

# Bat Surveys Report

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Prepared for: Threadneedle Curtis Ltd  
MAG 401 building, Pinfold Way

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# 1. Introduction

## 1.1 Site description, location, and context

The site is located to the north of Wilmslow Old Rd in a semi urban environment and enclosed by existing commercial land uses. The habitat on site comprises of woodland habitats including areas of hard standing.

## 1.2 Purpose, aims and objectives of this report

The Bat Roost Assessment indicates in section 3.0:

*“In summary from an on-ground assessment 8 low potential, 2 moderate and one negligible potential rating have been identified. Following an aerial inspection of these trees 6 trees have been found to be free of bat use or signs and are subsequently rated as negligible. Following the climbing inspection the remaining 2 trees are a low potential to hold roosting bats and they require a single emergence survey to ensure a sufficient survey effort applies to absence / presence. A pre start climbing inspection of ten trees is recommended before any tree removal works commence”.*

The purpose of this report is therefore to establish use of the trees numbered T19 and T33 for bats by means of one dusk emergence survey. This survey shall be carried out at the identified points of potential entry or shelter for bat species identified in the BRA. We shall aim to establish absence or presence on the development site in reference to the use of the trees by bats. The objective of the report is to be able to assess the bat use in the trees, the impact of construction and any applicable mitigation measures in relation to the extent and use of the site by bats.

## **2. Methods**

### **2.1 Summary of survey methods**

The BCT January 2016 good practice survey guidelines shall be used to design and inform the survey effort with particular regard to section 7.1 page 49-52.

The BCT January 2016 good practice survey guidelines recommend a minimum survey effort for buildings with moderate potential to support roosting bats of a dusk emergence survey.

During the survey two surveyors were positioned to observe the building. The survey was undertaken in good weather conditions and during the optimal season for bat activity.

Generally, the surveyors record weather and all bat activity including the number of bats emerging / passes, species detected, behaviour for example feeding or commuting, flight direction and any relevant comments. Each surveyor used a BatBox Duet/Elekon detector. There were no weather or HS related constraints and all bats were detectable with the equipment used.

Each surveyor was placed so as to have an unobstructed view of elevations on the building to as to be able to view all parts of the potential roost features. Surveyor positions allowed for coverage of all identified features in the initial report.

### **2.2 Surveyor information**

Simon Brain (Managing Director) has attained a Post Graduate Certificate in Biological Recording and has attended FSC Field Courses for Land mammals, Songbird identification, Barn Owls (CIEEM) and Advanced Bird Survey Techniques (Level M). He has four years experience in bat and avian work. He has accumulated over 450 hours of bat contact time and holds an NE Class 2 license (70619:OTH:CSAB:2016). He has attended courses for trees and bats, bat survey techniques, mitigation and handling and attended three european workshops. Mike Bazley has a number of years of bat surveying experience.

### 3. Emergence Survey - Results

#### 3.1 Dusk emergence results

##### Summary

No bats were seen to emerge from the building and it was considered that bats and bat roosts were absent from the building during the survey. Two bat species were recorded (Common Pipistrelle and Noctule) as commuting within detector range.

##### Detailed survey records

Site: MAG 401 Visit 1 of 1 (dusk)

Date: 24<sup>th</sup> August 2022

Lead Surveyor: SB

Conditions/Wind – Start: Dry, 80% cloud cover, WNW 4mph

Conditions/Wind – End: Dry, 10% cloud cover, WNW 2mph

Sunset: 20.01

Start time: 19.45hrs

End time: 21.45hrs

Temperature - Start: 21oC

Temperature - End: 18oC

Surveyor: Mike Bazley (T19)

| Time (hrs) | Species | Comment                                       |
|------------|---------|-----------------------------------------------|
|            |         | No bats observed or bat calls heard/recorded. |

Surveyor: Simon Brain (T33)

| Time (hrs)  | Species | Comment                                 |
|-------------|---------|-----------------------------------------|
| 20.45-21.10 | CPIP    | Feint C PIP calls along Wilmslow Old Rd |

## **4. Constraints and legislation**

### **4.1 Constraints on survey information or equipment**

It was considered that no constraints were applicable.

### **4.2 Potential impacts of development**

All UK bat species and their roosts (occupied or unoccupied) are legally protected and demolition of a roost site is a criminal offence.

### **4.3 Legislation and Policy guidance**

All bats are European Protected Species as defined by Bern and Bonn Conventions, Conservation of Habitats and Species regulations 2010, Habitats Directive Annex 4, some are also Annex 2.

All bats are protected by domestic legislation including Schedule 5 of the Wildlife and Countryside Act 1981 as amended, CROW and NERC Act 2006.

## **5. Recommendations and mitigation, compensation and enhancement measures**

### **5.1 Further survey effort**

In relation to the existing building and in accordance with the BCT good practice guidelines February 2016 absence of bats has been established by means of the emergence survey and therefore further surveys are not required.

### **5.2 Mitigation, compensation and enhancement measures**

No bats were recorded in the trees and therefore no measures are required to mitigate the effects of development on bats in this instance or to compensate for their presence. No roosts were identified during the emergence surveys (or aerial inspections) and therefore no EPS license is required for development to commence.

### Enhancement measures

There is no loss of any roost type on the site and no roosts were discovered on survey. Specific mitigation for loss of foraging and commuting routes is not required. Under the National Planning Policy Framework 2012 and the NERC Act 2006 there is a requirement to improve existing environment through enhancement.

The development proposals can maintain the ecological connection between the site and the locality. Where new planting is to be introduced within the woodland management plan native tree and shrub planting plan is preferred. Species of local provenance are recommended in preference to non-native, ornamental species. Planting of tree and shrub species that support a high insect biomass and provide a potential food source for bats throughout the bat activity period (spring to autumn) such as rowan, silver birch, alder buckthorn, dogwood, crab apple and wild plum are recommended..

Research has found that lighting can cause considerable disturbances to bats and may interfere with bat navigation during nocturnal commuting flights to suitable feeding sites. It is recommended by the Bat Conservation Trust and Institute of Lighting Engineers that lighting at ground level should be below 3 Lux (BCT & ILE 2008). The site was found to be largely unaffected by lighting and the redevelopment will seek to ensure that lighting will be appropriately designed to ensure minimal light spill, particularly on the vegetated, southern boundary of the site. This could be achieved by:

- Ensuring lights are only erected where they are needed, illuminated only during the time period that they will be used, and at levels that enhance visibility.
- Using narrow spectrum bulbs, to lower the range of species affected by lighting, and avoiding the use of light sources that emit ultraviolet.
- Ensuring that there are no bare bulbs or lights that point upwards.
- Ensuring that the spread of light is kept near to or below the horizontal plane.
- Reducing the height of the lighting columns since light at a low level reduces ecological impact.
- Ensuring only low level lighting that is as directional as possible is provided and that light emitted from these fixtures is below 3 lux at ground level.

- LED lighting, ideally amber LED (bat-lamps) that have a negligible UV component may be a preferred option since these show a low insect attractiveness comparable to low pressure sodium lamps and they are more directional, thus reducing light spill
- Where possible, external lights should comprise sensor activated lamps) so that lights are only operational when they are needed.
- Avoiding the illumination of habitat features used by bats, notably the boundary tree and linear hedgerows.

### 5.3 Mitigation licenses

In relation to the trees there are no requirements for mitigation licensing as there is no requirement for anyone to carry out activity prohibited under wildlife legislation.

## 6. Summary

- 6.1 No bats were found to emerge from the trees. As a result, no measures are required to mitigate the effects of development on bats and there is no requirement for an EPS license (derogation or low impact) from Natural England in this instance.