



550 Ashton New Road, Manchester, M11 4TQ

Further Bat Dusk Survey

6th June 2024

Report Ref: KE240606/1

INTRODUCTION

Following initial bat surveys completed on the 4th October 2023, Kingdom Ecology have completed a further bat dusk emergence survey of a former bank building located at the Etihad Campus, 550 Ashton New Road, Manchester, M11 4TQ (National Grid Reference SJ 8798 4743). The additional dusk survey emergence was undertaken on the 8th May 2024. Proposals at the site are to convert and extend the building.

Surveys were undertaken by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking bat surveys as a professional ecological consultant with over twenty years' experience. Richard is also a licensed bat worker (Level 4 Class License).

BAT SCOPING SURVEY FINDINGS

The site comprises of a former HSBC bank building located at the Etihad Manchester City Campus. The building is currently disused. Immediate surrounding habitats are largely modified (extensive areas of sports pitch with associated landscaping) and of relatively recent origin. The building is located on a busy road with bright street lighting which would diminish the value of the building for roosting bats. However, the Ashton Canal is located immediately to the east of the site offering an area of high-quality bat foraging habitat.

The former bank building is a single storey structure constructed of brick, concrete and glass. The building is likely to be of 1970s origin. The roof is constructed of concrete clad in bitumen felt.

Internally, the bank was assessed to be inaccessible to bats and unsuitable with well plastered walls and ceilings. The building does not have a separate roof void space.

Externally, the building was mostly observed to be intact and in good condition. However, there is a crevice running behind concrete fascia panels located at the northwest face of the building. The crevice is approximately 1cm in width, extends along 1.5m of the concrete fascia and extends back approximately 60cm (Target Note 1 on Figure 1). The feature is considered to offer suitable roosting habitat for individual or small numbers of non-breeding bats.



No bat droppings or other bat field signs were identified either internally or externally.

Taking account of the potential bat roosting features identified and the building's location, the building was assessed as offering 'low' bat roosting suitability.

BAT DUSK ACTIVITY SURVEYS

Methods

In accordance with the recommendation within the initial bat scoping survey, an additional bat dusk survey was undertaken on the 8th May 2024.

Given the size of the building and site layout, it was considered appropriate to assess the building from one survey location, with a surveyor located at the northwest face of the building. Surveyor location is shown on Figure 1 in the Appendix.

The surveyor was equipped with heterodyne and time expansion bat detectors (Anabat Walkabout). The bat surveyor was also equipped with a night vision camera (1 x Canon XA night vision camera) supported by infrared floodlights (Nightfox XB and Dedolight IRedzilla infrared illuminators).

These survey arrangements allowed all suitable potential bat roosting features to be fully assessed and general levels of bat activity at the site to be recorded.

The dusk surveys commenced 15 minutes before sunset and continued up to 90 minutes after sunset. Infrared camera footage was reviewed following survey. All bat species and bat behaviour was recorded.

Results

The dusk survey was undertaken under suitable conditions on the 8th May 2024 with weather recorded as overcast, dry and with a light breeze; with a temperature of 15°C. Sunset was recorded at 20.51.

The northwest face of the bank was observed to be dappled by street lighting throughout the survey. Additionally, the site is relatively disturbed with constant traffic noise.

In summary, no bats were recorded roosting at the site. Low levels of bat activity were recorded during survey with bat activity comprising of intermittent common pipistrelle bat passes and short periods of foraging activity over the canal and around the adjacent trees. The first bat recorded was a common pipistrelle flying from north to south at 21.13. A short period of common pipistrelle bat foraging activity was recorded at the edge of the trees to the north of the bank building at 21.48.



Ecology Addendum

No other bat species or significant bat activity was recorded. No roosting bats were recorded by the surveyor or on the night vision camera.

Recommendations

Taking the previous preliminary roost assessment findings and the latest dusk survey results into account, it is considered to be very unlikely that the site supports roosting bats. Nevertheless, it is recommended that care is taken during works, with the fascia carefully removed from the bank building face. If any bats or evidence of bats are found, then works should immediately stop and further advice should be sought from an appropriately qualified ecologist.

Further recommendations to enhance the overall site for bats (through the installation of bat boxes) are provided in the previous ecological report for the site.

Any additional illumination of the building will need to avoid any light spill onto the proposed bat boxes.

PHOTOGRAPHS

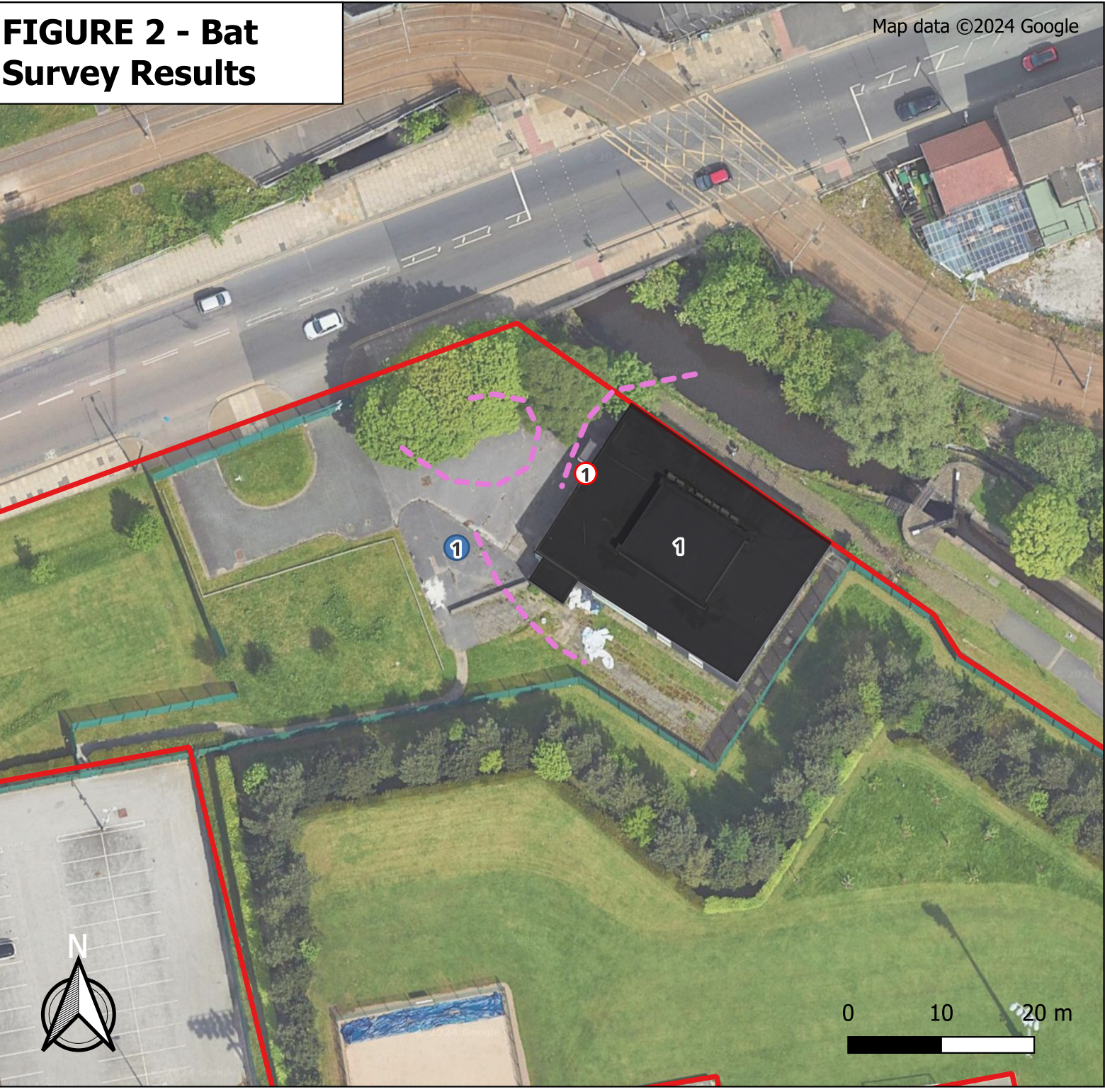
Photograph 1 - Former bank building and adjacent habitats



Photograph 2 - Potential bat roosting crevice at the front of the building



**FIGURE 2 - Bat
Survey Results**



KEY

-  Study Site
-  Building
-  Bat Surveyor Location
-  Target Notes
-  Bat Activity