



e3p

Nocturnal Bat Survey Report

261 Wilmslow Road, Rusholme

Reference: 80-902-R1-1

Date: July 2023



NOCTURNAL BAT SURVEY REPORT

261 Wilmslow Road
Rusholme

Prepared for:
Buzzard Holdings Limited

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EXECUTIVE SUMMARY

Site Address	261 Wilmslow Road, Rusholme, M14 5HA
Coordinates	E 385417 N 394995
Site Area	Approximately 0.65 ha
Current Site Use	The site comprised a disused commercial building (B1) and a separate outhouse (B2), with associated hardstanding.
Proposed Development	Development proposals include the demolition of B1.
Results	Several bats, including common pipistrelle, soprano pipistrelle, and noctule, were seen commuting and foraging during both the dusk survey. No bats were observed emerging from the buildings 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. All bats have some degree of sensitivity to artificial night-time lighting. Bats were seen utilising the site for foraging and commuting. Introducing artificial lighting to areas that are not currently illuminated may sever important bat flight lines. Proposed lighting is to follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018) to minimise disturbance and sky-glow off site. It is recommended that works be undertaken outside of the breeding bird season (March to September inclusive). However, if this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 24 hrs before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged.



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3. INTRODUCTION

3.1. BACKGROUND

E3P has been instructed by Buzzard Holdings Limited to undertake Nocturnal Bat Surveys at 261 Wilmslow Road, Rusholme, hereafter referred to as “the site”.

The report was produced by Conor Evans BSc (Hons) MRes QCIEEM Graduate Ecologist, who has two years professional experience as an ecological consultant. Conor has experience in completing PRAs and nocturnal bat surveys at many sites across the UK.

3.2. PROPOSED DEVELOPMENT

Development proposals include the demolition of Building 1 (B1).

3.3. SITE LOCATION

The site is located to the south-east of Manchester, surrounded by residential and commercial properties. Wilmslow Road is directly adjacent to the south-west boundary. An area of broadleaved woodland is located approximately 40 m south-east of the site. A large waterbody is located approximately 490 m south-west of the site. Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



3.4. PREVIOUS SURVEYS

E3P conducted a Preliminary Roost Assessment at the site in June 2023 (report reference: 80-902-R1).

Due to the urban nature of the site, buildings on site were determined to be unsuitable for large numbers of roosting bats i.e., maternity colonies, on a regular basis. One building (B1) was assessed as having **Low** potential to support roosting bats. As such, one Nocturnal Bat Survey was recommended on B1 between May and August (inclusive).

3.5. 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.



4. METHODOLOGY

4.1. 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 July 2023.
- ✳ Local information and species records from South Lancashire Bat Group.

4.2. NOCTURNAL SURVEYS

The bat emergence survey was undertaken following guidance set out in Collins (2016). The survey was conducted using appropriate handheld bat detectors suitable for commercial use. The survey was undertaken by two competent and suitably trained bat surveyors, led by Conor Evans.

TABLE 2.1 EMERGENCE SURVEY DETAILS

SURVEY	DATE	SUNSET/SUNRISE	SURVEY TIMINGS	WEATHER CONDITIONS	NUMBER OF SURVEYORS
DUSK SURVEY	13/07/2023	21:32	21:17 – 23:02	Dry, slight breeze, 16°C start, 14° end, 20% cloud cover	2

See Appendix I for approximate locations of the surveyors' vantage points.

4.3. 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.



5. RESULTS

5.1. DESK STUDY

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

Consultation with MAGIC identified one European Protected Species Licences for bats within 1 km of the site boundary. The licence was active between 2016 and 2021 for the destruction of a common pipistrelle non-breeding roost.

5.2. EMERGENCE SURVEY

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

5.2.1. B1 DUSK EMERGENCE SURVEY 13TH JULY 2023

During the dusk emergence survey on B1, common pipistrelle, soprano pipistrelle, and noctule were recorded at all vantage points. The first pass was a common pipistrelle at 21:49, approximately 17 minutes after sunset. Common pipistrelle were recorded foraging throughout the survey, with noctule and soprano pipistrelle recorded less frequently. The last pass was a common pipistrelle at 22:48, approximately 76 minutes after sunset.

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



6. CONCLUSION AND RECOMMENDATIONS

A moderate degree of bat activity was recorded during the single dusk emergence survey, with common pipistrelle making up the majority of bat activity, with a few passes from soprano pipistrelle and noctule.

No bats were observed emerging from the surveyed building and no bats were observed in relation to the potential roost features. During the survey, the first pass was a common pipistrelle at 21:49, approximately 17 minutes after sunset. These timings indicate that the bats are roosting locally, but not within the site itself or adjacent to the site.

As no bats were observed emerging from the surveyed building, and the timings of bat activity in relation to sunset, it can be concluded with reasonable certainty that no bats are located within the building. 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.

All bats have some degree of sensitivity to artificial night-time lighting. Bats were seen utilising the site for foraging and commuting. Introducing artificial lighting to areas that are not currently illuminated may sever important bat flight lines.

Proposed lighting is to follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018) to minimise disturbance and sky-glow off site.

It is also recommended that works be undertaken outside of the breeding bird season (March to September inclusive). However, if this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 24 hrs before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged.



7. 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 (2023). Preliminary Roost Assessment. 261 Wilmslow Road, Rusholme. Reference: 80-902-R1.
- ✦ 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 VANTAGE POINT LOCATIONS

BUILDING 1



APPENDIX II

SURVEY FORMS

SURVEY FORMS

13TH JULY 2023

BUILDING 1

Date: 13/07/2023
Sunset: 21:32
Start time: 21:17
End time: 23:02

Weather conditions: 16°C start, 14°C end, 1/12 wind, 20% cloud cover

Surveyor: Conor Evans (VP1)

TIME	SPECIES	ACTIVITY
21:56	Common pipistrelle	Commuting along building
22:10	Common pipistrelle	Foraging along building/hardstanding
22:13	Common pipistrelle	Continuous foraging between building and area of woodland south of site
22:17	Common pipistrelle	Flew from warehouse via open shutter – likely foraging within warehouse
22:29	Common pipistrelle	Heard not seen, 30 seconds of foraging, then at 22:30, saw bat fly past building
22:33	Common pipistrelle	Heard not seen, brief pass
22:34	Common pipistrelle	Foraging across building
22:39	Common pipistrelle	Foraging along building
22:43	Noctule	Heard not seen, brief pass
22:43	Soprano pipistrelle	Heard not seen, brief foraging
22:48	Common pipistrelle	Foraging along building



Surveyor: Eloise Adams (VP2)

TIME	SPECIES	ACTIVITY
21:49	Common pipistrelle	Visual and audio - commuting
22:02	Common pipistrelle	Visual and audio - commuting
22:10	Common pipistrelle	Visual and audio - foraging
22:13	Common pipistrelle	Visual and audio – foraging back and forth around outcrop
22:16	Common pipistrelle	Visual and audio – foraging from around outcrop
22:18	Common pipistrelle	Visual and audio - foraging
22:22	Common pipistrelle	Audio only - foraging
22:29	Common pipistrelle	Visual and audio - foraging
22:29	Common pipistrelle	Audio only - foraging
22:34	Common pipistrelle	Visual and audio – foraging around building
22:36	Common pipistrelle	Visual and audio - foraging
22:39	Common pipistrelle	Visual and audio – foraging towards building and back
22:40	Common pipistrelle	Audio only – foraging around building
22:41	Common pipistrelle	Audio only – foraging
22:43	Noctule	Audio only – foraging
22:43	Soprano pipistrelle	Audio only – foraging
22:48	Common pipistrelle	Audio only – foraging

