

FENTON HOUSE, ARDWICK

Nocturnal Bat Survey Report

July 2022



Report Control Sheet

Project Name: Fenton House, Ardwick
Project Reference: CW20-473
Report Title: Nocturnal Bat Survey Report
Report Reference: CW20-473 RPT 001
Printing Instructions: Print at A4 Portrait, Double Sided.

<i>Rev</i>	<i>Date</i>	<i>Description</i>	<i>Prepared</i>	<i>Reviewed</i>	<i>Approved</i>
/	28/07/2022	Draft report sent to Client for comment.	CO	KB	OC

Collington Winter Environmental Ltd disclaims any responsibility to Ahmed Tahir and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with Ahmed Tahir and according to the proposed plans supplied by the client or the client's agent upon commencement of the project.

The contents of this report are valid at the time of writing. As the ecological value of a site is constantly evolving and changing, if more than twelve months have elapsed since the date of this report, further advice must be taken before reliance upon on the contents. Notwithstanding any provision of the Collington Winter Environmental Ltd Terms & Conditions, Collington Winter Environmental Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the report date.

This report is confidential to Ahmed Tahir and Collington Winter Environmental Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Collington Winter Environmental Ltd 2022

CONTENTS

1	INTRODUCTION	4
1.1.	SCOPE & PURPOSE	4
1.2.	LOCATION	4
1.3.	OBJECTIVES	4
2	METHODOLOGY	5
2.1.	NOCTURNAL BAT SURVEY	5
2.2.	SURVEY LIMITATIONS	5
3	SURVEY RESULTS	6
3.1.	DUSK SURVEY (26/07/22)	6
3.2.	ASSESSMENT	6
4	RECOMMENDATIONS AND MITIGATION	7
4.1.	IMPACT ASSESSMENT	7
4.2.	MITIGATION	7
5	BIBLIOGRAPHY	8

1 INTRODUCTION

1.1. SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Ahmed Tahir to undertake a nocturnal bat survey at the site at Fenton House, 4 Higher Ardwick, Manchester, M12 6BZ. 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.
- 1.1.3. A Preliminary Roost Assessment was undertaken of the site in 2020 by Kingdom Ecology Ltd which found the building to provide low bat roosting potential. There were no field signs indicative of roosting bats internally or externally. However, several potential roosting features were identified such as gaps in brickwork and masonry. Despite this, these were not considered suitable for a significant bat roost or maternity roost. Therefore, 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 approximate site location. The site is located within a residential area in Greater Manchester approximately 1.7km from Manchester City Centre. Ardwick Park is located approximately 30m southwest from the site and Hyde Road (A57) approximately 130m south.

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 26th July 2022 by three qualified surveyors. Please refer to Figure 2.1 for locations of vantage points used during the survey.

Figure 2.1 Surveyor Locations



2.1.2. 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.

Table 2.1 Survey Details

Date	Sunset/ Sunrise Time	Start	Finish	Surveyors	Weather Conditions
26/07/2022	21:16	21:00	22:45	VP1 – Will Higgins VP2 – Darnell Shaw VP3 – Katie Brewer	Temp at start/end: 13 Celsius Cloud start: 5 Cloud finish: 5 Wind: 1 max (Beaufort scale)

2.2. SURVEY LIMITATIONS

2.2.1. No constraints were observed during the survey, with surveyors able to observe all aspects of the building.

3 SURVEY RESULTS

3.1. DUSK SURVEY (26/07/22)

3.1.1. Bat activity was very limited throughout the survey, with just one common pipistrelle (*Pipistrellus pipistrellus*) observed foraging or commuting in proximity of VP1. The first bat and only bat was recorded at 21:50 (approximately 34 minutes after sunset) by vantage point one and was common pipistrelle. No further activity was recorded throughout the survey by the three vantage points.

3.1.2. No roost locations were observed throughout the survey.

3.2. ASSESSMENT

3.2.1. Bat activity was limited throughout the survey with only common bat species being recorded by surveyors during the survey. The limited activity illustrates the site and sounding habitats poor value, for foraging and commuting bats. No bat roosts were located on site during the survey, with the first bat recorded approximately 34 minutes after sunset, indicating no roosts are within proximity to the site..

3.2.2. 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. There 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 development. 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

- 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.
- Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- Kingdom Ecology (2020). Bat Scoping Survey Report.
- Mitchell-Jones (2004). Bat Mitigation Guidelines: Working Today for Natura Tomorrow. English Nature.
- Mitchell-Jones and McLeish (2004). Third Edition Bat Workers' Manual.

