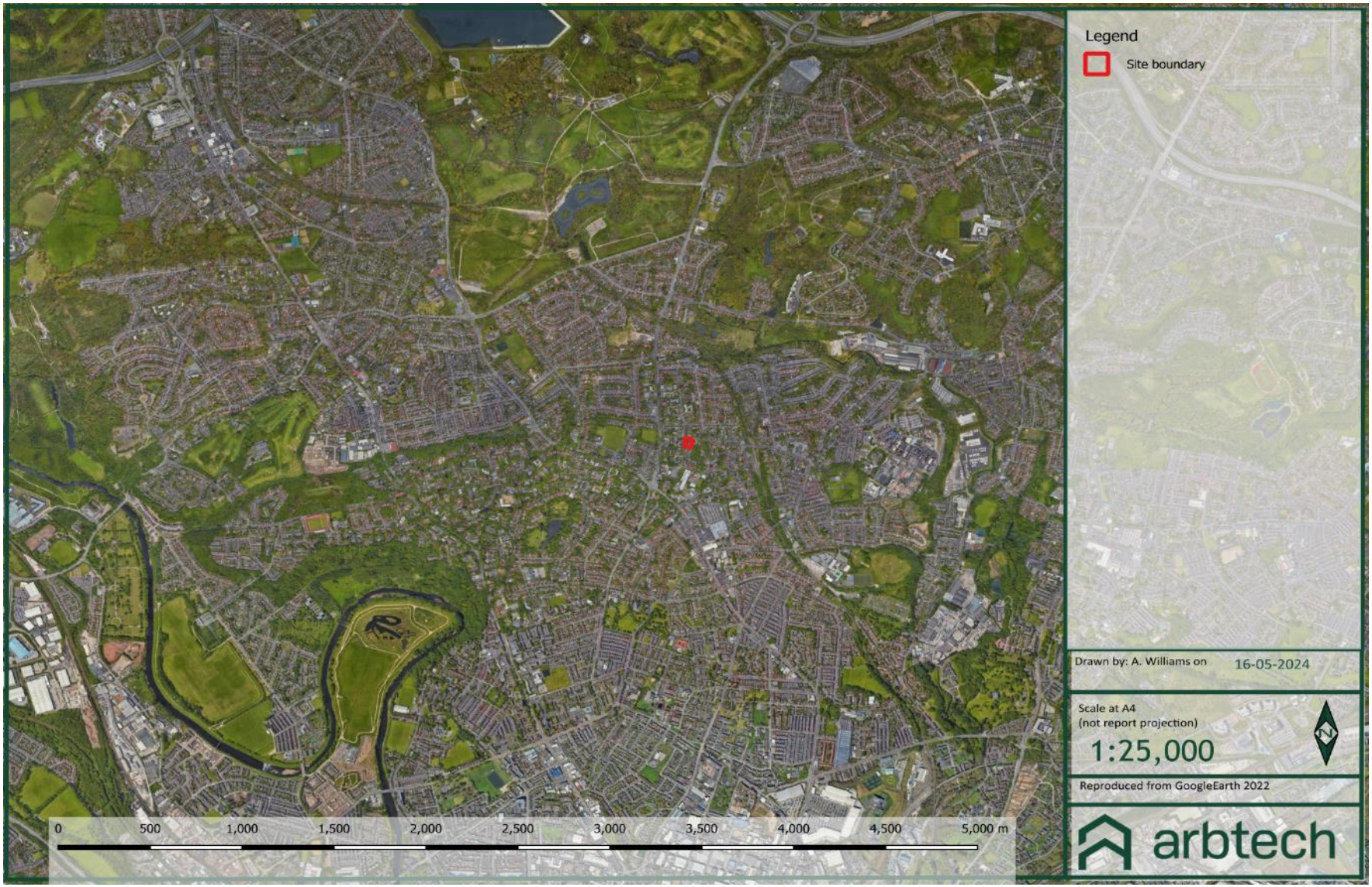
Conclusions, Impacts and Recommendations	
Survey Results Summary	A likely absence of roosting bats is confirmed from B1. No bats were seen emerging from the building, and some foraging and commuting activity was observed within the vicinity during the survey. Common pipistrelles were seen passing above B1 and foraging in the north garden area, above surveyors 1 and 2. Regular passes from common pipistrelles were observed by all surveyors.
Impact Assessment	Bats are very unlikely to be roosting within these buildings and as such, there are not anticipated to be any impacts on bats as a result of the proposed development.
Recommendations	In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.
Enhancements	The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be installed on the building once works have been completed, or on the mature trees surrounding the site boundary. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. The bat box will be a specification suitable for crevice dwelling species that were observed during the survey such as: • Beaumaris bat box • Vivara Pro bat box • or a similar alternative brand.
Nesting birds	As a bird was seen nesting within B1, the nestlings will need to have fledged and the nest needs to be disused before it can be disturbed. The conversion and partial demolition of B1 must be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be

	undertaken immediately, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Please see PEA/PRA report for enhancements for birds.

Appendix 1: BERS plan



Appendix 2: Site location



Appendix 3: Proposed development



Appendix 4: Proposed enhancement bat box locations



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Version control			
Status	**Issue**	**Name**	**Date**
Draft	1	Sally Hall BSc (Hons), Consultant Ecologist	19/06/2024
Proof	1.1	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	29/06/2024
Final	2	Sally Hall BSc (Hons), Consultant Ecologist	02/07/2024