

BAT SURVEY REPORT

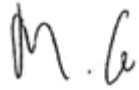
July 2022

Former St. George's Nursing Home,
Abbey Hey Lane,
Manchester,
M18 8RP

U R B A N
G R E E N



QUALITY MANAGEMENT

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NON-TECHNICAL EXECUTIVE SUMMARY

1ClickMove Property Management are proposing to develop land at the Former St George's nursing home on Abbey Hey Lane, Gorton (hereafter referred to as 'the site'). The proposals include the demolition of the existing dwelling on site and the construction of a new block of flats.

Urban Green have been appointed to complete Bat Surveys and a Report of the site. A Preliminary Ecological Appraisal and a Preliminary Roost Assessment were conducted at the site in 2017, with an Ecological Assessment outlining nocturnal bat surveys undertaken at the site by Urban Green produced in 2019.

Since this time, B1a has been heavily damaged due to arson and has been reassessed for Potential Roosting Features and bat potential and has therefore been downgraded from **High** to **Moderate** bat roost potential. As such, further surveys in the form of nocturnal emergence and re-entry bat surveys have been recommended to reassess the buildings suitability for roosting bats.

Surveys found no evidence of a bat roost within Building 1a and 1b. Therefore, a bat roost can be assessed as likely absent from the site, with the site only providing minor foraging value. No further surveys or mitigation with regards to bats is required at this site. Ecological enhancement recommendations have been included within this report.

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1 Introduction

1.1 Background to the Scheme

1ClickMove Property Management are proposing to develop land at the Former St George's nursing home on Abbey Hey Lane, Gorton (hereafter referred to as 'the site'). The proposals include the demolition of the existing dwelling on site and the construction of a new block of flats.

Urban Green have been appointed to undertake further Nocturnal Bat Surveys following recommendations outlined within an initial Preliminary Ecological Appraisal (PEA) and Bat Roost Assessment (BRA) in 2017, and an Ecological Assessment (EA), outlining nocturnal bat surveys undertaken at the site by Urban Green in 2019. Since this time, B1a has been heavily damaged due to arson and as such has been reassessed for Potential Roosting Features (PRFs) and bat potential.

The author of the report is Max Grindle BSc, QCIEEM, Assistant Ecologist at Urban Green. Max has experience providing ecological consulting services for a range of development schemes across the UK, including residential and commercial schemes.

1.2 Site Context

The site is located at National Grid Reference SJ 89319 96558 and comprises a total area of 0.15ha (see Figure 1).



Figure 1 – Site Extent

The site is located in an urban fringe area of Manchester and is located approximately 5.4km to the east of Manchester city centre.

The site is bordered by residential houses to the north, west and south with Redacre Road to the east. The wider landscape consists of housing with back gardens, urban parkland, and scattered woodland.

1.3 Purpose of this Report

This report has been produced to demonstrate the results of nocturnal bat surveys which were completed at the site. The surveys were conducted to confirm likely absence or presence of roosting bats. Appropriate mitigation and suitable roost replacement (compensation) are detailed (if required). The report has been produced in support of the proposed planning application.

Relevant UK legislation of the protection of all UK bats are detailed in Appendix 1.

2 Previous Surveys

2.1 Preliminary Ecological Assessment, May 2017

A PEA and BRA was completed at the site by Urban Green in May 2017 and is detailed within Report UG_11468_ECO_PEA_01 (Urban Green, 2017). Three buildings (B1a, B1b, 2) were located within the site boundary and were subject to a PRA. Please refer to Table 1, which was extracted from Appendix 2 of the PEA report, summarising the assessment.

Table 1 - PRA Summary (UG_11468_ECO_PEA_01, 2017).

Building reference	Description (including general description, access, potential roost features)	Evidence	Category of suitability
1a	The building is a large 1930s style brick-built house. The main section of the building is divided into a three-storey section with a pitched slate roof and a two-storey section with hipped slate roof. Barge boards and fascias are present around the entire property with some gaps present which would likely provide access to the roof. Slipped and missing slates provide visible access to loft voids as well as external crevice features. Gaps also visible at base of chimney and valleys. A front porch with slate roof and slate tiles is also present above bay windows.	No evidence	High
1b	To the rear of the property is a small single storey section, brick built with pitched slate roofs. Missing and slipped slates present across structure providing potential access points and crevice features. Wooden boarding on windows.	No evidence	Moderate
2	Small garage with pitched asbestos roof	No evidence	Negligible

As B1a was assessed as having **high** bat roosting potential, a minimum of three separate bat surveys were recommended, containing both at least one dusk emergence and one dawn re-entry survey as to follow guidance set out in Collins (2016).

B1b was assessed as having **moderate** bat roosting potential and a minimum of one dusk emergence and one dawn re-entry nocturnal bat survey was recommended as to follow guidance set out in Collins (2016).

B2 was assessed as having **negligible** bat roosting potential and no further surveys were required for the proposed development to proceed.

2.2 Ecological Assessment, June 2019

An EA outlining the results of the nocturnal bat surveys recommended within the PEA was completed at the site by Urban Green in June 2019 and is detailed within Report UG_11468_ECO_EA_01 (Urban Green, 2019).

Dusk Emergence/Dawn Re-Entry Surveys

No bats were seen by any of the surveyors, on any of the surveys, to emerge from or re-enter into the site building. It is, therefore, considered that roosting bats are very likely absent from the site. A summary of overall bat activity (comprising foraging and commuting activity) observed on the site is summarised below:

Dusk emergence (15th May 2019)

Surveyor 1 – Ten passes of foraging and/or commuting common pipistrelle (*Pipistrellus pipistrellus*) and one pass of soprano pipistrelle (*Pipistrellus pygmaeus*) were heard and/or observed between 21:25 and 22:34.

Surveyor 2 – Ten passes of foraging and/or commuting common pipistrelle were heard and/or observed between 21:28 and 22:30.

Surveyor 3 – Eight passes of foraging and/or commuting common pipistrelle were heard and/or observed between 21:26 and 22:30.

Surveyor 4 – Ten passes of foraging and/or commuting common pipistrelle were heard and/or observed between 21:18 and 22:28.

Dawn re-entry (5th June 2019)

Surveyor 1 – Seven passes of commuting common pipistrelle were heard and/or observed between 03:17 and 04:06.

Surveyor 2 – Four passes of commuting common pipistrelle were heard and/or observed between 03:12 and 03:59.

Surveyor 3 – Eight passes of foraging and/or commuting common pipistrelle were heard and/or observed between 03:12 and 04:16.

Surveyor 4 – Ten passes of commuting common pipistrelle were heard and/or observed between 03:10 and 04:17.

Dusk emergence (19th June 2019)

Surveyor 1 – Twenty passes of foraging and/or commuting common pipistrelle were heard and/or observed between 21:59 and 22:52.

Surveyor 2 – Ten passes of foraging and/or commuting common pipistrelle were heard and/or observed between 22:08 and 23:04.

Surveyor 3 – Eight passes of foraging and/or commuting common pipistrelle were heard and/or observed between 21:59 and 23:04.

Surveyor 4 – Twenty passes of foraging and/or commuting common pipistrelle were heard and/or observed between 21:50 and 22:38. The majority of activity was from a max count of five bats foraging around the tree and scrub vegetation at this position.

3 Methods

3.1 Preliminary Roost Assessment

Due to the length of time that has passed since the previous survey was conducted, an updated preliminary roost assessment was conducted on B1 a and B1b.

The PRA methodology is based on information contained within the Bat Conservation Trust (BCT) guidelines, 3rd edition (Collins, 2016). The categorisation within this report is based on that set out in Table 2, which is used as a basis for determining the requirement for further surveys.

Table 2 – Suitability of Buildings and Trees for Roosting Bats (adapted from Collins, 2016)

Category of Suitability	Typical Characteristics	Further Survey Requirements
High Roost Suitability	A structure/tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat.	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. Surveys can be undertaken between May and September, with at least two surveys between May and August.
Moderate Roost Suitability	A structure/tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but are unlikely to support a roost of high conservation status.	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. Surveys can be undertaken between May and September with at least one survey between May and August.
Low Roost Suitability	A structure/tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate condition and/or suitable surrounding habitat to be used on a regular basis by larger numbers of bats.	Structures: one emergence/re-entry survey between May and August. Trees: No further survey required but precautionary methods of felling recommended.
Negligible Suitability	Negligible habitat features on site likely to be used by roosting bats.	No further work required.

3.2 Nocturnal Bat Surveys

Emergence and re-entry surveys were undertaken on the buildings on site following guidance set out in Collins (2016).

All surveys were conducted by suitability qualified ecologists, and under the guidance of Mark Blacker, Senior Ecologist at Urban Green who holds a Level 1 Class Licence for bats (2022-10353-CL17-BAT).

The surveys were conducted using handheld BatScanner bat detectors. Surveyors were positioned around the feature to observe the Potential Roosting Features (PRF) identified during the PRA. The re-entry survey started approximately 1.5 hours before sunrise, until 15 minutes after sunrise. The emergence survey started 15 minutes before sunset until approximately 1.5 hours after sunset.

Summary of the survey details are provided in Table 2. Approximate surveyors' locations around each building are located within Appendix 3. Surveyor sheets are available upon request.

Table 3 – Emergence/re-entry survey details

Date	Surveyed feature/ survey type	Sunset/ sunrise time	Survey time	Surveyors	Weather conditions at start
08/07/2022	B1a + b Dawn re-entry	04:50	03:20-05:05	S1 – Jake Healy S2 – Sarah Child S3 – Max Grindle S4 – Katy Ellen	Temp: 16°C Cloud cover: 6/8 oktas Wind: 2 Beaufort Precipitation (Ppt): None
20/07/2022	B1a + b Dusk emergence	21:23	21:05 – 22:55	S1 – Jake Healy S2 – Max Grindle S3 –Toby Mills S4 – Katy Ellen	Temp: 15°C Cloud cover: 7/8 oktas Wind: 1 Beaufort Precipitation (Ppt): None

Jake Healy – an assistant ecologist with three years' bat survey experience

Max Grindle – an assistant ecologist with 1 years bat survey experience

Katy Ellen – a seasonal ecologist with 1 years bat survey experience

Sarah Child – a seasonal ecologist with 1 years bat survey experience

Toby Mills – a seasonal ecologist with 1 years bat survey experience

3.3 Constraints to the Survey

Myotis Alcathoe (*Myotis alcathoe*), brandt's (*Myotis brandtii*), Daubenton's bat (*Myotis daubentonii*) and whiskered (*Myotis mystacinus*) bat are often difficult to distinguish between by handheld detectors and sound analysis. As such, the species have been recorded as *Myotis sp.* throughout the report.

The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

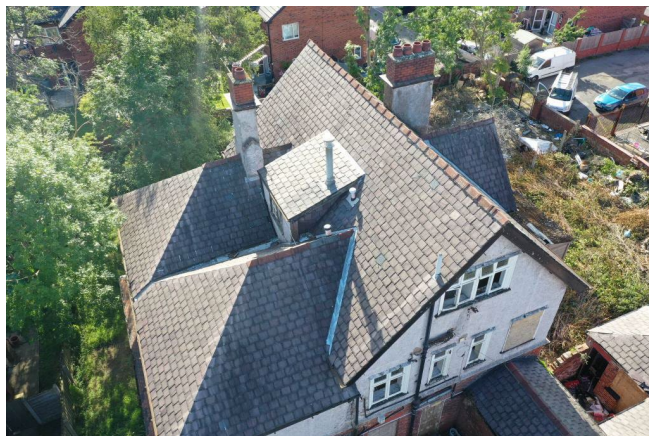
3.4 Lifespan of Reports

In accordance with the BCT guidance (Collins, 2016), the details of this report will remain valid for a period of **24 months** from the date of the first survey (i.e., until 08th July 2024). After this date, or unless the site and/or proposed works undergo changes, this assessment should be reviewed to determine whether any update surveys are required.

4 Results

4.1 Preliminary Roost Assessment

Following the arson and subsequent extensive fire damage at the building, the bat roost potential of the building was reduced from **High** to **Moderate** due to the lack of suitable bat features that were now present within B1a.



Photograph 1 – Building 1a condition prior to arson.



Photograph 2 – Building 1a following arson and fire damage.

B1 was assessed as having **moderate** suitability for roosting bats. As such, two separate nocturnal bat surveys, consisting of one dusk emergence and one dawn re-entry survey, were recommended as to follow guidance set out in Collins (2016).

4.2 Nocturnal Surveys

4.2.1 Dawn re-entry – 8th of July 2022

Limited activity levels were recorded during the survey period. The first record of the survey was at 03:33 (approximately 78 minutes before sunrise) and was attributed to commuting brown long-eared bat (*Plecotus auritus*) by S3.

Common pipistrelle was observed by S1, S3, and S4 during the survey period, mainly heard not seen but occasionally displaying both foraging and commuting behaviours. S3 observed two records of unidentified pipistrelle during the survey period. S1 observed only one record during the survey period, with S2 observing none.

The final record of the night was observed by S3 and concerned an unidentified pipistrelle species, heard not seen, at 04:14 (approximately 37 minutes before sunrise).

No bats were identified emerging from B1a and B1b during the survey, nor were any roost locations identified.

4.2.2 Dusk emergence – 20th July 2022

Activity levels recorded were similar to those on the first survey visit, consisting of mainly common and soprano pipistrelle foraging around the building, with a single pass of a brown long-eared bat recorded by S2 at 22:30.

No bats were identified emerging from B1a and B1b during the survey, nor were any roost locations identified.

4.3 Assessment

Bat activity was recorded throughout the surveys with only common and widespread species being identified within the local area. Foraging activity was mainly recorded around the building and over adjacent residential gardens.

No evidence of a bat roost within the building was observed at the time of survey and therefore a bat roost can be assessed as likely to be absent from B1 a and B1b.

5 Mitigation Recommendations

5.1 Impact Assessment

No emerging bats were recorded during the nocturnal bat surveys for the site; therefore, it has been assessed that the building present does not support bat roosts. As such, no further surveys or mitigation is required to facilitate the development relating to bats.

However, bats were recorded using the site for commuting and foraging purposes, and construction activities may impact bats through increased levels of artificial lighting. All bats are sensitive to artificial lighting and may be impacted by the proposed development, should no mitigation for lighting be considered.

5.2 Lighting Mitigation

Slow-flying species such as brown long-eared bats, which are known to be in the local area, are sensitive to lighting and may be impacted by the proposed development, should no mitigation for lighting be considered.

Lighting mitigation should follow the guidance outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting in the UK” (2018).

Construction lighting should not be directed towards retained and surrounding habitats including the hedgerows, and line of trees. The construction lighting may impact bats which are sensitive to light. Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Internal lighting should be positioned away from windows to minimise light spill, where appropriate.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres, and hoods, that effectively contain light spill from unintended areas, where appropriate.
- The use of hard landscaping features to block light and create dark corridors.
- Avoid illuminating any suitable retained bat habitats, particularly the hedgerows and trees, that are potential commuting and foraging habitat for bats.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use, where appropriate.

- Column heights of lighting can be considered to minimise light spill.

6 Opportunities for Enhancement

The National Planning Policy Framework (NPPF) (2021) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment.

Paragraph 174 states that this should be achieved by (in terms of this assessment only):

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*

Specific enhancement recommendations for the site include the following:

- Bat boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.

7 References

Bat Conservation Trust (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines (Third Edition). The Bat Conservation Trust, London.

CIEEM (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.

English Nature (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

Hutson A. M. (1993). Action Plan for Conservation of Bats in the United Kingdom. The Bat Conservation Trust, London.

Joint Nature Conservation Committee (2004). Bat Workers Manual. JNCC, Peterborough.

Urban Green (2017). Preliminary Ecological Appraisal. UG_11468_ECO_PEA_01.

Urban Green (2019). Ecological Assessment. UG_11468_ECO_EA_01.

Appendix 1 – Relevant Legislation

Legislation relating to European Protected Species (e.g., bats)

European Protected Species and their resting places (e.g., bat roosts) are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000, and the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 transpose the European Union’s ‘Habitats Directive’ (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into UK law. The Regulations provide for the designation and protection of ‘European Sites’, the protection of ‘European Protected Species’ (EPS), and the adaptation of planning and other controls for the protection of European Sites. EPS are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

Appendix 2 – Survey Sheets

Building Reference	Date	Sunset/sunrise time	Survey time	Surveyors	Weather conditions at sunset
B1	26/05/2022	21:22	21:07 – 22:52	S1 – Toby Mills S2 – Jake Healy S3 – Katy Ellen S4 – Jennifer Furby	Temp: 13°C Cloud cover: 5/8 oktas Wind: 2 Beaufort Precipitation (Ppt): None
20/07/2022	B1a + b Dusk emergence	21:23	21:05 – 22:55	S1 – Jake Healy S2 – Max Grindle S3 -Toby Mills S4 – Katy Ellen	Temp: 15°C Cloud cover: 7/8 oktas Wind: 1 Beaufort Precipitation (Ppt): None

Mark Blacker – Senior Ecologist with over five years bat survey experience.

Jake Healy – Assistant Ecologist with three years bat survey experience.

Max Grindle – Assistant Ecologist with one year’s bat survey experience.

Katy Ellen – Seasonal ecologist with two years bat survey experience.

Toby Mills – Seasonal ecologist with one year’s bat survey experience.

Jennifer Furby – Seasonal ecologist with one year’s bat survey experience.

Jessica Sibley – Seasonal ecologist with one year’s bat survey experience.

Surveyor locations during the survey.

