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Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Crumpsall Park Visitor Centre, Ash Tree Rd, Crumpsall, Manchester, M8 5RX

Client:

Lorna Clements

Report date:

19th August 2025

Project:

This report is prepared to inform a planning application for the proposal described as:

Demolition of existing building and replacement with new modular building.

This report is supplementary to the Preliminary Ecological Appraisal and Day Time Building Inspection report completed by Ascerta (2024).

BERS survey methodology and legislation can be found in the Arbtech Supplement: **BERS Methodology and Legislation - 2024.**

This report is an addendum to and must be read in conjunction with the Preliminary Ecological Appraisal and Day Time Building Inspection report completed by Ascerta (2024) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Background

Preliminary Ecological Appraisal and Dat Time Building Inspection, Ascerta, October 2024. One building (B1) was surveyed. B1 was assessed as having low habitat value for roosting bats. No evidence of roosting bats (e.g. droppings, staining, feeding remains) was recorded internally or externally, but slight gaps between the pitch of the roof and tiles were noted on the southern elevation. The building comprised intact facias with no gaps, meshed vents, metal-framed single-glazed windows (some covered with metal panels), and a heavy-duty fire door with no gaps. The surrounding habitats included amenity grassland with scattered fruit trees, dense native scrub along the southern and eastern boundaries, and a small, poorly maintained pond on the southern site boundary.

Number of buildings on site – 1 building.
Number of buildings surveyed – 1 building

Scope of works

The following buildings were subject to emergence/re-entry surveys:
B1 – Low Value (1 emergence survey for B1)

Proposed development Current use of building – Community/Visitor Centre Proposed use of building – N/A – Full demolition Structural changes to building – Complete demolition of existing structure and replacement with a new modular building Type of permission required – Full planning permission	
The site surveys were designed and managed by Assistant Ecologist Amal Waheed BSc (Hons) MSc with oversight from Consultant Ecologist Kayleigh Davies (Hons), [Accredited Agent on Natural Resources Wales Bat Licence].	
See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2.	
Limitations	Artificial lighting - Four security lights on the eastern elevation were triggered between 20:40 and 21:01. While artificial lighting has the potential to obscure visual detections or alter bat behaviour, this did not significantly limit the survey. All IR footage from the illuminated period was reviewed in full, with lighting and contrast adjustments applied where necessary, and surveyors maintained continuous observation supported by acoustic recordings to ensure no activity was missed.

Field Survey					
Dusk Emergence Survey 1					
Building B1					
Building inspection prior to survey	N/A - An internal inspection of a loft void was not applicable for Building B1, as no loft void is present within the structure and all internal areas are in constant use as a visitor centre. The interior of the building is therefore considered to be negligible for roosting bats. The exterior of the building was inspected prior to the start of the survey, with no notable changes from the initial assessment completed in October 2024.				
Surveyor and position	**Surveyor Position**	**Name**	**BERS Experience / Bat Licence**	**BCT Competency**	**Elevation**
	1 - Lead	Amal Waheed	1 Year	Level 2	Observing southeastern and eastern elevation
	2	Astrid Jordan	2 Years	Level 1	Observing northern and western elevation
Weather (start/end)	Temperature (°C): 17 Relative humidity (%): 59.8 Cloud cover (%): 100 Wind (m/s): 0 Rain: None		Temperature (°C): 16 Relative humidity (%): 67 Cloud cover (%): 100 Wind (m/s): 0 Rain: None		

Equipment used	**Equipment**	**Make**	**Model**	**Count**
	NVAs	Nightfox	Whisker	2
	Additional Illumination	Nightfox	XB5 PRO	2
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	2
		Magenta Electronics	Magenta Bat4	2
	Two Way Radio	BAOFENG	FV-88E	2

Results	
Date of survey	**Sunset; Start - End**

<table>
<tr><td>06/08/2025</td><td colspan="2">Sunset 20:55; 20:40 – 22:25</td></tr>
<tr><td colspan="3">Surveyor observations</td></tr>
<tr><td>Surveyor 1</td><td>General summary of activity:

No emergences or re-entries were observed. First activity began at 21:16 with two common pipistrelles foraging consistently along the pathway trees in front of the southeastern and eastern elevations. A series of directional passes followed, with individuals commuting north and south over the building and continuing to forage around the trees. Circling and foraging behaviour was concentrated in front of the eastern elevation between 21:37 and 21:44.

Species
- Common pipistrelle
Flight paths
- Northerly pass in front of eastern elevation (to Surveyor 2); southerly and northerly commuting over the building; northerly pass in front of southern elevation from trees.
Foraging areas
- Trees along the pathway in front of the southeastern and eastern elevations; circling and foraging consistently between trees in front of the eastern elevation.</td><td>Full elevation photo showing surveyor’s view.
</td></tr>
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IR position 1 *Nightfox Whisker IR Camera and X50 Torch*	Observing southeastern and eastern elevation of B1. No additional observations or bat activity recorded upon review. Footage was consistent with the surveyor's account, and no emergences or re-entries were seen.	Screenshot of darkest part of survey. 
Surveyor 2	**Summary of general activity:** No emergences or re-entries were observed. First activity began at 21:21 with a noctule passing (heard not seen). Between 21:24 and 21:51, a common pipistrelle was intermittently heard but not seen. This aligns with common pipistrelle activity observed by surveyor 1. Final activity was recorded at 21:51. **Species** - Noctule, common pipistrelle **Flight paths** - No specific passes observed visually; bat activity detected acoustically. **Foraging areas** - None observed.	Full elevation photo showing surveyor's view. 

IR position 2 *Nightfox Whisker IR Camera and X50 Torch*	Observing northern and western elevation of B1. No additional observations or bat activity recorded upon review. Footage was consistent with the surveyor's account, and no emergences or re-entries were seen.	Screenshot of darkest part of survey. 

Conclusions, Impacts and Recommendations	
Survey Results Summary	**General bat activity on site:** No emergences or re-entries were observed during the survey. **Key foraging areas** – Foraging was concentrated in the trees along the pathway in front of the southeastern and eastern elevations of B1. Additional foraging activity was also confirmed around the trees to the west of the building. **Key flight lines** – Regular northerly and southerly passes were observed across the eastern elevation, as well as commuting over the building. Noctule and pipistrelle activity was also detected acoustically on the northern and western sides. **Species observed** – Common pipistrelle, noctule
Impact Assessment	No impacts foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only.
Recommendations	Works can proceed without the need for any further requirements. In the unlikely even bats are found, work must stop, and a suitably qualified ecologist will be contacted for further advice. **Wildlife Sensitive Lighting Strategy** Bats are known to commute and forage within the wider area and across the site. To minimise potential impacts, a wildlife-sensitive lighting strategy will be implemented during and after development. This strategy will follow the recommendations set out in *Guidance Note GN08/23: Bats and Artificial Lighting at Night* (Institution of Lighting Professionals, 2023). Key parameters include avoiding light spill onto habitats or features that bats may use for roosting, foraging, or commuting. These features include the trees along the pathway in front of the southeastern and eastern elevations, which supported consistent foraging by common pipistrelles, and the eastern elevation itself, which was used for regular north–south commuting passes.

Enhancements	To enhance the ecological value of the site and support local bat populations, it is recommended that two integrated bat boxes be incorporated into the new modular building following completion of the proposed works. Given that the existing structure will be completely demolished and replaced, the new build provides an opportunity to include integrated roosting features at the design stage. Integrated boxes offer a permanent, low-maintenance solution that provides stable microclimatic conditions, making them highly suitable for crevice-dwelling species such as common and soprano pipistrelles. Recommended specifications: • Bat box types: Suitable options include the Vivara Pro Build-In WoodStone Bat Tube, Ibstock Enclosed Bat Box 'C', or similar integrated models designed for crevice-dwelling species. • Placement: Integrated boxes should be positioned 3–5 m above ground level (e.g., at eaves height) on the south or southwest-facing elevation, ideally overlooking adjacent vegetated areas to maximise foraging and commuting connectivity. • Boxes should be installed with a clear, unobstructed flight path, away from artificial lighting, and not directly above windows. These enhancements will provide long-term roosting opportunities for bat species identified using the wider site during surveys and will contribute positively to maintaining and improving local biodiversity.

Appendix 1: BERS plan



Appendix 2: Proposed Plans


Existing fence retained
Proposed Building
83
New fence to match existing
Youth Investment Fund
Modular Youth Hub
Crumpsall Visitors Centre
Proposed Site Plan
PLANNING
Corstorphine&Wright
23519-0320
P-05
1:100
19.03.24

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Amal Waheed BSc (Hons), MSc – Assistant Ecologist	09/08/2025
Proof	0.2	Kayleigh Davies BSc (Hons), MSc, Consultant Ecologist	13/08/2025
Proof	0.3	Ashleigh Domblides BA (Hons), Consultant Ecologist	18/08/2025
Final	1.0	Amal Waheed BSc (Hons), MSc – Assistant Ecologist	19/08/2025