



e3p

Nocturnal Bat Survey Report and Updated Site Walkover

Spath Road, Didsbury

Reference: 81-002-R1-1

Date: August 2022



NOCTURNAL BAT SURVEY REPORT AND UPDATED SITE WALKOVER

Spath Road
Didsbury

Prepared for:
McCarthy and Stone

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EXECUTIVE SUMMARY

Site Address	Spath Road, Didsbury, M20 2TZ
Coordinates	E 384088, N 391324
Site Area	Approximately 0.2 ha
Current Site Use	The site comprised a residential home with an associated driveway and garden.
Proposed Development	Development proposals were unknown at the time of writing.
Results	Continuous foraging by common pipistrelle, soprano pipistrelle, and pipistrelle species was recorded during the dusk emergence survey. Early activity by common pipistrelle indicates that bats may be roosting locally, but not within the building on-site. No bats were observed emerging from the building. The site was in the same condition as was reported by Penny Anderson Associates Ltd. in August 2020.
Conclusions and Recommendations	No further surveys, or a Natural England Bat Licence, are required for works to proceed. In the unlikely instance that any bats are located within the building during works, works should cease, and a suitably qualified ecologist should be contacted. The findings and recommendations of the original report published by Penny Anderson Associates Ltd. remain valid.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by McCarthy and Stone to undertake a Nocturnal Bat Survey and Updated Site Walkover at Spath Road, Didsbury, hereafter referred to as "the site".

This report has been produced by Ciara Bass BSc (Hons), Graduate Ecologist, who has experience undertaking European protected species surveys across the UK.

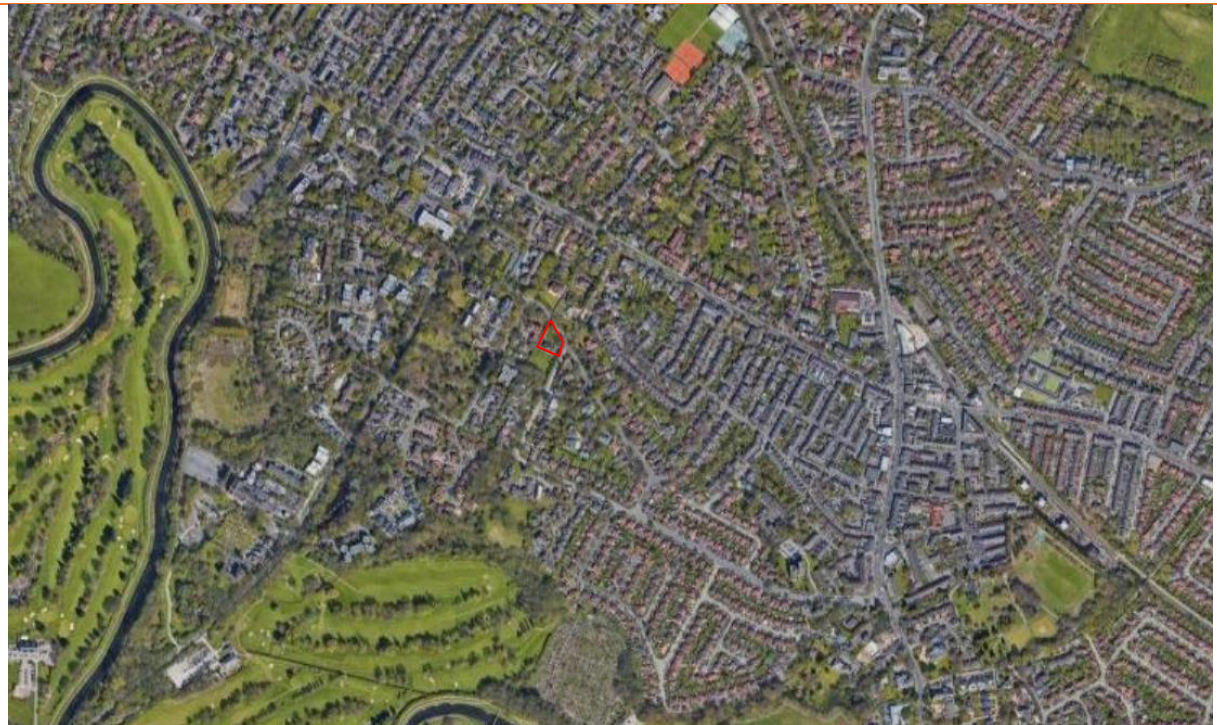
1.2. PROPOSED DEVELOPMENT

Development proposals were unknown at the time of writing.

1.3. SITE DESCRIPTION

The site comprised a large two-storey residential property of red brick construction, amenity grassland and garden, and an area of woodland comprising a number of mature trees in the south. The site boundaries are well vegetated, with a predominantly native hedgerow along the eastern border of the site. The surrounding area is predominantly residential, with residential housing and gardens that are typically large and open, creating a mosaic of green space and mature trees. Large, open recreational green spaces are present in the wider landscape including Didsbury Park, approximately 740 m south-east of the site, and Fletcher Moss Park, approximately 950 m south of the site. Please refer to Figure 1.1. for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. PREVIOUS SURVEYS

In August 2020, Penny Anderson Associates Ltd. (PAA) conducted a Preliminary Roost Assessment (PRA) and Nocturnal Bat Surveys at the site. The building was assessed as holding low bat roosting potential and as such a single dusk emergence survey was undertaken. Minimal activity was observed during the survey, with common pipistrelles, soprano pipistrelle, and pipistrelle species recorded. No emergences from the building were recorded.

1.5. OBJECTIVES

The objectives of the nocturnal bat survey 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, along with any recommendations.



2. METHODOLOGY

2.1. NOCTURNAL SURVEYS

A single 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 and undertaken by competent and suitably trained bat surveyors.

TABLE 2.1 EMERGENCE/RE-ENTRY SURVEY DETAILS

SURVEY	DATE	SUNSET/SUNRISE	SURVEY TIMINGS	WEATHER CONDITIONS
DUSK SURVEY	23/08/2022	20:23	20:08-21:53	Dry, 21°C, 80% cloud cover, light breeze

Two suitably qualified bat surveyors were positioned around the building to observe the areas of highest bat-roosting potential during the Nocturnal Survey.

Please refer to Figure 2.1 for the approximate location of the surveyors.

FIGURE 2.1 APPROXIMATE LOCATION OF SURVEYORS



2.2. DATA ANALYSIS

An Echo Meter Touch 2 was used to record bat calls during the survey. Data from the Echo Meter Touch 2 was converted from WAV to ZCA using Wildlife Acoustics Kaleidoscope Software and was analysed using AnalookW.



2.3. SITE WALKOVER

An updated site walkover was undertaken by Ciara Bass on the 23rd August 2022. This was done with the aim to assess the extent to which the site has been maintained since the initial assessment by Penny Anderson Associates Ltd. in August 2022 and to note if any significant changes have occurred.

2.4. SURVEY LIMITATIONS

The Nocturnal Bat Survey was completed following guidance set out in Collins (2016) and carried out by competent and trained surveyors. However, due to the survey being conducted by observation during low light conditions, this can cause constraints to 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 time period. The survey was conducted in optimum weather conditions, following guidance set out in Collins (2016).



3. RESULTS

3.1. DUSK EMERGENCE SURVEY

During the dusk emergence survey, common pipistrelle (*Pipistrellus pipistrellus*) and soprano pipistrelle (*Pipistrellus pygmaeus*) were recorded. The first activity recorded was a common pipistrelle commuting north to south along bushes to the west of the property at 20:24, approximately 1 minute after sunset. Considering the timing of such activity, it is likely that the bat had recently emerged nearby, but not within the site itself. Steady activity continued throughout the survey, much of which involved continuous foraging activity by common pipistrelle and soprano pipistrelle around trees to the east and west of the building, as well as in the back garden, with commuting over the top of the building. The final activity recorded was a common pipistrelle pass at 21:43, approximately 80 minutes after sunset, which was heard not seen. Please refer to Appendix I for full survey forms.

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

3.2. SITE WALKOVER

The site has been maintained and remains in similar conditions to that reported by Penny Anderson Associates Ltd. in August 2020. The area of semi-natural broadleaved woodland with multiple mature native trees in the south of the site remains a suitable habitat for hedgehogs. The perimeter hedgerow along the east of the site has been retained, providing an important connecting boundary habitat for bats and valuable foraging and nesting habitat for birds. The building has also been maintained, and still holds Low value to support roosting bats in line with Collins (2016).

PLATE 1 THE NORTHERN ASPECT OF THE BUILDING



PLATE 2 THE SOUTHERN ASPECT OF THE BUILDING



PLATE 3 VERTICAL DECORATIVE TILES AND SEALED SOFTFIT BOX ON THE BUILDING



PLATE 4 VERTICAL TILE SLATES, WINDOW SEALS, AND BRICKWORK ON THE BUILDING



PLATE 5 BOUNDARY OF THE WOODLAND AND ORNAMENTAL PLANTING



PLATE 6 TREE AND GARDEN PLANTING AROUND BOUNDARY



4. CONCLUSION AND RECOMMENDATIONS

During the dusk emergence survey, continuous foraging activity by common pipistrelle and soprano pipistrelle was recorded throughout the survey, mostly in relation to vegetation and trees surrounding the building.

During the survey no bats were identified emerging from the building. Common pipistrelle and soprano pipistrelle passes were recorded early on in the survey, indicating emergence nearby, but not from the building itself.

As no bats were recorded emerging from the building, it can be concluded with reasonable certainty that no bats are roosting within the building. Therefore, no further assessment, mitigation or licencing is required for the works to proceed. In the unlikely event that a bat is found inside the building during the works, all works are to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice sought from Natural England.

The site walkover confirmed that the site remains in the same condition as reported by Penny Anderson Associates Ltd in 2020. As such the findings and recommendations of the original report remain valid and comprise the following:

-  Site clearance should occur in the September to February period only, to avoid risk to nesting birds.
-  If site clearance during the active bird nesting season (March - August inclusive) cannot be avoided, an ecologist should perform a check of the site for nesting birds prior to works commencing. Once declared free of nesting birds, clearance should be undertaken with 48 hours of the check. If nests are present, these should remain undisturbed, with suitable protection measures put in place, until the nest is confirmed as inactive by an ecologist.
-  As a Schedule 9 listed species in WCA 1981, efforts should be made not to inadvertently allow the spread of rhododendron during site clearance. Depending on exact location of site works, it may be recommended to remove the shrub sensitively.
-  There are opportunities to enhance the quality of the woodland understorey for hedgehog, which are listed as a priority species in the UK Biodiversity Action Plan (JNCC, no date) and known in the local area. As well as retaining the current habitat quality of native hedgerow and semi-natural broadleaved woodland present, this could be increased with a greater density of brash piles around the site boundary, and facilitating the safe movement of this species across the site by minimising use of fences, and providing small holes in fences at bases at boundaries where necessary.



5. REFERENCES

- ✦ Bat Conservation Trust (2014). Artificial Lighting and Wildlife; Interim Guidance Recommendations to Help Minimize the Impact of Artificial Lighting.
- ✦ Collins, J. (2016). Bat Surveys for Professional Ecologists, 3rd Edition. Bat Conservation Trust.
- ✦ JNCC (2004). The Bat Workers Manual. 3rd Edition.
- ✦ JNCC (no date). UK Bap List of UK Priority Species. JNCC Gov website. < jncc.gov.uk/our-work/uk-bap-priority-species/ >
- ✦ Penny Anderson Associates Ltd. (2020). Extended Phase 1 Habitat Survey, Inspection of Building for Bats and Dusk Emergence Bat Survey.
- ✦ Mitchell-Jones (2004) Bat Mitigation Guidelines. English Nature.

END OF REPORT



APPENDIX I

SURVEY FORMS

SURVEY FORMS

20TH JULY 2022

Date: 20/07/2022
Sunset: 21:10
Start time: 21:25
End time: 22:55

Weather conditions: Dry, 18°C, 100% cloud cover, light breeze

Surveyor: Chloe Wood (V1)

TIME	SPECIES	ACTIVITY
20:24	Common pipistrelle	Commuting along bushes to the west
20:26	Common pipistrelle	Foraging around front of house
20:28	Common pipistrelle	Foraging above trees and bushes around the front of house
20:30	Common pipistrelle	Commuting over building
20:33	Common pipistrelle	Foraging above bushes to west of building
20:37	Common pipistrelle	Commuting over building
20:38	Common pipistrelle	Foraging above trees around building
20:40	Soprano pipistrelle	Commuting around building
20:41	Soprano pipistrelle	Foraging above trees to the west of building
20:42	Soprano pipistrelle	Commuting around east side of building
20:44	Soprano pipistrelle	Commuting over building
20:48	Soprano pipistrelle	Continuous foraging above trees and front of building
20:52	Soprano pipistrelle	Heard not seen
20:53	Common pipistrelle	Commuting back over trees in front of building
20:54	Common pipistrelle	Commuting over building
20:57	Common pipistrelle	Foraging in front of building
21:01	Common pipistrelle	Foraging along front of building
21:03	Common pipistrelle	Foraging above trees to west of building
21:09	Common pipistrelle	Heard not seen
21:10	Common pipistrelle	Commuting over building
21:13	Common pipistrelle	Heard not seen
21:14	Common pipistrelle	Continuous foraging
21:20	Common pipistrelle	Heard not seen
21:27	Common pipistrelle	Heard not seen



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21:31	Common pipistrelle	Heard not seen
21:34	Common pipistrelle	Heard not seen
21:38	Common pipistrelle	Heard not seen
21:42	Common pipistrelle	Heard not seen

Surveyor: Ciara Bass (V2)

TIME	SPECIES	ACTIVITY
20:23	Common pipistrelle	Heard not seen (very faint)
20:26	Common pipistrelle	Commuting north to south along trees in east
20:27	Common pipistrelle	Commuting north to south along trees in west
20:30	Common pipistrelle	Commuting north to south from east side of building
20:32	Common pipistrelle	Heard not seen
20:37	Common pipistrelle	Heard not seen
20:39	Common pipistrelle	Circled garden
20:39	Soprano pipistrelle	Circled garden multiple times
20:41	Soprano pipistrelle	Came from east of building then circled building and garden
20:43	Soprano pipistrelle	Heard not seen (very faint)
20:45	Soprano pipistrelle	Foraging in trees to west
20:47	Soprano pipistrelle	Continuous foraging (heard not seen)
20:48	Common pipistrelle	Continuous foraging around garden until 21:01
20:51	Soprano pipistrelle	Commuting north to south
20:58	Common pipistrelle x2	Came from over the building north to south
21:01	Common pipistrelle	Commuting north to south along eastern treeline
21:10	Common pipistrelle	Heard not seen (very faint)
21:13	Common pipistrelle	Heard not seen
21:15	Common pipistrelle	Heard not seen
21:28	Common pipistrelle	Heard not seen
21:32	Common pipistrelle	Heard not seen
21:35	Soprano pipistrelle	Flew over house and headed south
21:41	Common pipistrelle	Heard not seen
21:43	Common pipistrelle	Heard not seen (very faint)

