

Northenden Campus, Sale Road M23 0DD

UPDATED BAT ACTIVITY SURVEY AND ASSESSMENT

August 2022

[ERAP (Consultant Ecologists) Ltd ref: 2020-272g]

ERAP (Consultant Ecologists) Ltd
Building N2
Chorley Business and Technology Centre
East Terrace
Euxton Lane
Euxton
Chorley
PR7 6TE

Tel: 01772 750502
mail@erap.co.uk
www.erap.co.uk



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Document Control

Survey Type:	Surveyors ¹	Date
Dusk emergence survey	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM, Catie Haworth B.Sc. (Hons) M.Sc. and four assistants	26 th May 2022
Reporting	Personnel	Date
Author	Catie Haworth B.Sc. (Hons) M.Sc. Ecologist	15 th July 2022
Signature(s)		
Checked	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologist	15 th July 2022
Revised and issued	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologist	27 th August 2022
Report issued to	Miller Homes	
Version Number	1	
¹ Licence reference number Bats Victoria Burrows, Natural England Class Survey Licence (bats, Level 2) Registration Number 2015-10390-CLS-CLS		

SUMMARY

Introduction and Scope

- i. ERAP (Consultant Ecologists) Ltd carried out an updated external survey and assessment followed by a bat emergence activity survey and assessment of buildings B4, B7 and B8 at the Northenden Campus, Manchester College, Sale Road M23 0DD on the 26th May 2022. The survey was required to update the licensed daylight bat survey and assessment and bat activity survey carried out in 2021 for proposals to demolish the buildings as part of an approved residential development at the wider campus.
- ii. The survey was carried out and led by a licensed, experienced ecologist and was carried out in accordance with recognised survey guidelines. No survey limitations were experienced.

Results of Survey and Assessment

- iii. Buildings B4, B7 and B8 were assessed to have low suitability for use by roosting bats in the *Ecological Survey and Assessment (including a Licensed Bat Survey)* report (ERAP (Consultant Ecologists) Ltd, 2021) prepared to inform the planning application for the redevelopment of the campus site to housing. As reported in *Dusk Emergence Survey for Bat Activity* (ERAP (Consultant Ecologists) Ltd, 2021), an emergence bat activity survey at the three buildings on 27th May 2021 did not detect evidence of use of the buildings by roosting bats.
- iv. No evidence of use of buildings B4, B7 and B8 by roosting bats was found during the updated bat external inspection and emergence activity survey carried out on 26th May 2022.
- v. No evidence to indicate that the site is used by a roost of a high conservation significance as defined by Figure 4 of the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004) was detected in 2021 or 2022. As reported in 2021, there are no constraints in relation to the presence of a confirmed bat roost on the approved demolition of building B4, B7 and B8.

Recommendations

- vi. **Section 4.0** of this report provides guidance to be adhered to prior to and during the demolition works at buildings B4, B7 and B8.
- vii. If demolition works have not commenced by May 2023, an updated bat survey and assessment is recommended to ensure that the demolition works are informed by the current bat roost status at the site.

1.0 INTRODUCTION

1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd carried out an ecological survey and assessment, including a licensed daylight bat survey and assessment, of the buildings at Northenden Campus, Manchester College, Sale Road, Wythenshawe M23 0DD. The results are presented in *Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2021) (hereafter referenced as the '2021 ecology report').
- 1.1.2 No evidence of a bat roost was found at buildings B4, B7 or B8, during the daylight survey in March 2021. Features at building B4 with suitability for use by roosting bats were identified at the damaged / rotten soffit and fascia at the north-western corner of the building, and at sections of lifted lead flashing on the roof. Features with suitability for use by roosting bats at B7 were identified at the lead flashing around the skylights and where roof tiles have slipped and lifted. Suitable features for use by roosting bats at B8 comprise local areas where the roof tiles have lifted.
- 1.1.3 Buildings B4, B7 and B8 were assessed to be of 'low' suitability for use by roosting bats; and were assessed to be unsuitable for use by hibernating bats. The remaining buildings at the site were assessed to be of 'negligible' suitability.
- 1.1.4 The 2021 ecology report recommended that, in order to comply with the survey guidelines¹ and best practice, at least one bat activity survey (comprising a dusk emergence or dawn re-entry survey) should be undertaken to determine the presence or absence of roosting bats.
- 1.1.5 A bat activity survey was subsequently carried out on 27th May 2021. The results, as presented in the results are presented in the *Dusk Emergence Survey for Bat Activity* (ERAP (Consultant Ecologists) Ltd, 2021).
- 1.1.6 A summary of the results of the May 2021 survey is provided below:
 - a. No bat droppings were found around the external elevations and perimeter of buildings B4, B7 and B8;
 - b. No bat emergence or re-entry was detected at the surveyed buildings (B4, B7 and B8) during the dusk emergence survey;
 - c. Three bat species were recorded flying in the vicinity of the buildings between 21:39 and 22:36. The first bat, common pipistrelle (*Pipistrellus pipistrellus*), was recorded 19 minutes after sunset and was observed entering the site from the wider area and foraging over building B4;
 - d. Common pipistrelle was the most frequently detected bat. Foraging activity was observed along the vegetation adjacent to buildings B4 and north of B7 between 21:39 and 22:36;
 - e. Soprano pipistrelle (*Pipistrellus pygmaeus*) passes were recorded occasionally over buildings B4 and north of B7 near Surveyors 1, 2 and 3 between 21:43 and 22:36; and
 - f. One noctule (*Nyctalus noctula*) was heard passing over the site at 21:57 by Surveyors 4, 5 and 6.
- 1.1.7 To inform the planning application at the site, an updated bat activity survey has been carried out to 'top-up' the survey from 2021 and to validate the findings of the 2021 surveys. This report presents the results of the updated bat activity survey at buildings B4, B7 and B8 carried out on 26th May 2022.

¹ Collins, J. (ed), 2016. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. London: The Bat Conservation Trust.

1.2 Scope of Works

1.2.1 The scope of ecological works undertaken in May 2022 comprised:

- a. The appropriate scope of bat activity survey (one 'top-up' dusk emergence survey);
- b. Review of the 2021 ecology surveys and validation of the results in relation to other ecological considerations;
- c. Provision of guidance in accordance with wildlife legislation, *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* (Collins, J. (ed), 2016), and best practice in relation to the proposed works; and
- d. A description of actions that may be required prior to the commencement of works.

2.0 METHOD OF SURVEY

2.1 Survey Area

2.1.1 The survey area comprised buildings B4, B7 and B8 within the wider site (refer to **Figure 1**).

2.2 Bat Activity: Presence / Absence Surveys

- 2.2.1 Based on the assessment of the suitability of the buildings for use by roosting bats and results of the bat activity survey carried out in 2021, a minimum of one bat activity survey is required to validate the findings from the 2021 surveys and to comply with the survey guidelines.
- 2.2.2 Six surveyors experienced in conducting bat surveys, were positioned at suitable locations to maximise the coverage of buildings B4, B7 and B8 and the identified potential roost features to determine any entry or exit at the buildings by roosting bats. Surveyor positions are annotated at **Figure 1** (appended).
- 2.2.3 Heterodyne detectors were used to determine any bat detected to species or group (*Myotis* species often cannot be reliably separated to species via their echolocation calls, for example). Recording bat detectors units (Anabat Express and Anabat Scout) were used to record and analyse echolocation calls after the survey using AnalookW and Anabat Insight call analysis software. Any bat emergence or re-entry activity was recorded.
- 2.2.4 Night vision aids (NVAs) comprising a SANNCE CCTV system (comprising 1080N Digital Video Recorder and one KKmoon 1080P AHD Bullet CCTV camera) were used at the positions annotated on **Figure 1** as a supplementary survey technique. Footage was subsequently reviewed using VLC Media Player to determine any emergence / re-entry at B4 later in the survey period.
- 2.2.5 The survey information is presented below.

Table 2.1: Bat Activity Survey Date, Weather Conditions and Surveyors

Date	26 th May 2022
Sunset	21:19
Start time	21:00
End time	22:50
Wind	Beaufort scale 0 (calm) throughout
Precipitation	Dry
Air temperatures	13°C at 21:00 falling to 10°C at 23:00
Surveyor Position	Surveyor and Detector
1	Victoria Burrows Batbox Duet and Anabat Express NVA: SANNCE CCTV system
2	Amy Sharples Batbox III and Anabat Express NVA: SANNCE CCTV system
3	Fiona Megarrell Batbox III and Anabat Scout
4	Danielle Rowlands Anabat Scout and Anabat Express
5	Rachel Platt Batbox Duet and Anabat Express
6	Catie Haworth Anabat Scout

2.3 Survey and Reporting Limitations

- 2.3.1 The survey was carried out at an appropriate time of year for the detection of bat activity and during suitable weather conditions. All relevant elevations and roof pitches of the buildings could be observed. No survey limitations were experienced.

3.0 SURVEY RESULTS

3.1 Dusk Emergence Survey: 26th May 2022

- 3.1.1 A search of the external perimeter of buildings B4, B7 and B8 prior to the dusk emergence survey did not detect any bats or bat droppings. The buildings remain in a similar condition to that reported in the 2021 ecology report.
- 3.1.2 No bats were observed emerging from (or re-entering) the buildings during the survey.
- 3.1.3 Three bat species were recorded in the vicinity of the buildings. The first bat detected flying over the site was a noctule at 21:33 (14 minutes after sunset). Five noctules were recorded flying over the site between 21:33 and 22:36 which is indicative of a nearby roost (possibly within Wythenshawe Park located to the south of the site).
- 3.1.4 Common pipistrelle was the most frequently detected bat, with the first recording at 21:39 (20 minutes after sunset) and the last recording at 22:45, over B4. Foraging activity was observed along the vegetation adjacent to buildings B4 and north of B7 throughout the survey.
- 3.1.5 Soprano pipistrelle passes were recorded occasionally, between 21:51 and 22:38, north of B7 and over B4.

3.1.6 A review of the NVA footage at B4 did not detect any bat emergence activity.

3.1.7 **Table 7.1**, appended provides the results of the recording bat detectors.

4.0 ASSESSMENT AND RECOMMENDATIONS

4.1 Buildings B4, B7 and B8

Bat Roost Status

- 4.1.1 No evidence of use of the surveyed buildings (B4, B7 and B8) by roosting bats was found during the bat activity survey carried out on 26th May 2022. The result is comparable with the findings of the surveys carried out in March and May 2021 as reported in the 2021 ecology reports.
- 4.1.2 No evidence to indicate that the site is used by a roost of a high conservation significance as defined by Figure 4 of the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004)² has been found.
- 4.1.3 As reported in 2021, there are no constraints in relation to the presence of a confirmed bat roost on the proposed demolition works.

Demolition

- 4.1.4 During demolition, it is advised that the roof tiles at buildings B4, B7 and B8 are lifted, rather than slid, and the underside of the tiles should be checked for bats before the tiles are stacked or discarded.

Discovery of a Bat During Works

- 4.1.5 If at any time during the works a bat is discovered or suspected all contractors must withdraw from the area and ERAP (Consultant Ecologists) Ltd (01772 750502) or the Bat Conservation Trust must be contacted for further guidance.

Survey Validity

- 4.1.6 The results of the bat activity survey carried out on 26th May 2022 remain valid until the 2023 bat activity survey season (May onwards). If demolition works have not commenced before May 2023, an updated bat activity survey and assessment of the site is advised to ensure that the demolition works are informed by the current bat roost status at the site.

Lighting

- 4.1.7 As advised by the 2021 ecology reports, Paragraph 185(c) of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2021) states that development should:

'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

- 4.1.8 Any external lighting to be installed at the site must involve the use of appropriate products and screening, where necessary, to ensure no excessive artificial lighting shines over the boundary trees

² i.e. no signs of a maternity roosts were detected

areas of landscape planting, roost provisions and other habitats outside the site, as lighting overspill may deter use by wildlife such as foraging bats.

4.1.9 The lighting scheme will be designed with reference to current guidance, namely:

- a. *Guidance Note 8: Bats and Artificial Lighting in the UK* (Institution of Lighting Professionals & Bat Conservation Trust, 2018); and
- b. *Bats and lighting: Overview of current evidence and mitigation guidance* (Stone, 2014).

Provisions for Roosting Bats and Nesting Birds

4.1.10 To provide opportunities for roosting bats and nesting birds at the redeveloped site a *Plan to Show Location and Specification of Bird and Bat Boxes* has been prepared as a separate document (ERAP (Consultant Ecologists) Ltd, 2021).

4.2 Birds

Protection

- 4.2.1 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are nesting. It is advised that any works that will affect habitats suitable for use by nesting birds are scheduled to commence outside the bird nesting season. Commencement of works in the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist. The bird breeding season typically extends between March to August inclusive.
- 4.2.2 If breeding birds are detected the ecologist will issue guidance in relation to the protection of the nesting birds in conjunction with the scheduled works. This may involve cordoning off an area of the site until the young birds have fledged.

5.0 CONCLUSION

- 5.1 No bat emergence (or re-entry) at buildings B4, B7 or B8 was detected.
- 5.2 There are no constraints on the demolition works in relation to roosting bats. Demolition works should proceed in accordance with the guidance and recommendations at **Section 4.1**. The guidance and mandatory actions in relation to the protection of nesting birds, refer to **Section 4.2** remains applicable.
- 5.3 If demolition works have not commenced by May 2023, an updated bat survey and assessment is recommended to ensure that the demolition works are informed by the current bat roost status at the site.

6.0 REFERENCES

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

ERAP (Consultant Ecologists) Ltd, 2021. *2020-272 Northenden Campus, Sale Road M23 ODD: Ecological Survey and Assessment (including a Licesed Bat Survey)*, Chorley: ERAP (Consultant Ecologists) Ltd.

ERAP (Consultant Ecologists) Ltd, 2021. *2020-272: Land at Northenden Campus, Sale Road M23 ODD: Plan to Show Location and Specification of Bird and Bat Boxes*, Chorley: ERAP (Consultant Ecologists) Ltd.

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Stone, E. L., 2014. *Bats and Lighting: Overview of current evidence and mitigation guidance*. Bristol: University of Bristol.

7.0 APPENDIX 1: TABLE

Table 7.1: Bat Activity Survey 1, 26th May 2022, Sunset Time 21:19, Start Time: 21:00

Surveyor Position 1: Victoria Burrows

Time	Species	Notes
21:00	Start	-
		No bat emergence or re-entry detected.
22:50	End	-
The Anabat Express made the following recordings: 1 noctule recording at 22:36; and 89 common pipistrelle recordings between 21:39 and 22:46.		

Surveyor Position 2: Amy Sharples

Time	Species	Notes
21:00	Start	-
		No bat emergence or re-entry detected.
22:50	End	-
The Anabat Express made the following recordings: 2 noctule recordings at 21:33 and 22:35; 47 common pipistrelle recordings between 21:39 and 22:37; and 10 soprano pipistrelle recordings between 21:51 and 22:38		

Surveyor Position 3: Fiona Megarrell

Time	Species	Notes
21:00	Start	-
		No bat emergence or re-entry detected.
22:50	End	-
The Anabat Express made the following recordings: 1 noctule recording at 22:36 66 common pipistrelle recordings between 21:57 and 22:44; and 3 soprano pipistrelle recordings between 22:22 and 22:34		

Surveyor Position 4: Danielle Rowlands

Time	Species	Notes
21:00	Start	-
		No bat emergence or re-entry detected.
22:50	End	-
The Anabat Express made the following recordings: 1 noctule recording at 21:33; and 2 common pipistrelle recordings at 22:25 and 22:43		

Surveyor Position 5: Rachel Platt

Time	Species	Notes
21:00	Start	-
		No bat emergence or re-entry detected.
22:50	End	-
The Anabat Express made the following recordings: 2 noctule recordings at 21:33 and 22:36		

Surveyor Position 6: Catie Haworth

Time	Species	Notes
21:00	Start	-
		No bat emergence or re-entry detected.
22:50	End	-
The Anabat Scout made the following recordings: 5 noctule recordings between 21:33 and 22:36		

8.0 APPENDIX 2: FIGURE

Figure 1: Map to Show Surveyor Positions During Bat Activity Survey

