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Client: Muse Places and Wythenshawe Community Housing Group

Project: Wythenshawe C2 The Birtles

Report: Bat Emergence Survey Report

QUALITY ASSURANCE

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1.0 EXECUTIVE SUMMARY

Greengage Environmental Ltd (Greengage) was commissioned to undertake a bat emergence survey by Muse Places and Wythenshawe Community Housing Group of C2 The Birtles, Wythenshawe, hereafter referred to as 'the site', to establish the presence/likely absence of roosting bats and to assess levels of bat foraging or commuting activity across the site.

This document is a report of this survey and has been produced to inform a planning application for the site which includes the “*Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings.*”

A Preliminary Roost Assessment (PRA) as part of a Preliminary Ecological Appraisal (PEA)¹ undertaken by Greengage in July 2025 involved a detailed systematic assessment of the sites suitability to support bats. The site consisted of a two-storey commercial building with an overhanging porch. The building is situated on a concrete concourse with no vegetation or trees.

The PRA included a daytime external, inspection and noted low suitability for roosting bats in the building.

As such, in accordance with the Bat Conservation Trust (BCT) guidelines a single dusk emergence survey was recommended to be carried out between May and August 2025. However, upon conducting this survey, Greengage surveyors experienced some antisocial behaviour along with threats of violence from members of the public, therefore an amendment to the survey methodology was implemented for health and safety reasons. This involved the deployment of an automated static bat detector on the roof of the building. Greengage then utilised the level and timing of any bat activity recorded to suggest the possible presence of any nearby roost locations and if further assessment and a return to the traditional emergence survey would be required to determine presence/ likely absence of roosting bats.

The automated static detector data confirmed low levels of activity from two species, including common pipistrelle *Pipistrellus pipistrellus* and noctule *Nyctalus noctula*.

The automated static monitoring recorded 55 passes of bats across 15 nights between the 3rd and 17th September 2025. For the first five nights of recorded activity (3rd - 7th September 2025) although there were relatively low levels of activity recorded, the earliest bat activity was within 30 minutes of the respective sunset times. The peak count during the deployment was on 4th September 2025, where 17 common pipistrelle passes were recorded from 20:15h - 20:20h, with a sunset time of 19:50h. This indicates that there are common pipistrelle potentially roosting nearby.

Due to the absence of traditional survey effort and the nature of the survey effort utilised being fully remote, it cannot be definitively concluded that bats are not roosting within the building on the site.

As a precautionary measure, Precautionary Method of Works (PMoW) should be produced and adhered to, to include the use of an Ecological Clerk of Works (ECoW) delivering toolbox talks and supervising the works, specific timings of the works to minimise impacts, utilising soft stripping, as well as proving alternative roosting locations, such as with bat boxes.

If in the event a bat or evidence of bats is identified the works will cease and Natural England will be contacted for further advice.

The data collected during the automated static monitoring is considered valid for 12 months in accordance Chartered Institute of Ecology and Environmental Management (CIEEM) guidance² and an updated survey will be required if the works have not started within this timeframe or should site conditions change significantly during this time.

2.0 INTRODUCTION

Greengage Environmental Ltd (Greengage) was commissioned to undertake a bat emergence survey by Muse Places and Wythenshawe Community Housing Group of C2 The Birtles, Wythenshawe, hereafter referred to as 'the site', to establish the presence/likely absence of roosting bats and to assess levels of bat foraging or commuting activity across the site.

This document is a report of this survey and has been produced to inform a planning application for the site which includes the *“Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings.”*

2.1 AIMS OF SURVEY

The purpose of the surveys was to establish the presence/likely absence of roosting bats and to assess levels of bat foraging or commuting activity across the site. The surveys aimed to:

- Determine the presence/absence of bat species; and,
- Determine the intensity of bat activity both spatially and temporally to help estimate bat diversity and relative abundance and measure the relative importance of the site for local populations.

Existing data for the area was used to support the surveys, to determine the presence/likely-absence of bats across the site and in the wider area. This information can then be used to inform the extent of any mitigation, compensation or enhancement that may be appropriate.

2.2 SITE DESCRIPTION

The site extends to approximately 0.28 hectares (ha) and is centred on National Grid Reference SJ 82652 87046, Ordnance Survey (OS) Co-ordinates 382652, 387046.

The site is part of Wythenshawe town centre, Manchester and comprises of a vacant two-storey commercial building (B1) with an overhanging porch. The building is situated on a concrete concourse with no vegetation or trees.

The site is located off Poundswick Lane, with the immediate surrounding comprising primarily of residential dwellings and businesses, with Wythenshawe Civic shopping centre directly to the east, and Wythenshawe Forum leisure centre to the west. The site is adjacent to Wythenshawe bus interchange and Kirkup Gardens, an open access greenspace and children's play area located less than a kilometre (km) to the west.

2.3 PROPOSALS

The proposals include the *“Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings.”*

2.4 ECOLOGICAL CONTEXT

A Preliminary Ecological Appraisal (PEA)¹ was undertaken by Greengage in July 2025, from which a desk-based assessment and a Preliminary Roost Assessment (PRA) were carried out to assess the sites suitability to support roosting bats.

Desk-based Assessment

A desk-based assessment of the local area using aerial photography, OS mapping and biological data was undertaken in September 2025.

The assessment identified the presence of 111 records of bats from the previous 10 years. No records were returned from within the site. The closest record pertained to a brown long eared bat in 2016, approximately 150 metres (m) northwest of the site. Biological records obtained from Greater Manchester Local Record Centre (GMLRC) identified the following bat species within 2km of the site:

- Common pipistrelle *Pipistrellus pipistrellus*;
- Soprano pipistrelle *Pipistrellus pygmaeus*;
- Noctule *Nyctalus noctula*;
- Brown long eared *Plecotus auritus*;
- Daubenton's *Myotis daubentonii*;
- Whiskered *Myotis mystacinus*; and,
- Unidentified *Pipistrellus* and *Myotis* species.

A single granted European Protect Species Licence (EPSL) was identified, approximately 1.7km south west of the site. This concerned the destruction of a resting place for common pipistrelle, soprano pipistrelle, noctule, whiskered and Natterer's bat *Myotis nattereri* (reference: 2015-9463-EPS-MIT-2).

Preliminary Roost Assessment (PRA)

A PRA¹ was carried out on 24th July 2025 to identify the presence of Potential Roost Features (PRFs) at B1 on the site and categorise its suitability for supporting roosting bats.

The PRA comprised an external visual assessment of the buildings to identify and record PRFs and check for signs of roosting bats, including the presence of droppings, urine staining, grease marks, food remnants (e.g. moth and butterfly wings) or bats themselves. No internal access was available during the PRA.

The PRA was carried out by suitably qualified and experienced ecologist with the aid of a high powered torch and binoculars, in accordance with current survey guidance detailed in the Bat Conservation Trust (BCT) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines³ and the Bat Workers Manual (2004)⁴. Full details of the PRFs identified during the assessment are detailed in Appendix A.

Following this, B1 was determined to have low suitability to support summer roosting bats and in accordance with current guidance, for the reasons listed above, and given the legal protection afforded to bats (see Appendix B), the requirement for a single emergence survey was recommended in order to identify the presence/ likely absence of roosting bats.

3.0 METHODOLOGY

A single dusk emergence survey was recommended in order to identify the presence or likely absence of roosting bats within the building. However, upon attempting this survey, health and safety constraints were identified, as depicted in Section 3.3. Due to this, an alteration to the survey methodology was deemed necessary, and automated static monitoring was utilised, using the level and timing of any bat activity recorded to suggest the possible presence of any nearby roost locations..

3.1 AUTOMATED STATIC MONITORING SURVEY

A single Anabat Ranger automated static detector was set out on site for 15 nights, between 3rd and 17th September 2025. The location of the detector is shown in Appendix C.

The data collected by the automated static detector was analysed in office using specialist computer software and the analysed data was interrogated to determine which species are present and/ or likely absent, utilising the level and timing of any bat activity recorded to suggest the possible presence of any nearby roosts.

3.2 COMPETENCIES

BCT guidance outlines the different levels of competency to undertake professional bat work which aligns with Chartered Institute of Ecology and Environmental Management (CIEEM) definitions⁵.

The report was written by Ryan Evans, Senior Consultant, who holds a BSc (Hons) in Geography and is an Associate member of CIEEM. Ryan has over seven years' experience as an ecologist, holds a Natural England GCN Licence, is a certified tree climber and is accredited to undertake river condition assessments (RCA).

The report was reviewed by Francesca Thorley, Senior Consultant, has a BSc (Hons) in Geography (BSc Hons), a MSc in Biodiversity and Conservation, holds a Natural England Great Crested Newt licence, is a Level 4 botanist as accredited by FISC, is Certified to undertake River Condition Assessments and is an Associate Member of CIEEM. Francesca has over seven years' experience in the commercial sector.

The report was verified by Jennie Caddick, Associate Consultant, who holds a BSc (Hons) in Ecology and full CIEEM membership. She has 20 years consultancy experience working for a varied client base, with a focus on complex schemes where requirement for consultation and bespoke surveying has been used and holds Natural England survey licences for bats (Class 2), Great Crested Newt, water vole and white-clawed crayfish. In addition, she has also held mitigation licences for otter.

The survey was designed by Francesca Thorley who meets the BCT Level 2 (Capable) competency, which is the appropriate level for simple sites such as this one.

This report was written by Ryan Evans, reviewed by Francesca Thorley and verified by Jennie Caddick who confirms in writing (see the QA sheet at the front of this report) that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and,
- Avoids invalid, biased and exaggerated statements.

3.3 SURVEY LIMITATIONS

The data collected during this survey is considered valid for 12 months in accordance CIEEM guidance⁶ and an updated survey will be required if the works have not started within this timeframe or should site conditions change significantly during this period.

Upon commencing the recommended dusk emergence survey, Greengage surveyors experienced some antisocial behaviour along with threats of violence from members of the public, therefore an amendment to the survey methodology was implemented for health and safety reasons. This involved the deployment of a static bat detector. Greengage then utilised the level and timing of any bat activity recorded to suggest the possible presence of any nearby roost locations.

As a result of the delays experienced from rearranging site attendance, the monitoring was conducted in September and not between the peak months of May and August. Whilst not undertaken within the peak months of May and August, this is not a significant limitation as bats can still roost during September. Activity around September can pick up mating bats as well as transitional roosts, therefore roosts can still be detected. May to August are peak months as maternity colonies are present during these months. The building was assessed as having low potential for roosting bats. As per the Bat Conservation Guidelines if a structure is assessed as low it has features that are likely to be used by opportunistic bats and are not likely to be used by large numbers of bats i.e. unlikely to be suitable for a maternity roost. Therefore, September would still be considered an appropriate month to undertake a survey for the building on the site.

Automated static detector data was collected in suitable weather conditions, with the exception of two nights which experienced short spells of light rain (on 10th and 15th September 2025). Temperatures remained above 10°C at sunset throughout the sampling period, except for on the 11th September 2025, where the temperature dropped to 9°C.

The effectiveness of any presence/likely-absence analysis requires that all species, including elusive or rarer species, be recorded, and correctly identified in post-collection analysis. As such, the following considerations should be made for the species that have been detected:

- Average number of registrations for common pipistrelle and the soprano pipistrelle may be over/underestimated as echolocation of these species often tends to overlap, especially around the 50kHz;
- It is sometimes difficult to differentiate between the Leisler *Nyctalus leisleri* and serotine *Eptesicus serotinus* bats in areas of high clutter as their frequency bandwidth often overlaps. This is also true of the noctule and Leisler bats at lower frequencies, depending on the type of call they emit;

- Bats from the *Myotis* genus are notoriously difficult to identify to species level. Therefore, *Myotis* species have been identified to genus level; and,
- Brown long-eared bats are very common and widespread throughout Great Britain but are notoriously difficult to capture as their calls due to their extremely low volume which means that they need to be flying in close proximity to the microphone of the detector to be recorded.

4.0 RESULTS

1.1 AUTOMATED STATIC MONITORING SURVEY

Species Presence/Likely-absence

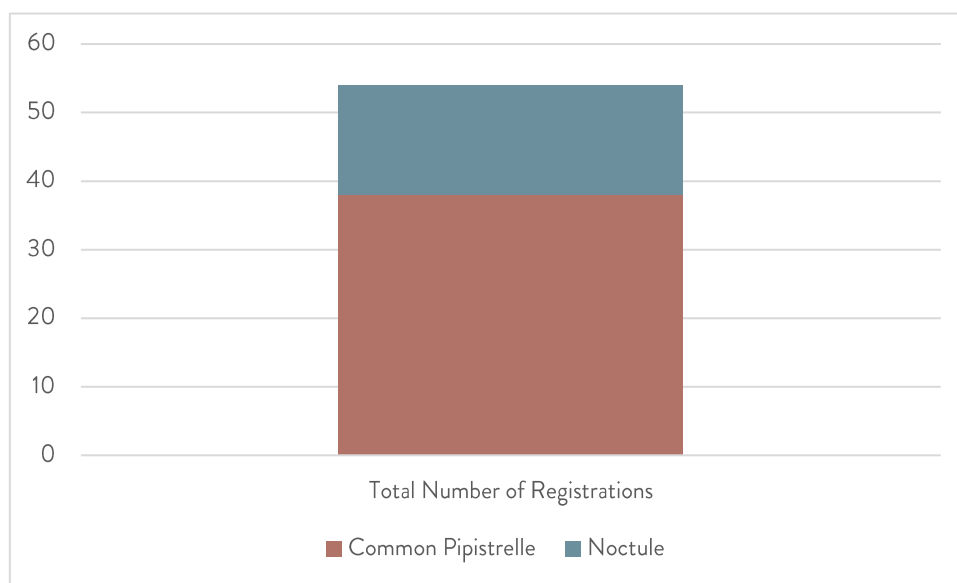
A summary of the total number of bat registrations detected during the survey period is shown in Table 4.1 below.

Table 4.1 Total number of registrations per species

Species	Total number of registrations
Common pipistrelle	38
Noctule	16
Total	54

The most commonly detected species was common pipistrelle accounting for circa 70% of the registrations, followed by noctule as annotated a Figure 4.1.

Figure 4.1 Species composition at the site



The National Bat Monitoring Programme (NMBP)⁷ have determined that both of the bat species recorded on the site have maintained a stable and/or increasing population trends up to 2022, these results appear to reflect the more common and widespread bats in Great Britain.

The full data analysis results of the automated static detector survey are detailed in Appendix D.

During the first five nights of recording (3rd - 7th September 2025) there was relatively low levels of activity recorded, the earliest bat activity was within 30 minutes of the sunset time. The peak count during this period was on 4th September 2025, where 17 common pipistrelle passes were recorded between 20:15h - 20:20h (sunset time of 19:50h). This indicates that there is potential roosting by

common pipstrelle occurring nearby, due to the activity time being recorded within 30 minutes of sunset⁸.

For the remainder of the survey period (8th - 17th September 2025), there were very low levels of activity recorded, with the earliest activity being 99 minutes after sunset (9th September 2025). Six of the nights in this period (8th, 10th - 12th and 14th - 15th September 2025) recorded no activity at all.

5.0 RECOMMENDATIONS AND CONCLUSIONS

5.1 SUMMARY

The survey results concluded that there was an overall low level of bat activity by common species only during the dates recorded. However, the times of activity recorded within the first five days indicate that a common pipistrelle roost may be nearby. Given the constraints of the survey effort, being fully remote, it cannot be definitively concluded that bats are not roosting within B1 on the site.

The low level of activity recorded would indicate that where a roost is present within the building, it is likely a summer roost used by individual/small numbers of common bat species, and consequently of low conservation value.

Due to the health and safety issues that were encountered during the attempted dusk emergence survey, traditional survey effort is not considered to be appropriate despite this data. Therefore, in the first instance it is recommended that works are carried out under a Precautionary Method of Works (PMoW).

Low levels of bat activity were recorded during the automated static monitoring survey with two species, common pipistrelle and noctule, identified during the analysis. Overall, levels of activity recorded across the entire survey period were low.

Whilst foraging and commuting resources for bats are not formally protected by law, their protection is a material consideration within the planning process, therefore, appropriate best practice and mitigation recommendations, to avoid impacts to foraging/commuting bats, are detailed below.

5.2 PROPOSED MITIGATION AND COMPENSATION

Due to the nature of the survey methodology, the presence/likely-absence of a bat roost from B1 can not be confirmed and therefore, with consideration of the data collected, works will proceed on the assumption that individual/small numbers of common bat species may be utilising PRFs at the building for roosting. Accordingly, works will proceed under a PMoW as follows.

The works should commence only when:

- Alternative roosting locations in the form of 2 no. bat boxes have been installed nearby; and,
- A toolbox talk by a Suitably Qualified Ecologist (SQE) has been delivered to contractors.

In the event that a bat, or evidence of roosting bats, is identified at any time the works will cease and Natural England will be contacted for further advice.

The proposed mitigation strategy should be presented in a PMoW is considered to adequately avoid the risk of disturbing roosting bats. Measures within the PMoW will include the following:

Timing

As set out in the Bat Mitigation Guidelines⁹, the most common and effective way of avoiding disturbance of a roost is to complete works outside of the time or season when bats are likely to be using the roost. This varies between species and roost types.

Care should be taken to reduce general disturbance during the summer months, including timing works in daylight hours when bats are inactive, and keeping noise disturbance to a minimum. No additional artificial lighting should be left on overnight. As such, light, noise and general disturbance through construction activity will be limited to within hours that bats are not active.

Role of the Ecological Clerk of Works

Prior to any work commencing, on-site workers should be briefed by a SQE through delivery of a 'toolbox talk' on the mitigation strategy and legislation relating to bats. The works should be undertaken following a PMoW, in which methods of works will be detailed in order to minimise accidental disturbance to bats.

The ECoW should undertake a detailed internal inspection and endoscopic survey (where possible) immediately prior to the works taking place, and be present during works near/at PRFs or during other sensitive activities (as outlined in the PMoW).

Soft Strip

The removal of roof tiles, fascias and other PRFs should be undertaken by hand, under the supervision of the ECoW. A raised platform may be required to enable the ECoW to check the features immediately prior to dismantling.

Lighting

Artificial lighting can cause disturbance to bat species' roosting, foraging and commuting activity. Proposals should therefore impose measures to limit additional light disturbance at site following development. Bat-sensitive lighting should be incorporated into the scheme to minimise any potential impacts of increased lighting levels on foraging, commuting and socialising bats. Lighting design should follow guidance provided by the Institute of Lighting Professionals (ILP) and BCT, specifically to:

- Avoid use of metal halide and fluorescent light sources;
- Incorporate light at a <2700K in external areas where possible, with peak wavelengths higher than 550 nanometers (nm);
- Use screens/hoods to make any external lighting as directional as possible, avoiding light spill on any natural features;
- Position external lights as low to the ground as possible and avoid using bollard lighting;

- Consider only luminaires with a negligible or zero Upward Light Ratio, and with good optical control. Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt;
- Have lighting controls in place, where appropriate, to minimise the duration lights are illuminated, this could be instated through motion sensor lighting or subject to curfews. Lighting associated with existing or created greenspace should be prohibited during the active bat season (April-October, inclusive);
- Create dark corridors with no light levels over the hedgerow and tree lines edges;
- Take measures when placing internal lights to reduce risk of light spill from windows;
- Model lighting at site to confirm predicted intensity and spill, which should be reviewed by a Suitably Qualified Ecologist (SQE).

By providing compensatory foraging habitat through landscaping proposals, and minimising the impacts of external lighting, impacts upon foraging and commuting bats will be sufficiently minimised.

5.3 ENHANCEMENTS

In addition to the above best practice mitigation, the following enhancement measures are also recommended due to the suitability for bats at the site.

Bat Boxes

Most species of bats will use bat boxes at various times of year but in particular they are favoured by pipistrelles, Leisler's, noctule, brown long eared and *Myotis* species¹⁰. Two species were identified during the survey and are known to occur in the wider area.

It is recommended that bat boxes are incorporated into the proposed development. These should be installed on the building, integrated into the new proposed structures.

Bat boxes should be positioned in sunny locations, most suitably on the southern and western façades of the building. Bat boxes should be placed away from doors, windows and street lighting, ideally at 3-5m from ground level, with the entrance free from obstruction. The behaviour of bats varies between species however, generally they will use a number of different roosts of varying climate conditions. Therefore, it is advisable to integrate several boxes with varying locations and aspects across the site, with approximately two boxes installed across the development.

Greengage do not endorse specific products, but the products shown in Figure 5.1 or similar would be suitable.

Figure 5.1 Integrated Habitat Bat Box 003 - Blended Facing¹¹ (top left); Vivara Pro low profile woodstone bat box¹² suitable for mounting on buildings (top right); 2F Schwegler bat box¹³ suitable for tree mounting (bottom left)



6.0 SUMMARY AND CONCLUSION

Greengage was commissioned to undertake a bat emergence survey by Muse Places and Wythenshawe Community Housing Group of a site known as C2 The Birtles, Wythenshawe to establish the presence/likely absence of roosting bats and to assess levels of bat foraging or commuting activity across the site.

A PRA¹ undertaken by Greengage in July 2025 involved a detailed systematic assessment of the sites suitability to support bats. The PRA included a daytime external, inspection and noted Low suitability for roosting bats at B1.

Following access constraints related to anti-social behaviour at the site, automated static detector monitoring was utilised to assess the presence or likely absence of a bat roost. The survey concluded that there was an overall low level of bat activity at the site. However, due to the times of activity recorded within the first five days and the nature of the survey effort being fully remote, the presence of a bat roost within B1, used by an individual/small number of common pipistrelle, cannot be ruled out.

It is recommended that a PMoW is produced and followed to reduce any likely potential impacts to bats and bat roosts to negligible. The PMoW should outline the requirement for an ECoW, delivery of a toolbox talk and supervision of works, specific timings and methodology of the works to minimise impacts e.g. utilising soft stripping, as well as provision of alternative roosting locations with bat boxes.

If in the event that a bat or evidence of roosting bat(s) is identified the works will cease and Natural England will be contacted for further advice.

Enhancement measures for bats have been recommended to increase the biodiversity value of any proposed redevelopment and include provision of bat boxes. Assuming these enhancements are followed, the development will result in value for local bat populations.

APPENDIX A PRA RESULTS

Location Reference	Elevation	Suitability	Description	Plate
B1	South	Low	Lifted wooden board over a window on the upper level of the building, which could provide access into the building.	
B1	South	Low	Gaps around a window where wood has rotted away. A small gap appears to extend back into the frame. Approximately 30cm x 5cm.	

Location Reference	Elevation	Suitability	Description	Plate
B1	South	Low	Gap in the woodwork where the brick base meets a wooden cladded façade, which potentially provides access into the building.	
B1	North	Low	Rotten wooden boarding creating several crevices and gaps, which appear to extend up and back further into the boarding. This consists of multiple features along the northern aspect.	
B1	North	Low	A gap where the building meets an adjacent building and the rood height changes. May provide a crevice, however, does not likely create access into the building based on where the gap is located. Cobwebs covered the gap, indicating that at the time of the survey, it was not in current use by roosting bats.	

APPENDIX B LEGISLATION AND POLICY

A.1 LEGISLATION

All UK bats and their roosts are protected by law. Since the first legislation was introduced in 1981, which gave strong legal protection to all bat species and their roosts in England, Scotland and Wales, additional legislation and amendments have been implemented throughout the UK.

Six of the 18 British species of bat have Biodiversity Action Plans (BAPs) assigned to them, which highlights the importance of specific habitats to species, details of the threats they face and proposes measures to aid in the reduction of population declines.

The Wildlife & Countryside Act 1981 (WCA)¹⁴ was the first legislation to provide protection for all bats and their roosts in England, Scotland and Wales (earlier legislation gave protection to horseshoe bats only.)

All eighteen British bat species are listed in Schedule 5 of the Wildlife and Countryside Act, 1981 and under Annex IV of the Habitats Directive¹⁵, 1992 as a European protected species. They are therefore fully protected under Section 9 of the 1981 Act and under Regulation 43 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019¹⁶, which transposes the Habitats Directive into UK law. Consequently, it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; and
- Intentionally or recklessly obstruct access to a bat roost.

This legislation applies to all bat life stages. The implications in relation to the proposals are that where it is necessary during construction to remove trees, buildings or structures in which bats roost, it must first be determined that work is compulsory and if so, appropriate licenses must be obtained from Natural England. Additionally, although habitats that are important for bats are not legally protected, care should be taken when dealing with the modification or development of an area if aspects of it are deemed important to bats such as flight corridors and foraging areas.

A.2 PLANNING POLICY

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) 2024¹⁷ sets out the Government's planning policies for England, including how plans and decisions are expected to apply a presumption in favour of sustainable development. Chapter 15 of the NPPF focuses on conservation and enhancement of the natural environment, stating plans should 'identify and pursue opportunities for securing measurable net gains for biodiversity'.

It goes on to state: ‘if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused’. Alongside this, it acknowledges that planning should be refused where irreplaceable habitats such as ancient woodland are lost.

APPENDIX C AUTOMATED STATIC DETECTOR LOCATION

Figure C.1 Automated Static Detector Location

WYTHENSHAWE PLOT C.2

Key

 Site Boundary

Buildings

 Low

 Static Location

Title: Figure C.1 Automated Static Dectector Location

Drawn by: RE
Date: 20/01/2026

Reviewed by: FT
Date: 20/01/2026

Project number: 55####
Sources: ESRI World Topo, Greenspace Information for
Greater London (GiGL), Natural England



APPENDIX D AUXILLARY SURVEY DATA

Date	Sunset	Species Recorded	Number of passes	Activity within 30-60 minutes of sunset	Conditions
03/09/2025	19:53	Common Pipistrelle	5	4 passes between 20:11 and 20:13	Temperate at Sunset: 14°C No Rain Light Wind
		Noctule	5	N/A	
04/09/2025	19:50	Common Pipistrelle	17	17 passes between 20:15 and 20:20	Temperate at Sunset: 12°C No Rain Light Wind
		Noctule	1	N/A	
		Brown Long Eared	1	N/A	
05/09/2025	19:48	Common Pipistrelle	6	4 passes at 20:28	Temperate at Sunset: 12°C No Rain Light Wind
		Noctule	4	N/A	
06/09/2025	19:46	Common Pipistrelle	6	5 passes between 20:04 and 20:21	Temperate at Sunset: 18°C No Rain Light Wind
07/09/2025	19:43	Common Pipistrelle	3	2 passes at 20:01	Temperate at Sunset: 14°C No Rain Light Wind
08/09/2025	19:41	N/A	N/A	N/A	Temperate at Sunset: 12°C No Rain Light Wind

Date	Sunset	Species Recorded	Number of passes	Activity within 30-60 minutes of sunset	Conditions
09/09/2025	19:38	Common Pipistrelle	1	N/A	Temperate at Sunset: 15°C No Rain Light Wind
10/09/2025	19:36	N/A	N/A	N/A	Temperate at Sunset: 12°C Light Rain Light Wind
11/09/2025	19:34	N/A	N/A	N/A	Temperate at Sunset: 9°C No Rain Light Wind
12/09/2025	19:31	N/A	N/A	N/A	Temperate at Sunset: 12°C No Rain Light Wind
13/09/2025	19:29	Noctule	1	N/A	Temperate at Sunset: 10°C No Rain Light Wind
14/09/2025	19:26	N/A	N/A	N/A	Temperate at Sunset: 14°C No Rain Light Wind
15/09/2025	19:24	N/A	N/A	N/A	Temperate at Sunset: 13°C Light Rain Moderate Wind
16/09/2025	19:21	Noctule	1	N/A	Temperate at Sunset: 11°C No Rain Light Wind
17/09/2025	19:19	Common Pipistrelle	2	N/A	Temperate at Sunset: 13°C No Rain

Date	Sunset	Species Recorded	Number of passes	Activity within 30-60 minutes of sunset	Conditions
		Noctule	2	N/A	Light Wind

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