
BAT EMERGENCE SURVEY

YEW TREE MANOR CARE HOME, NORTHERN MOOR

SEPTEMBER
2022



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1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Liberty Care, to undertake a bat emergence survey at Yew Tree Manor Care Home, Northern Moor (O.S. grid reference: SJ 82138 90593). The proposed development site currently comprises a large, two-storey detached nursing and residential care home surrounded by mature gardens, with access and parking. The site sits in a suburban location surrounded by other residential units. Kenworthy Woods sit to the north. The surrounding habitat provides good bat foraging and commuting opportunities.
- 1.2 A daytime bat survey was undertaken on this site in April 2022 (see *Extended Phase 1 Habitat Survey & Daytime Bat Survey of Yew Tree Manor Care Home, Wythenshawe, Greater Manchester 2022* – Rachel Hacking Ecology). No evidence of bat activity was found within the property, but the survey concluded that the building offered low bat roost suitability, with gaps between the roof tiles. Part of the older roof voids were also inaccessible therefore a precautionary bat emergence survey was recommended to be undertaken within the appropriate survey season (May-September).

Description of Development

- 1.3 The site will be the subject of a planning application for the demolition of the building and the construction of a new 59 bedroom care home, with increased parking facilities and landscaping.

2.0 METHODOLOGY

Bat Emergence Survey

- 2.1 A single dusk bat emergence survey was undertaken in accordance with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (2016). For the survey, four surveyors monitored the property, to ensure complete coverage for any emerging bats. The emergence survey began 15 minutes before dusk and continued for 90 minutes after dusk. The surveyors used Echometer Touch 2 Pro and Anabat Scout bat detectors to record the echolocations of bats.

Personnel and Seasonal Timing

- 2.2 Simon Holden (Associate Ecologist), Tom Moss (Ecologist), Steve Smith (Assistant Ecologist) and Matt Bottomley (Assistant Ecologist) carried out the bat emergence surveys on 22nd August 2022. All surveyors are fully trained and experienced in nocturnal bat surveys.

Survey Constraints

- 2.3 The property was fully accessible and observable, and the survey was carried out in appropriate weather and temperatures. There were no constraints to the survey.

3.0 RESULTS

Surveyor Positions

- 3.1 Figure 1 shows the locations of the bat surveyors and a camera during the survey.

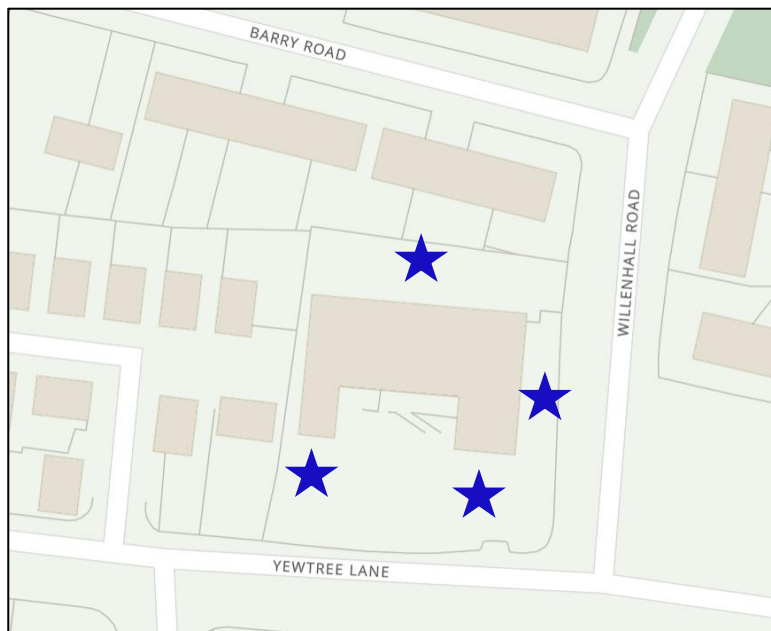


Figure 1 showing the locations of the surveyors (blue stars)

Survey Results

- 3.2 No bats were recorded emerging from the property during the survey. Bat activity was recorded around the site, with Common Pipistrelle *Pipistrellus pipistrellus* and Soprano Pipistrelle *P. pygmaeus* foraging and commuting. A Noctule bat *Nyctalus noctula* was also recorded several times throughout the survey and was heard but not seen.

Bat Activity Table

- 3.3 Bat activity from the emergence survey is recorded in Table 1 below.

Table 1. Results from the dusk emergence survey				
Survey Type	Date	Average Temp (°C)	Sunset/Sunrise	Weather
Emergence	22/08/2022	17°C	20:23	Overcast, mild, gentle breeze
Results				
Common Pipistrelle bats observed and recorded foraging and commuting intermittently. The first call was heard at 20:40 and calls continued intermittently for around 50 minutes.				
Soprano Pipistrelle bats were observed and recorded foraging and commuting overhead at 20:50 for a few minutes and again at around 21:30.				
A Noctule was heard not seen three times throughout the survey, first recorded at 20:40 and last recorded at 21:02.				



4.0 SUMMARY AND RECOMMENDATIONS

Summary of Findings

- 4.1 No bats were observed emerging from the site during the dusk emergence survey. Low levels of bat activity were recorded during the survey. The survey was undertaken during the optimum survey season with no impediment to the visit. The weather and temperatures were optimum prior to and during the survey.
- 4.2 It is considered that the dwelling does not support a bat roost at this time and no further surveys are required.

Recommendations

- 4.3 The northeast gable end does however offer high potential for access, with a suitable gap behind a wooden soffit offering access to the wall cavity. For this reason, it is advised that the works are carried out under a Precautionary Working Method Statement (PWMS). The PWMS should detail the area with high suitability for roosting bats and should include a pre-works inspection by a suitably qualified ecologist, with high-level access to the northeastern gable end.
- 4.4 If the work is delayed by longer than one year from the date of this survey, a reassessment will be required to update the findings.
- 4.5 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 roof tiles. The development work should be undertaken with care, for example with roof tiles lifted rather than dragged.
- 4.6 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 (0845 1300 228).
- 4.7 To maintain roosting opportunities on the site, it is recommended that 2 x integral bat boxes, such as the Habibat Maternity Roostbox, are installed within the new building. These should be installed at eaves level, not directly above windows or doorways, on the north/northeast aspects of the building, with open access to woodland.



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.

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