



e3p

Bat Survey Report

Francis Road, Withington

Reference: 80-615-R1-4

Date: May 2022



BAT SURVEY REPORT

Francis Road
Withington

Prepared for:
Southway Housing Trust and Step Places

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EXECUTIVE SUMMARY

Site Address	Francis Road, Withington, M20 4XP
Coordinates	E 385320, N 392342
Site Area	Approximately 0.2 ha
Current Site Use	The site comprised a vacant industrial building with associated offices and former reception area. A small hardstanding car park is present within the site.
Proposed Development	The proposal includes the demolition of the existing on-site building to facilitate the development of a three-storey apartment complex with associated car parking.
Results	The building was assessed as having Low bat roosting potential due to the series of potential roosting features located on the exterior of the building that could support crevice dwelling bat species on an occasional basis. As such, a single emergence survey was undertaken. No bats were recorded emerging from the building during the nocturnal bat survey. Low numbers of common pipistrelle and soprano pipistrelle were recorded across the site, with high levels of activity recorded.
Conclusions and Recommendations	No further surveys, or a Natural England Bat Licence are required for demolition of the buildings to proceed. In the unlikely instance that any bats are located within the buildings during demolition, works should cease, and a suitably qualified ecologist contacted. Birds may nest in the trees that overhang the site. Should any trees require removal or pruning works, this should be undertaken outside of nesting bird season (March-September). If this is not possible a suitably qualified ecologist should inspect the trees no more than 48 hours prior to the commencement of works. If a nest is identified a buffer will be maintained until any young have fledged. No additional ecological constraints were identified.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Southway Housing Trust and Step Places to undertake a Preliminary Roost Assessment (PRA) and Nocturnal Bat Surveys at Francis Road, Withington, hereafter referred to as “the site”.

The report was produced by Senior Ecologist, Huw Morgan, BSc (Hons) ACIEEM, who has experience completing Preliminary Roost Assessments, Nocturnal Bat Surveys and mitigation for bats at a variety of sites across the UK. Huw holds a valid Natural England Class 1 Bat Survey Licence (2021-53691-CLS-CLS).

1.2. PROPOSED DEVELOPMENT

The proposal includes the demolition of the existing on-site building to facilitate the development of a three-storey apartment complex with associated car parking.

1.3. SITE DESCRIPTION

The site located in South Manchester, within a predominantly residential area of Withington. Residential properties border the site to the north and west and make up the wider area in all directions. Francis Road forms the eastern/south-eastern boundary and Kingslea House Medical Centre borders the site to the south-west. Fog Lane Park is located approximately 240 m south of the site. Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the PRA are as follows:

- ✦ Determine if bats currently, or could potentially, utilise the building for roosting.
- ✦ Determine whether further surveys (e.g. nocturnal bat surveys) and/or further mitigation is necessary for development to proceed.

The objective of the nocturnal bat surveys 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, as well as any recommendations.



2. METHODOLOGY

2.1. DESK STUDY

Whilst undertaking the desktop study, various sources of information and ecological records were consulted, including MAGIC – A government web-based interactive mapping system, demonstrating European Protected Species Licences (EPSLs) and Natural England Licences which have been previously granted within England.

A local records data search was not required for the purpose of the report as the site comprised a single building with an associated car park. A search via MAGIC was undertaken to identify EPSL within 1 km of the site boundary. The search area is considered suitable due to location of the site and the size of the development.

2.2. PRELIMINARY ROOST ASSESSMENT

The Preliminary Roost Assessment (PRA) was undertaken by Huw Morgan who holds a Natural England Bat Licence (2021-53691-CLS-CLS) on 19th August 2021.

The survey involved undertaking a systematic search of the building, searching for signs of bats, or spaces where bats would be able to access. The methodology followed that described in *Bat Surveys for Professional Ecologists, 3rd Edition (Collins, 2016)*.

The building was categorised for its bat roosting potential as described in Table 2.1 in accordance with Collins (2016).

TABLE 2.1 BAT ROOSTING POTENTIAL CLASSIFICATION OF STRUCTURES

CATEGORY	DESCRIPTION
NEGLECTIBLE	A structure with no potential roosting features present or a tree of an age or species that would not support roosting bats.
LOW	A structure with one or more potential roost sites. However, the potential roost sites do not provide suitability for large numbers of bats (i.e. for maternity or hibernation).
MODERATE	A structure with one or more potential roosting feature which could support bats but is of a suitability meaning that it would be unlikely to support a roost of high conservation status.
HIGH	A structure with several potential roosting features which would be able to support large number of bats on a regular basis and for longer periods of time.

The survey was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so.

2.3. ECOLOGICAL WALKOVER

An Ecological Walkover of the site was undertaken in conjunction with the PRA to assess the baseline conditions and potential for protected species to be present.



The walkover was conducted to “JNCC Handbook for Phase 1 Habitat Survey, 2010” methodology. During the walkover the potential for any protected species or habitats was assessed. The assessment was undertaken in accordance with guidance set out in “Preliminary Ecological Appraisal” (CIEEM, 2018).

2.4. NOCTURNAL SURVEYS

A single bat emergence was undertaken following guidance set out in Collins (2016). The survey was conducted using appropriate handheld bat detectors suitable for commercial use and was undertaken by competent and suitably trained bat surveyors.

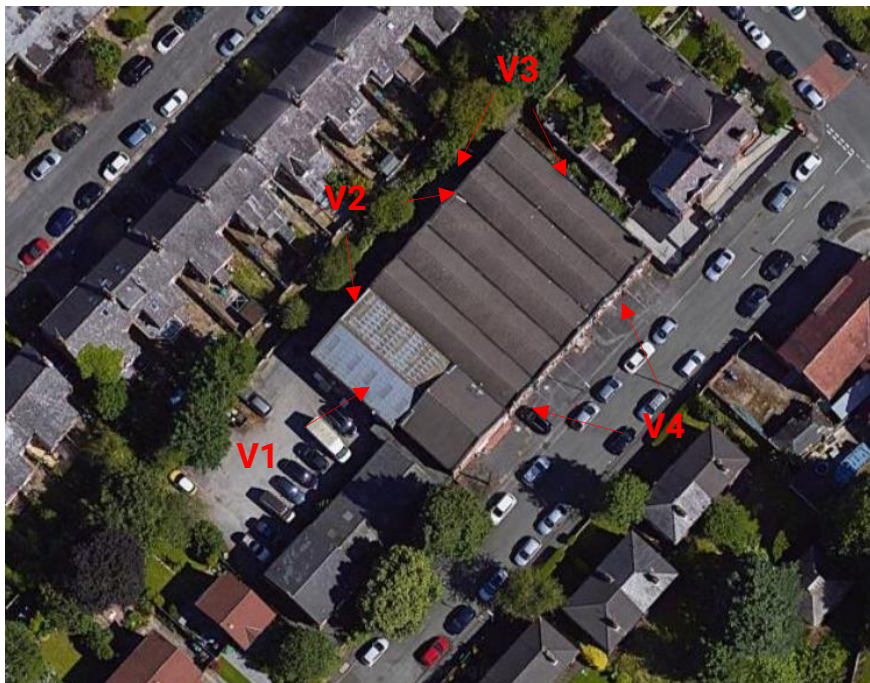
TABLE 2.2 EMERGENCE SURVEY DETAILS

SURVEY	DATE	SUNSET	SURVEY TIMINGS	WEATHER CONDITIONS
DUSK SURVEY 1	26/08/2021	20:14	19:59 - 21:44	Dry, 17°C, 10% cloud cover, light winds

Four suitably qualified bat surveyors were positioned around the building to observe the areas of highest bat-roosting potential during the nocturnal surveys. Huw Morgan acted as the lead surveyor on the nocturnal surveys, who holds a Class 1 Natural England Bat Licence (2021-53691-CLS-CLS).

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

FIGURE 2.1 APPROXIMATE LOCATION OF SURVEYORS



2.5. 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.

2.6. SURVEY LIMITATIONS

Nocturnal Bat Surveys are completed following guidance set out in Collins (2016) and are carried out by competent and trained surveyors. However, due to the surveys being conducted by observation during low light conditions, this may cause constraint of 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. All surveys were conducted in optimum weather conditions, following guidance set out in Collins (2016).



3. SURVEY RESULTS

3.1. DESK STUDY

3.1.1. LOCAL BAT GROUP RECORDS

Based on information from South Lancashire Bat Group, species present within the local area include; whiskered/Brandt's (*Myotis mystacinus/brandtii*) brown long-eared (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's bat (*Myotis daubentonii*), natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctule*) and soprano pipistrelle (*Pipistrellus pygmaeus*).

3.1.2. MAGIC REVIEW

Consultation with MAGIC did not identify the presence of a Natural England Bat Mitigation Licence within the 1 km search area. The closest licence was located approximately 1.2 km south-west of the site boundary, active between 2011 and 2014 for the destruction of a common pipistrelle and soprano pipistrelle non-breeding roost.

3.2. BUILDING DESCRIPTION

3.2.1. EXTERNAL

The building comprised a vacant, medium sized industrial building made from red brick. The south-eastern aspect of the building contained the front of the building looking onto Francis Road. The brickwork along this section was in good condition, with evidence of repair work in places. A series of drainpipes and windows were present along south-eastern aspect with small gaps present where the drainpipe leaves the building, which could be used by crevice dwelling bat species on an occasional basis.

PLATE 1 SHOWING SOUTH-EASTERN ASPECT OF BUILDING



The roof of the building comprised a series of joined pitched roofs lined with black tiles. Large sections of the roof could not be viewed from the ground, so a precautionary approach has been adopted. A modern extension to the main building was present at the south-western corner of the building which contained the main entrance and reception area for the building. This section was in good condition and did not provide any potential roost features for bats.

PLATE 2 SHOWING MODERN EXTENSION



The north-western aspect of the building was located next to an access track leading into the car park for the building. The access track was lined with overhanging trees located in the adjacent gardens to the north. The brickwork along this section of the building was in poorer condition than the front of the building, with multiple gaps and holes present which could be used by crevice dwelling bat species on an occasional basis.

PLATE 3 SHOWING NORTH-WESTERN ASPECT OF BUILDING



Small holes, gaps in brickwork and missing bricks were present in small sections along the north-western aspect of the building. The gaps in the brickwork could provide suitable roost features for crevice dwelling bat species on an occasional basis.



PLATE 4 SHOWING HOLES PRESENT ALONG NORTH-WESTERN ASPECT



PLATE 5 SHOWING MISSING BRICKS ALONG NORTH-WESTERN ASPECT



The south-western aspect of the building comprised a brick wall, with the top half of the wall overlain by corrugated metal sheeting. The brick wall was in good condition, with no potential roost features observed. The overhanging corrugated metal sheeting contained small gaps at the base which could be used by crevice dwelling bat species on an occasional basis.



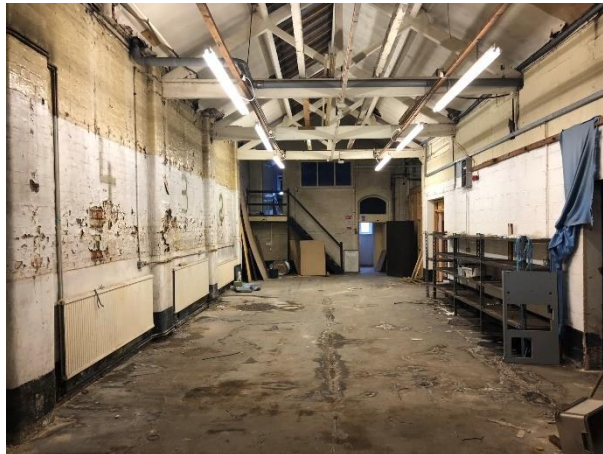
PLATE 6 SHOWING SOUTH-WESTERN ASPECT OF BUILDING



3.2.2. INTERNAL

The interior of the building was largely made up of a series of open floor spaces, previously used as warehouses for operational works. These rooms were all similar in design and comprised exposed brick which had been painted over. Small areas of paint had begun to peel off the brickwork, but no gaps were present that could support potential roost features for bats. In addition, no entry points inside the building or evidence of bats was recorded in any of these rooms.

PLATE 7 SHOWING SOUTH-WESTERN ASPECT OF BUILDING



In addition to the open floor spaces, a series of small rooms formerly used as offices, welfare facilities and storage rooms were located across two floors. These rooms were modern and in good condition and appeared to be in use up until recently. No entry points for bats or any features that could support crevice dwelling bat species were observed.



PLATE 8 SHOWING INTERIOR OF BUILDING



PLATE 9 SHOWING ONE OF THE FORMER OFFICE ROOMS



Overall, the building was assessed as having **Low** bat roosting potential due to features on the exterior of the building with the potential to support crevice dwelling bat species on an occasional basis.

3.3. NOCTURNAL BAT SURVEY RESULTS

During the dusk emergence survey undertaken on 26th August 2021, high levels of activity were recorded across all vantage points with low numbers of soprano pipistrelle and common pipistrelle observed. The highest levels of activity were recorded at V2 and V3 which were located at both ends of an access track, lined with overhanging trees from adjacent gardens to the north.

The first bat recorded was a soprano pipistrelle at 20:28 approximately 14 minutes after sunset, indicating that the roost is close to the site, however, no bat emergences were recorded within the building itself.

Please refer to Appendix I for the full survey forms.

No bat emergences were recorded.



3.4. ECOLOGICAL WALKOVER

During the survey a number of trees were present adjacent to the site. The trees had suitability to support nesting birds. Due to the hardstanding nature of the site, no other ecological constraints were noted during the survey.



4. CONCLUSIONS AND RECOMMENDATIONS

During the nocturnal bat survey, no bats were identified emerging from the building. As such, no further surveys or mitigation in relation to bats is required for the works to proceed. If in an unlikely instance a bat is found to be roosting within the building during works, all works are to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice should be sought from Natural England.

Birds may nest in the trees that overhang the site. Should any trees require removal or pruning works, this should be undertaken outside of nesting bird season (March-September). If this is not possible a suitably qualified ecologist should inspect the trees no more than 48 hours prior to the commencement of works. If a nest is identified a buffer will be maintained until any young have fledged.

No additional ecological constraints were identified.



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.
- ✦ Mitchell-Jones (2004) Bat Mitigation Guidelines. English Nature.

END OF REPORT



APPENDIX I

SURVEY FORMS

SURVEY FORMS

26TH AUGUST 2021

Date: 26/08/2020
Sunset: 20:14
Start time: 19:59
End time: 21:44

Weather conditions: Dry, 17°C, 10% cloud cover, light winds

Surveyor: Megan Leary (V1)

TIME	SPECIES	ACTIVITY
20:31	Soprano pipistrelle	Commuting
20:36	Soprano pipistrelle x2	Foraging
20:40	Soprano pipistrelle	Foraging
20:48	Common pipistrelle	Commuting
20:52	Common pipistrelle	Foraging
20:55	Soprano pipistrelle	Continuous foraging until 21:40

Surveyor: Harry McCarthy (V2)

TIME	SPECIES	ACTIVITY
20:28	Soprano pipistrelle	Heard not seen
20:30 – 20:42	Soprano pipistrelle	Continuous foraging around entrance gate
20:46	Common pipistrelle	Heard not seen
20:48	Common pipistrelle	Foraging at rear of building
20:51 – 21:12	Common pipistrelle	Continuous around car park and rear of building
21:19	Soprano pipistrelle	Flew along rear access road
21:24	Common pipistrelle	Heard not seen
21:26	Common pipistrelle	Heard not seen
21:32 – 21:41	Common pipistrelle	Continuous foraging along access track

Surveyor: Huw Morgan (V3)

TIME	SPECIES	ACTIVITY
20:28	Soprano pipistrelle	Foraging up and down access track
20:30 – 20:35	Common pipistrelle x3	Three bats foraging up and down access track
20:35 – 20:38	Common pipistrelle	One foraging up and down track
20:40	Soprano pipistrelle	Foraging up and down track



20:48	Common pipistrelle	Flew overhead
20:50	Soprano pipistrelle	Faint pass heard not seen
20:51	Common pipistrelle	Flew along access track
21:10	Common pipistrelle	Foraging up and down access track
21:13	Common pipistrelle	Foraging up and down access track
21:16	Common pipistrelle	Foraging in adjacent gardens
21:22	Common pipistrelle	Foraging in adjacent gardens
21:27	Common pipistrelle	Foraging up and down access track
21:30	Common pipistrelle	Brief pass heard not seen
22:34	Common pipistrelle	Foraging up and down track
21:37	Common pipistrelle x2	Foraging along track
21:42	Common pipistrelle	Foraging along track

Surveyor: Matthew Sandham (V4)

TIME	SPECIES	ACTIVITY
22:32	Soprano pipistrelle	Commuting north to south over building
20:35	Soprano pipistrelle	Foraging east to west along building
20:37	Soprano pipistrelle	Commuting north-east to south over building
20:39 – 20:41	Soprano pipistrelle	Continuous foraging along length of building
20:47	Common pipistrelle	Continuous foraging along length of building
21:42	Common pipistrelle	Heard not seen

