

GREENBROW SOCIAL CLUB, WYTHENSHAW

Nocturnal Bat Survey Report

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Report Control Sheet

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/	21/09/2023	Final report sent to Client.	CO	KB	OC

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by BTP Architects to undertake Nocturnal Bat Surveys at the site at Greenbrow Social Club, Greenbrow Road, Wythenshawe, M23 2TU. This report has been produced to inform a planning application at the site.
- 1.1.2. The author of this report is Caitlin O'Connor, Assistant Ecologist at Collington Winter Environmental Ltd. The project has been managed and overseen by Katie Bird MEnvSci, ACIEEM Principal Ecologist at Collington Winter Environmental. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning permission. Katie holds a Class 2 Natural England Bat Licence and is experienced assessing sites for bat roosting potential.
- 1.1.3. A Preliminary Roost Assessment (PRA) was undertaken of the site as part of a Preliminary Ecological Appraisal (PEA) in August 2023 by e3p Ltd (Reference: 80-980-R2-1) which found the building to provide **high bat roosting potential** due to several external potential roosting features. A total of three nocturnal bat surveys were recommended and the results are detailed within this report.

1.2. LOCATION

- 1.2.1. Please refer to Figure 1.1 for the approximate site location. The site is in Wythenshawe, a town located in the county of Greater Manchester.

Figure 1.1 Site Location



1.3. OBJECTIVES

- 1.3.1. 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. NOCTURNAL BAT SURVEY

2.1.1. The nocturnal survey was undertaken as a dusk survey on 27th July 2023, 22nd August 2023, and 5th September by six qualified surveyors.

2.1.2. Please refer to Figure 2.1 for locations of vantage points used during the survey.

Figure 2.1 Surveyor Locations



2.1.3. The surveys were undertaken in line with guidance as set out in Collins (2016). Surveyors used heterodyne handheld bat detectors, EMT Touch 2, and a Nightfox Red Infrared Camera (IR) (Figure 2.1). 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
27/07/2023	21:14	20:59	22:44	VP1 – Kira Lawton VP2 – Joshua Dixon VP3 – Michael Boucher VP4 – Darnell Shaw VP5 – Harry Fox VP6 - Jessica Davies	Temp at start/end: 18 Celsius Cloud cover: 7 Wind: 0 max (Beaufort scale) Precipitation: None

22/08/2023	20:23	20:08	21:53	VP1 – Darnell Shaw VP2 – Allegra Lindsay VP3 – Samuel Penrhyn-Lowe VP4 – Jessica Davies VP5 – Michael Boucher VP6 – Kira Lawton	Temp at start/end: 19 Celsius Cloud cover: 2 Wind: 2 max (Beaufort scale) Precipitation: None
05/09/2023	19:50	19:35	21:20	VP1 – Darnell Shaw VP2 – Joshua Dixon VP3 – Samuel Penrhyn-Lowe VP4 – Jess Davies VP5 – Michael Boucher VP6 – Charlotte Nuttall	Temp at start/end: 22 Celsius Cloud cover: 1 Wind: 0 max (Beaufort scale) Precipitation: None

2.2. SURVEY LIMITATIONS

- 2.2.1. 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 time period.
- 2.2.2. *Myotis Alcaethoe* (*Myotis alcathoe*), brandt's (*Myotis brandtii*), Daubenton's bat (*Myotis daubentonii*) and whiskered (*Myotis mystacinus*) bat are often difficult to distinguish between by handheld detectors and sound analysis. As such, the species have been recorded as *Myotis* sp. throughout the report.

3 SURVEY RESULTS

3.1. DUSK SURVEY (27/07/23)

- 3.1.1. Bat activity was recorded sporadically throughout the survey, with common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), and noctule (*Nyctalus noctula*) observed foraging or commuting in proximity of all vantage points.
- 3.1.2. The first bats were recorded at 21:38 (approximately 24 minutes after sunset) and were soprano pipistrelles identified foraging along the northern and southern aspects of the building by VP5 and VP1. Foraging activity was recorded along the western aspect of the building beginning at 21:38 until the end of the survey. Further activity included a common pipistrelle observed foraging within proximity of VP2 and lasted between 21:45-22:10 – a total of 25 minutes.
- 3.1.3. The final bat was recorded at 22:40 and was a soprano pipistrelle which was heard but not seen along the northern aspect of the building.
- 3.1.4. **No roost locations were observed throughout the survey.**

3.2. DUSK SURVEY (22/08/23)

- 3.2.1. Bat activity was recorded minimally throughout the survey, with common pipistrelle, soprano pipistrelle, and noctule observed in proximity of some vantage points.
- 3.2.2. The first bat was recorded at 20:39 (approximately 16 minutes after sunset) and was a common pipistrelle commuting south along the western aspect of the building by VP2. This was followed by over 10 minutes of foraging along the western aspect of the building beginning at 20:51. Noctule was also recorded during the survey by VP3 and VP5. In both instances, the bat was heard and not seen but likely foraging overhead. Bat activity was recorded minimally by all other vantage points.
- 3.2.3. **No roost locations were observed throughout the survey.**

3.3. DUSK SURVEY (05/09/23)

- 3.3.1. Bat activity was recorded minimally throughout the survey, with common pipistrelle and soprano pipistrelle observed in proximity of all vantage points.
- 3.3.2. The first bat was recorded at 20:15 (approximately 25 minutes after sunset) and was an unidentified pipistrelle. This bat was heard and not seen by VP4. Further bat activity was restricted to foraging sporadically along the southern and western aspect of the building relating to soprano and common pipistrelles. Activity ceased at 21:09 approximately 11 minutes before the survey end.
- 3.3.3. **No roost locations were observed throughout the survey.**

3.4. ASSESSMENT

- 3.4.1. Bat activity was recorded minimally throughout the surveys with only common and widespread species being identified within the local area. Foraging and commuting activity was recorded minimally.
- 3.4.2. No bat roosts were located on site during the survey.
- 3.4.3. **Due to no bat roosts being located on site, no further licences or surveys are required to proceed with the proposed development.**

4 RECOMMENDATIONS AND MITIGATION

4.1. IMPACT ASSESSMENT

- 4.1.1. The proposed development works will include the full demolition of the building and the erection of a residential development. There is not considered to be a risk of injuring and/or killing bats or disturbing/destroying a known bat roost because 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.

4.2. MITIGATION

- 4.2.1. All bats have some degree of sensitivity to artificial, night-time lighting. Introducing artificial lighting to areas that are not currently illuminated may sever important bat flight lines and discourage bats from using roost provisions. It is recommended external lighting is not to be provided on the building to ensure roosting bats are not impacted by introduced lighting.
- 4.2.2. It is advised that a light mitigation plan is produced to assess the pre- and post-development changes in lighting and to advise on an appropriately sensitive lighting scheme as part of the development.
- 4.2.3. Due to the nature of the species on site and their utilisation of the building and wider habitat for foraging and commuting purposes, crevice dwelling bat boxes could be installed as an ecological enhancement for the site.

5 BIBLIOGRAPHY

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