

LONGLEY LANE, NORTHENDEN

Preliminary Bat Roost Assessment & Nocturnal Bat Survey Report

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1. INTRODUCTION

1.1. SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Daycare 4 Dogs to undertake a Preliminary Roost Assessment (PRA) and subsequent Nocturnal Bat Survey at the site located at 124 Longley Lane, Sharston, Wythenshawe, Manchester M22 4SP. This report has been produced to inform planning permission for at the site.
- 1.1.2. The author of this report is Andrew Taylor, Graduate Ecologist at Collington Winter and this report has been supervised by Katie Bird MEnvSci, ACIEEM Principal Ecologist at Collington Winter Environmental Ltd. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.
- 1.1.3. A PRA was undertaken of the site prior to the emergence survey by Collington Winter Environmental which found the main house to provide '**Low**' bat roosting potential (see Section 3.2). The details of this assessment are included within this report. Therefore, a minimum of one nocturnal emergence survey was recommended, the results of which are detailed in this report.

1.2. LOCATION

- 1.2.1. Please refer to Figure 1.1 for the site location. The site is located within Sharston Industrial Estate in Greater Manchester. The site is surrounded by industrial units on its west and east aspects with residential houses adjacent to the northern aspect. The River Mersey is located approximately 500m from the site boundary. The M60 motorway is located approximately 400m northeast from the site boundary. The M56 motorway is located approximately 600m south from the site boundary.

Figure 1.1 Site Location



1.3. OBJECTIVES

- 1.3.1. The objectives of the PRA are as follows:
- Identify any areas of bat roosting potential within the building
 - Assess the value of the building for roosting bats
 - Search for signs of bats
 - Provide recommendations on any further surveys or mitigation required for bats

1.3.2. The objectives of the Nocturnal Bat Survey are as follows:

- Identify any bats roosting within the buildings.
- Assess the value of the buildings for roosting bats.
- Identify the species assemblage of bats using the site.
- Provide recommendations on any further surveys or mitigation required for bats.

2. METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- Locations of granted European Protected Species Licences (EPSL) within 5 km of the site based on consultation with magic.gov.uk.

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. A Preliminary Roost Assessment (PRA) of the site was undertaken on 7th August 2023 by Andrew Taylor, and was supervised by Katie Bird MEnvSci, ACIEEM Principal Ecologist who holds a Class II Bat Licence (Reference: 2020-48950-CLS-CLS).

2.2.2. The survey was undertaken following guidance set out in Collins (2016). This includes undertaking a detailed internal and external inspection of any features to compile information on potential roosting features (PRFs) and potential access points. A search for field signs of bats (i.e. droppings, urine stains and feeding remains) was also completed. The use of binoculars and torches assisted with the survey.

2.2.3. The building was assessed as per categories listed in Table 4.1 Collins (2016) and reproduced in Table 2.1.

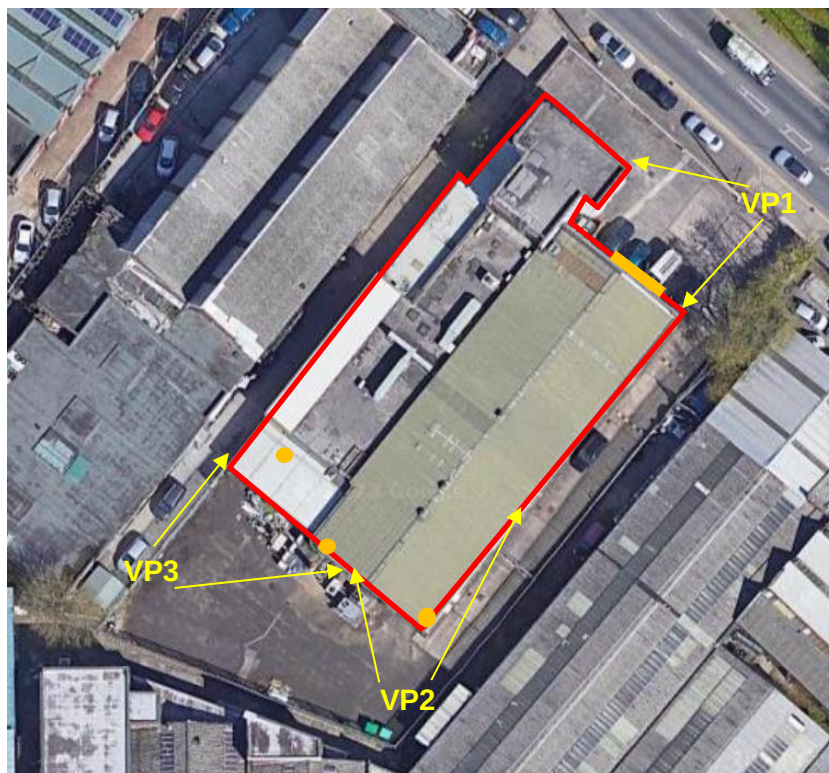
Table 2.1 Assessment Criteria for Bat Roosting Potential

Bat Roosting Potential	Description
Negligible	Negligible features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/ or suitable surrounding habitats to be used on a regular basis by larger numbers of bats.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and for longer periods of time.

2.3. NOCTURNAL BAT SURVEY

2.3.1. The nocturnal survey was undertaken as a dusk survey on 24th August 2023 by three qualified surveyors, focusing on the PRFs and potential access points observed during the PRA. Please refer to Figure 2.1 for locations of vantage points used during the surveys.

Figure 2.1 Surveyor Locations – PRF locations are marked in orange



2.3.2. The surveys were undertaken in line with guidance as set out in Collins (2016). Surveyors used heterodyne handheld bat detectors. All surveyors were suitably experienced undertaking bat emergence surveys. Please refer to Table 2.1 below for details of surveyors.

Date	Sunset/ Sunrise Time	Start	Finish	Surveyors	Weather Conditions
23/08/2023	20:20	20:05	21:50	VP1 – Harry Fox VP2 – Katie Brewer VP3 – Samuel Penrhyn-Lowe	Temp at start: 19 Celsius Cloud start: 8 (Oktas) Wind: 0 max (Beaufort scale) Rain: clear

2.4. SURVEY LIMITATIONS

2.4.1. No limitations were observed during the PRA and nocturnal survey.

3. SURVEY RESULTS

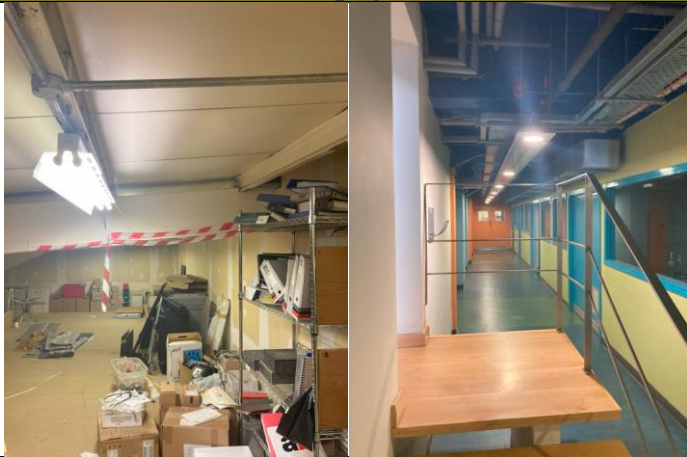
3.1. DESK STUDY

- 3.1.1. The site is located within Northenden in Greater Manchester. The site is surrounded by industrial units on its western and eastern aspects with residential houses adjacent to the northern aspect. The River Mersey is located approximately 500m from the site boundary. The river is anticipated to provide value for commuting and foraging bat species. Woodland is present approximately 100m east from the site boundary and may provide linear commuting feature to the river. The presence of Didsbury golf course, located approximately 200m east from the site boundary, may also provide value for bat species in the local area.
- 3.1.2. The M60 motorway is located approximately 400m northeast from the site boundary and may act as a dispersal barrier for commuting bat species.
- 3.1.3. The following EPSLs were located within 5 km of the site based on consultation with Magic.gov.uk:
- 2017-30722-EPS-MIT was located approximately 1.1km north from the site boundary and allowed for the destruction of a resting place for common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) between 22/08/2017 – 15/08/2022.
 - EPSM2010-2098 MIT was located approximately 1.5km north from the site boundary and allowed for the destruction of a resting place for common pipistrelle between 25/10/2010 – 31/08/2012.
 - 2020-50519-EPS-MIT was located approximately 1.7km northeast from the site boundary and allowed for the destruction of a breeding site and resting place for common pipistrelle and brown long-eared bat (*Plecotus Auritus*) between 01/02/2021 – 31/12/2031.
 - EPSM2010-2649 was located approximately 2.3km northeast from the site boundary and allowed for the destruction of a resting place for common pipistrelle and soprano pipistrelle between 19/10/2011 – 30/09/2014.
 - 2019-39813-EPS-MIT was located approximately 2.3km east from the site boundary and allowed for the destruction of a resting place for daubenton's bat (*Myotis daubentonii*) between 01/04/2019 – 31/05/2024.
 - EPSF2011-2990 was located approximately 2.4km north from the site boundary and allowed for the destruction of a breeding site and resting place for common pipistrelle and soprano pipistrelle between 18/04/2011 – 31/07/2013.
 - 2015-18385-EPS-BDX was located approximately 2.4km north from the site boundary and allowed for the damage and destruction of a breeding site and resting place for soprano pipistrelle between 01/04/2016 – 30/04/2016.
 - 2016-25864-EPS-BDX BDX was located approximately 2.7km southeast from the site boundary and allowed for the damage and destruction of a breeding site and resting place for common pipistrelle and soprano pipistrelle between 01/10/2016 – 31/10/2016.
 - 2015-13055-EPS-MIT was located approximately 3.1km north from the site boundary and allowed for the destruction of a resting place for common pipistrelle between 01/08/2015 – 01/09/2020.
 - 2018-38076-EPS-MIT was located approximately 3.5km north from the site boundary and allowed for the destruction of a resting place for common pipistrelle between 01/12/2018 – 30/09/2019.
 - 2015-9463-EPS-MIT was located approximately 3.9km south from the site boundary and allowed for the destruction of a resting place for common pipistrelle, soprano pipistrelle, Natterer's bat (*Myotis nattereri*) and whiskered bat (*Myotis mystacinus*) between 06/05/2015 – 30/09/2020.
 - EPSM2011-2983 was located approximately 4.1km northwest from the site boundary and allowed for the destruction of a resting place for common pipistrelle between 06/04/2011 – 31/03/2013.
 - 2016-26857-EPS-MIT was located approximately 4.6km south from the site boundary and allowed for the destruction of a resting place for common pipistrelle on 05/12/2016.
 - 2015-15443-EPS-MIT and 2015-15443-EPS-MIT-1 was located approximately 4.7km northwest from the site boundary and allowed for the destruction of a resting place for brown long-eared bat between 08/10/2015 – 19/10/2020.
 - EPSM2011-3063 was located approximately 5km southwest from the site boundary and allowed for the destruction of a resting place for common pipistrelle between 04/04/2012 – 01/04/2013.

3.2. PRELIMINARY ROOST ASSESSMENT

- 3.2.1. The building consists of a single storey workshop building with corrugated metal roof, a single storey section with a flat roof and a two-storey white painted brick building with a flat roof. The external brick work was in good condition with no obvious crevices within the brick work.
- 3.2.2. All windows and doors were in good condition with no gaps or crevices present.
- 3.2.3. The roof was constructed of corrugated metal and a flat concrete roof. Overall, all areas of the roof were in good condition, with limited PRFs or access points identified.
- 3.2.4. An external gap in the soffit boarding on the southern corner of the southeastern aspect may provide a PRF, suitable for low numbers of crevice dwelling bats.
- 3.2.5. A gap in a vent was present on the southwest aspect. This may lead into the building and provide internal access for roosting bats.
- 3.2.6. Gaps in mortar were identified on the northeast aspect of the building. This may lead to a crevice and be utilised by crevice dwelling bats.
- 3.2.7. Internally, the building comprised multiple office rooms, workshop areas and storage rooms. The majority of which were well sealed providing no access to external features. No roof void was present throughout the building. No PRFs were observed internally.
- 3.2.8. Please refer to Table 3.1 for photographs.
- 3.2.9. The survey identified limited PRFs and potential external access points in relation to the gap in soffit boarding, gap relating to the iron support and missing mortar. As such, the building was assessed as having low bat roosting potential.

Table 3.1 Building Photographs

Feature	Photograph
Internal photographs – no roof void throughout. Warehouse parts of the building consisted of a metal roof with no gaps. White brick building and central portion had a flat roof.	

External building photographs – Redbrick warehouse building. brickwork mostly well sealed. White brick building all well sealed. Corrugated metal walls, no gaps, well-sealed.



Gaps in mortar on the northeast aspect



Gap in soffit boarding located in south corner of southeast aspect.



Gap in vent on southwest aspect.



Gap next to steel support beam giving internal access.



3.3. DUSK SURVEY (23/08/23)

- 3.3.1. Limited bat activity was recorded throughout the survey, with soprano pipistrelle and noctule foraging or commuting in proximity of the vantage points.
- 3.3.2. The first bat was recorded at 20:32 (approximately 12 minutes after sunset) by VP2 and VP3. This was a soprano pipistrelle. This bat was observed commuting from east to west to the south of the building and not in relation to the site. Minimal soprano pipistrelle activity continued within proximity of VP2 and VP3 until 21:36 with a single soprano pipistrelle observed foraging between the two VPs. VP2 and 3 also recorded a noctule bat at 21:29 until 21:36. This bat was recorded as heard but not seen.
- 3.3.3. Similarly, VP1 recorded minimal activity. A soprano pipistrelle was observed at 20:48. This bat was commuting from the north to south along the eastern aspect of the building. Soprano pipistrelle activity was also recorded by VP1 at 21:18. This bat was recorded as heard but not seen. A noctule bat was recorded by VP1 at 21:29 to 21:37. This bat was observed as heard but not seen.
- 3.3.4. **No roost locations were observed during the survey.**

4. SUMMARY AND RECOMMENDATIONS

4.1. IMPACT ASSESMENT

- 4.1.1. 'Low' bat roosting suitability was assigned to the building due to the number of PRFs identified. A total of one emergence or re-entry survey has been completed.
- 4.1.2. Based on the bat surveys completed, it is not considered to be a risk of injuring and/or killing bats or disturbing/destroying a known bat roost as a result of the proposed works. As such, Natural England European Protected Species License (EPSL) is not required to be obtained prior to any works being completed on the building. **If in the unlikely chance a bat identified during the works, all works will cease and an ecologist contacted immediately.**

4.2. MITIGATION

- 4.2.1. Due to the nature of the species on site and their utilisation of local habitat for foraging and commuting purposes, crevice dwelling bat boxes could be installed as an ecological enhancement for the site. These boxes can be placed on the south-east to south-western aspect of the site.

5. BIBLIOGRAPHY

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