



Nocturnal Bat Survey Report

Cheetham Hill Road, Manchester

Reference: 81-135-R2-1

Date: September 2023



NOCTURNAL BAT SURVEY REPORT

Cheetham Hill Road
Manchester

Prepared for:
ZX Cheetham Hill Development Ltd

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EXECUTIVE SUMMARY

Site Address	33 - 41 Cheetham Hill Road, Cheetham, Manchester M4 4FT
Coordinates	E 384076, N 399407
Site Area	Approximately 0.1 ha
Current Site Use	The site comprised a disused building and associated flat roof extension, surrounded by an area of hardstanding.
Proposed Development	The proposed scheme includes the development of an apartment complex with associated car parking. The building on-site will require demolition in order for the development to proceed.
Results	Common pipistrelle were seen commuting and foraging during both the dusk and dawn surveys. No bats were observed emerging from or re-entering 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.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by ZX Cheetham Hill Development Ltd to undertake Nocturnal Bat Surveys at Cheetham Hill Road, Manchester, hereafter referred to as “the site”.

The report was produced by Conor Evans BSc (Hons) MRes QCIEEM Consultant Ecologist, who has experience in completing PRAs and nocturnal bat surveys at many sites across the UK.

1.2. PROPOSED DEVELOPMENT

Development proposals include the development of an apartment complex with associated car parking. The building on-site will be demolished in order for the development to proceed.

1.3. SITE LOCATION

The site is located within north Manchester, in the urban area of Cheetham Hill. A series of commercial units are situated to the south and the west of the site. Carnarvon Street defines the site boundary to the north. Cheetham Hill Road defines the east boundary of the site. St Michael's Flags and Angel Meadow Park is located approximately 380 m south east of the site, with the River Irwell located approximately 520 m south west. Please refer to Figure 1.1. for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. 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, as well as any recommendations.

1.5. PREVIOUS SURVEYS

E3P conducted a Preliminary Roost Assessment and Ecological Walkover in June 2023 (report reference: 81-135-R1). The site was found to comprise a disused building and associated flat roof extension, surrounded by an area of hardstanding. The on-site building was assessed as having **Moderate** bat roost potential due to multiple entry-points on the south facing aspect that have suitability to support roosting bats on a regular basis.

As such, two Nocturnal Bat Surveys were recommended on the on-site building between May and September (inclusive), with at least one survey taking place between May and August (inclusive).



2. METHODOLOGY

2.1. DESK STUDY

The following sources of information and ecological records were consulted:

-  MAGIC – A web-based interactive mapping system, on which geographic information regarding key environmental schemes and designations are collated, including details of statutory conservation sites as well as data pertaining to protected species licences, accessed September 2023.
-  Local information and species records from South Lancashire Bat Group.

2.2. DATA ANALYSIS

An Echo Meter Touch 2 was used to record bat calls during the survey. Data from the Echo Meter Touch 2 was converted from WAV to ZCA using Wildlife Acoustics Kaleidoscope Software, and was analysed using AnalookW.

2.3. NOCTURNAL SURVEYS

Bat emergence/re-entry surveys were undertaken following guidance set out in Collins (2016). All surveys were conducted using appropriate handheld bat detectors suitable for commercial use and were undertaken by competent and suitably trained bat surveyors.

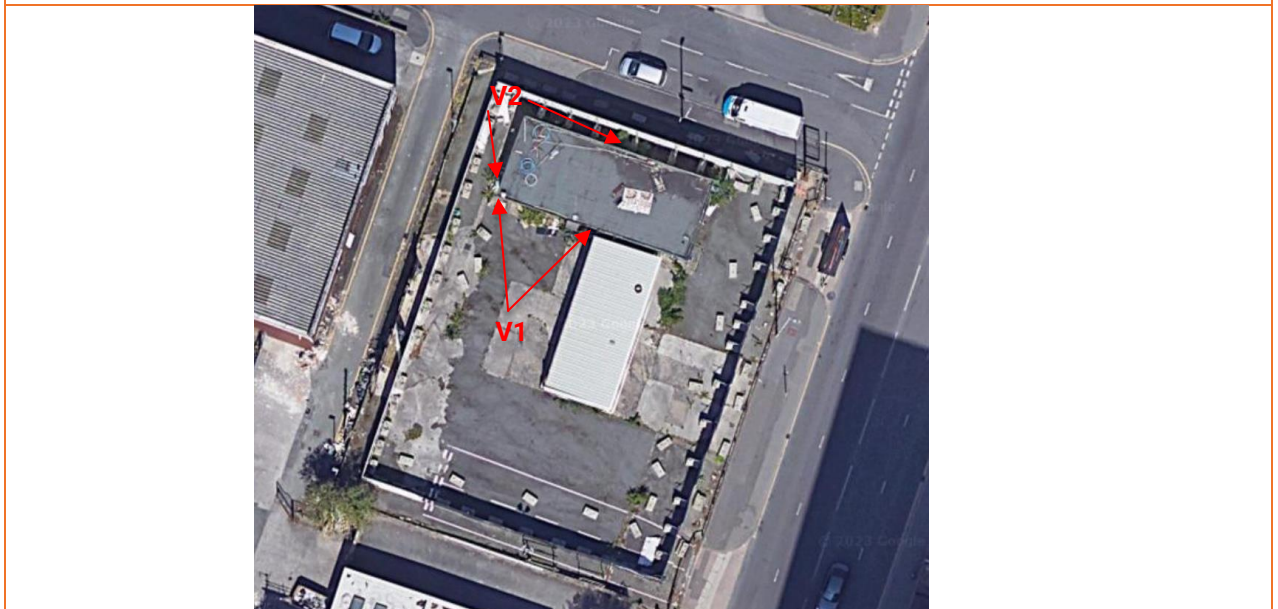
TABLE 2.1 EMERGENCE/RE-ENTRY SURVEY DETAILS

SURVEY	DATE	VANTAGE POINT	SUNSET / SUNRISE	SURVEY TIMINGS	WEATHER CONDITIONS	NUMBER OF SURVEYORS
DUSK SURVEY	24/08/2023	V1 / V2	20:18	20:03 – 21:48	Dry, slight breeze, 13°C start, 12° end, 0% cloud cover	2
DAWN SURVEY	08/09/2023	V1 / V2	06:31	05:01 – 06:46	Dry, no breeze, 19°C start, 17°C end, 80% cloud cover	2

Please refer to Figure 2.1 for the approximate location of the surveyors.



FIGURE 2.1 APPROXIMATE SITE LOCATION



2.4. LIMITATIONS

Nocturnal Bat Surveys were completed following guidance set out in Collins (2016) and were carried out by competent and trained surveyors. However, due to the surveys being conducted by observation during low light conditions, this may cause constraint of visual assessments. No surveyors were visually constrained during the survey, other than that of low light conditions, and all potential roosting features were observed throughout the survey period, as such night vision aids were not deemed necessary. The nocturnal surveys were conducted in optimum weather conditions.



3. RESULTS

3.1. DESK STUDY

Based on information from South Lancashire Bat Group, species present within the local area include whiskered/Brandt's (*Myotis mystacinus/brandtii*) brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's bat (*Myotis daubentonii*), natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctule*) and soprano pipistrelle (*Pipistrellus pygmaeus*).

Consultation with MAGIC identified three European Protected Species Licences were located within the 1 km search area. The closest licence was located approximately 610 m south-east of the site boundary. The licence was active from 2015 to 2020 for the destruction of a common pipistrelle non-breeding roost.

3.2. EMERGENCE/RE-ENTRY SURVEYS

The following subsections provide a summary of bat activity noted on the dusk emergence survey and dawn re-entry survey. Please refer to Appendix I for approximate Vantage Point (VP) locations, and Appendix II for the full survey forms.

3.2.1. DUSK EMERGENCE SURVEY 24TH AUGUST 2023

During the dusk emergence survey, common pipistrelle were recorded at both vantage points. The first pass was a common pipistrelle at 20:55, approximately 37 minutes after sunset. Common pipistrelle were recorded foraging throughout the survey.

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

3.2.2. DAWN RE-ENTRY SURVEY 08TH SEPTEMBER 2023

During the dawn re-entry survey, common pipistrelle were recorded at both vantage points. The last pass was a common pipistrelle at 05:25, approximately 66 minutes before sunrise. Very low levels of common pipistrelle foraging were recorded throughout the survey.

No bats were recorded re-entering the building during the survey.



4. CONCLUSION AND RECOMMENDATIONS

During the course of the two surveys, a minimal degree of bat activity was recorded, with common pipistrelle making up the entirety of bat activity.

No bats were observed emerging or re-entering the surveyed building in relation to the potential roost features. During the dusk emergence survey, the first pass was a common pipistrelle at 20:55, approximately 37 minutes after sunset. During the dawn re-entry survey, the last pass was a common pipistrelle at 05:25, approximately 66 minutes before sunrise. This indicates that the bats are roosting within the local area, but not within the site itself or adjacent to the site.

As no bats were observed emerging or re-entering the surveyed building, and the timings of bat activity in relation to sunrise/sunset, it can be concluded with reasonable certainty that no bat roosts are located within either buildings. Therefore, no further assessment, mitigation or licencing is required for works to proceed. 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.



5. REFERENCES

- ✿ Bat Conservation Trust (2014). Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting.
- ✿ Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
- ✿ Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. The Bat Conservation Trust, London.
- ✿ E3P (2022). Preliminary Roost Assessment and Ecological Walkover. Cheetham Hill Road, Manchester. Reference: 81-135-R1-1.
- ✿ Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- ✿ JNCC (2004). The Bat Workers Manual. 3rd Edition.
- ✿ Mitchell–Jones (2004). Bat Mitigation Guidelines. English Nature.

END OF REPORT



APPENDIX I

SURVEY FORMS

24TH AUGUST 2023

Date: 24/08/2023
Sunset: 20:18
Start time: 20:03
End time: 21:48

Weather conditions: 13°C start, 12°C end, 1/12 wind, 0% cloud cover

Surveyor: Conor Evans (V1)

TIME	SPECIES	ACTIVITY
20:55	Common pipistrelle	Continuous foraging around hardstanding until 20:58
21:00	Common pipistrelle	Foraging, heard not seen
21:06	Common pipistrelle	Commuting north to south past building
21:07	Common pipistrelle	Foraging, heard not seen
21:20	Common pipistrelle	Foraging, heard not seen
21:23	Common pipistrelle	Foraging, heard not seen
21:37	Common pipistrelle	Heard not seen, brief pass

Surveyor: Eloise Adams (V2)

TIME	SPECIES	ACTIVITY
20:56	Common pipistrelle	Foraging, came from the left



08TH SEPTEMBER 2023

Date: 08/09/2023
Sunrise: 06:31
Start time: 05:01
End time: 06:46

Weather conditions: 19°C start, 17°C end, 0/12 wind, 80% cloud cover

Surveyor: Conor Evans (V1)

TIME	SPECIES	ACTIVITY
05:06	Common pipistrelle	Heard not seen, foraging
05:25	Common pipistrelle	Heard not seen, foraging

Surveyor: Eloise Adams (V2)

TIME	SPECIES	ACTIVITY
05:06	Common pipistrelle	Heard not seen

