
BAT EMERGENCE SURVEYS

ST GABRIEL'S, OXFORD PLACE, MANCHESTER

2022



**RACHEL
HACKING
ECOLOGY**

Bowden Hall,
Bowden Lane,
Marple, Stockport
SK6 6ND
0161 465 8971

www.rachelhackingecology.co.uk
mail@rachelhackingecology.co.uk



CONTENTS

1.0	INTRODUCTION	2
2.0	METHODOLOGY	4
3.0	RESULTS	5
4.0	SUMMARY AND RECOMMENDATIONS	7
5.0	REFERENCES	8

1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by McLaren Property to undertake bat emergence surveys at St Gabriel's, Oxford Place, Greater Manchester. The site is situated north of Oxford Place, in the Victoria Park area of South Manchester (O.S. grid reference: SJ 85239 95752 – see Figure 1). The site is in an urban location surrounded by residential and commercial properties. The proposed development site is no longer in used and currently comprises the former St Gabriel's Hall, the adjacent Chapel, Woodthorpe Hall and St David's Hall. The site is located within an urban area, Oxford Place runs along the southern boundary of the site with commercial and residential developments lying on all other sides.

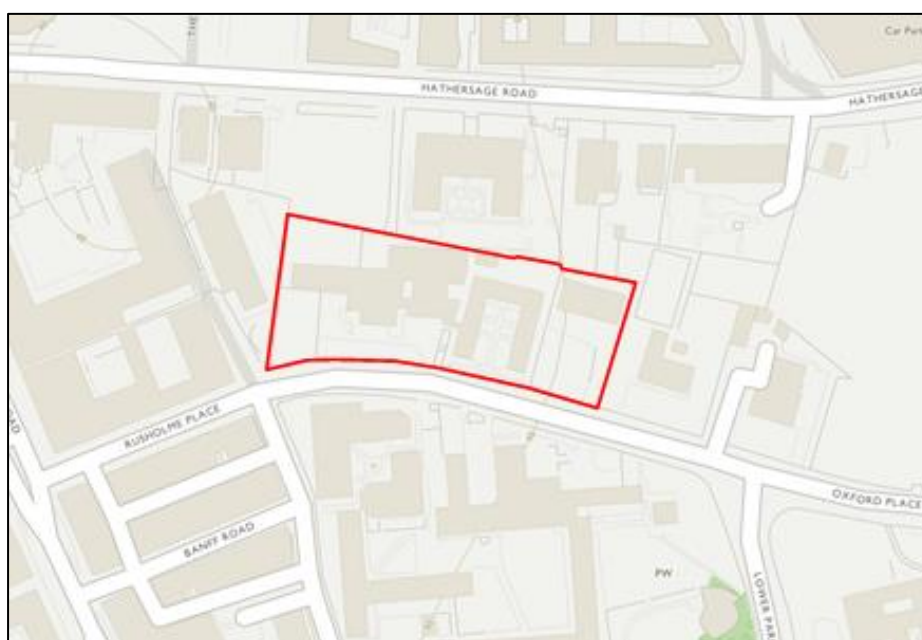


Figure 1 showing the location of the site

- 1.2 A daytime bat survey was carried out in February 2022 by Rachel Hacking Ecology (see *Extended Phase 1 Habitat Survey & Daytime Bat Survey at St Gabriel's, Oxford Place, Greater Manchester, February 2022*- Rachel Hacking Ecology). No evidence of bat activity was found at St Gabriel's, however the roof voids in the east of the St Gabriel's Hall were not accessible at the time of the survey and potential access points to the roof voids were located. St David's Hall also has a potential access point via a decorative cupola on the roof with a concealed roof void below. Two emergence surveys were recommended on St. Gabriel's Hall and one emergence survey was recommended on St. David's Hall to determine if bat roosts were present in either building, and if so, what type of roost is present.



Description of Development

- 1.3 The site is the subject of a planning application for a residential development for 300 units of student accommodation with associated landscaping. The Chapel and Woodthorpe Hall will be retained, and refurbished, and the remaining buildings demolished for new build.

Biodiversity in Planning

- 1.4 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (February 2019) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.

Legal Context

- 1.5 All bat species are protected under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit), which make it an offence to:
- Deliberately kill, injure or capture a bat;
 - Deliberately disturb bats;
 - Damage or destroy a breeding site or resting place of a bat.

The Wildlife & Countryside Act 1981 (as amended) contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

Proposed development works that are likely to disturb or destroy bats or their roosts will need to obtain a licence from the relevant Statutory Nature Conservation Organisation (e.g., Natural England) prior to work commencing.

2.0 METHODOLOGY

Bat Emergence Surveys

- 2.1 The dusk bat emergence survey were undertaken in accordance with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (2016). For the survey, on St. Gabriel's three surveyors monitored the property and for St David's Hall Two surveyors monitored the property to ensure complete coverage for any emerging bats. The emergence surveys began 15 minutes before dusk and continued for 90 minutes after dusk. The surveyors used Anabat Scout and Echometer Touch bat detectors to record the echolocations of emerging bats.

Personnel and Seasonal Timing

- 2.2 Kate Reed, Joel Hacking (Senior Ecologists), Hollie Ainley (Ecologist), Helen Round, Steve Smith, Joe Lomas and Jasmin West (Assistant Ecologists) carried out the dusk bat surveys. The first survey for St Gabriel's Hall was undertaken on 7th June 2022. A second survey for St Gabriel's Hall and the survey for St David's Hall was undertaken on the 21st June 2022. All surveyors are trained in nocturnal bat surveys. June is an optimum month within which to undertake bat emergence surveys.

Survey Constraints

- 2.3 Due to access problems onto the site, the first survey on the 7th June began shortly after sunset. Due to inclement weather, the same survey also ended early.



3.0 RESULTS

Surveyor Positions

- 3.1 Figure 2 shows the locations of the bat surveyors (yellow stars) during the surveys at St. Gabriel's Hall.



Figure 2 showing the locations of the surveyors (yellow stars)

- 3.2 Figure 3 shows the locations of the bat surveyors (yellow stars) during the survey at St. David's Hall.



Figure 3 showing the locations of the surveyors (yellow stars)

Survey Results

- 3.3 No bats were recorded emerging from the property. Low levels of bat activity were recorded during both surveys, with Common Pipistrelle *Pipistrellus pipistrellus* recorded foraging around the site and Noctule bats were heard but seen.

Bat Activity Table

- 3.4 Bat activity from the emergence surveys is recorded in Tables 1-3 below.

St. Gabriel's Hall

Table 1. Results from the first dusk emergence survey				
Survey Type	Date	Average Temp (°C)	Sunset/Sunrise	Weather
Emergence	07/06/2022	17°C	21:32	Overcast, rain
Results				
One Common Pipistrelle bat was recorded foraging around the vegetation on site at 22:04.				
One Common Pipistrelle bat were recorded during the survey.				
Noctule bats were recorded during the survey.				

Table 2. Results from the second dusk emergence survey				
Survey Type	Date	Average Temp (°C)	Sunset/Sunrise	Weather
Emergence	21/06/2022	16.5°C	21:41	Clear and dry
Results				
Common Pipistrelle bats a maximum count of one recorded foraging around the vegetation on site between 21:17 and 22:39				

St. David's Hall

Table 3. Results from the first dusk emergence survey				
Survey Type	Date	Average Temp (°C)	Sunset/Sunrise	Weather
Emergence	21/06/2022	16.5°C	21:41	Clear and dry
Results				
Common Pipistrelle bats a maximum count of one recorded foraging around the vegetation on site between 21:55 and 22:39				



4.0 SUMMARY AND RECOMMENDATIONS

Summary of Findings

- 4.1 No bats were recorded emerging from St. Gabriel's Hall or St. David's Hall during the surveys. Low levels of bat activity were recorded during the surveys.
- 4.2 The first survey started shortly after sunset due to access problems on site and was cut short due to heavy rain. However, bats were recorded during the survey. The temperatures were optimum prior to and during the surveys.

Recommendations

- 4.3 It is the opinion of the author of this report that the development can proceed without the need for further survey work (e.g., bat activity surveys) or bat mitigation due to the negligible potential of the building to support bats. However, if the work is delayed by longer than two years from the date of this survey, a further bat survey will be required to update the findings.
- 4.4 It should be noted that bat absence is very difficult to prove definitively due to their mobility and size, and single or small numbers of bats are able to roost in extremely small spaces, such as in gaps between panels. The development work should be undertaken with care, for example with roof tiles lifted rather than dragged.
- 4.5 If during development works a bat (or an accumulation of bat droppings) is discovered at any time, work is to temporarily cease whilst an experienced bat ecologist is contacted for guidance and assistance. This can be Rachel Hacking Ecology (0161 465 8971) who undertook the initial survey, any licensed bat worker, or the Bat Conservation Trust (BCT) helpline (0345 1300 228).



5.0 REFERENCES

Collins, J. (ed.). (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition*. Bat Conservation Trust. London.

Mitchell-Jones, A.J, & McLeish, A.P. Ed., (2004) *3rd Edition Bat Workers' Manual*. Joint Nature Conservation Committee, Peterborough.

MAGIC mapping: www.magic.gov.uk. Defra, London.

Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

National Planning Policy Framework (July 2021). Ministry of Housing, Communities & Local Government, London.