



David Hill-Chambers MSc BSc (Hons)

Assistant Ecologist

davidhill-chambers@arbtech.co.uk

Arbtech Consulting Ltd

arbtech.co.uk

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Premier Inn, Manchester Airport, Finney Lane, Wythenshawe, Stockport, SK8 3QA

Client:

Matthew Mills

Report date:

10th July 2024

Project:

This report is prepared to inform a planning application with Manchester City Council for the proposal described as:

“The demolition of the public house to make way for an extension to the hotel adding 33 additional bedrooms and restaurant space”

This report is supplementary to the Roost Assessment report completed by Arbtech Consulting Ltd (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 Roost Assessment completed by Arbtech Consulting Limited (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 lead surveyor for advice.

Executive Summary

No bat roosts were identified at the site. No bats were observed emerging from the buildings during the emergence survey and no evidence of bats was found during the preliminary roost assessment. Consequently, no impacts on bats or their roosts are foreseen. The creation of additional habitat for bats is recommended in accordance with the local authorities' duty to request enhancements under the NPPF (2023).

A low impact lighting strategy should be adopted for the site, following guidance from the Bat Conservation Trust: Bats and Artificial Lighting in the UK' Guidance Note GN 08/23

<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

The site surveys were designed and managed by David Hill-Chambers MSc, BSc (Hons) Assistant Ecologist, Accredited agent under bat licence 2018-33540-CLS-CLS

See surveyor locations in the **BERS plan in Appendix 1.**

Limitations

Outdoor artificial lighting was present along all elevation of B2. It was not possible to turn these off during the survey period due to health and safety concerns for the guest of the hotel and restaurant. However,

	<p>this is likely to reflect the usual conditions of the site. Surveyors were positioned strategically to minimise this limitation.</p> <p>A section of the northwestern elevation and roof structure could not be observed during the survey period due to its proximity to the site boundary and treeline. The IR camera on position 4 was strategically placed to cover as much of the roof structure as possible to minimise this limitation.</p>
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Field Survey							
Dusk Emergence Survey 1							
Building B2							
Surveyor and position		David Hill-Chambers (Lead) – 2 years of bat survey experience – Position 1 – Observing the southern elevation and roof structure of B2. Margaret Warren – 1 year of bat survey experience – Position 2 – Observing the western elevation and roof structure of B2. Katie Prior – 2 years of bat survey experience – Position 3 – Observing the northern elevation and roof structure of B2. Hanna Derewnicka – 1 year of bat survey experience – Position 4 – Observing the northwestern elevation and roof structure of B2.					
Weather (start/end)		Temperature (°C): 11 Relative humidity (%): 71 Cloud cover (%): 100 Wind (mph): 4 Rain: 0mm			Temperature (°C): 10 Relative humidity (%): 76 Cloud cover (%): 100 Wind (mph): 3 Rain: 0mm		
Equipment used		Echometer Touch, 4 x IR camera (Nightfox Whisker), 4 x IR torches (Nightfox XB5 Pro IR torch) and 4 x hand-held radios.					
Results							
Date of survey	Sunset, Start, end times	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
11/06/2024	21:36 21:15 22:30	N/A. No emergences observed.	N/A	B2	N/A	N/A	N/A

Surveyor observations		
David Hill-Chambers Position 1	No Emergences: No bat activity recorded on site.	
IR position 1	No Emergences Recorded: IR footage reflected the view of position 1. IR confirmed no emergences from this position during the survey period.	

Margaret Warren Position 2	No Emergences: Activity began at 22:46 with a pass by a soprano pipistrelle which was heard but not seen. The next and final activity recorded was a pass by a soprano pipistrelle which was heard but not seen at 22:58. No further activity was observed.	
IR position 2	No Emergences Recorded: IR footage recorded the view of position 2. IR footage confirms no emergences from the southern elevation of B2 during the survey period.	

Katie Prior Position 3	No Emergences: Activity began at 22:20 with a common pipistrelle which was heard but not seen. No further observations were made during the survey period.	
IR Position 3	No Emergences Recorded: IR footage recorded the view of position 3. IR confirms no emergences from B2 during the survey period. No additional bat activity was recorded.	

Hanna Derewnicka Position 4	No Emergences: No bat activity was observed during the survey period.	
IR Position 4	No Emergences Recorded: IR footage reflected the view of position 4. IR confirmed no emergences from this position during the survey period.	

Field Survey							
Dusk Emergence Survey 2							
Building B2							
Surveyor and position	David Hill-Chambers (Lead) – 2 years of bat survey experience – Position 1 – Observing the southern elevation and roof structure of B2. Margaret Warren – 1 year of bat survey experience – Position 2 – Observing the western elevation and roof structure of B2. Katie Prior – 2 years of bat survey experience – Position 3 – Observing the northern elevation and roof structure of B2. Madison Heath – 1 year of bat survey experience – Position 4 – Observing the northwestern elevation and roof structure of B2.						
Weather (start/end)	Temperature (°C): 17 Relative humidity (%): 68 Cloud cover (%): 100 Wind (mph): 6 Rain: 0mm			Temperature (°C): 16 Relative humidity (%): 72 Cloud cover (%): 100 Wind (mph): 6 Rain: 0mm			
Equipment used	Echometer Touch, 4 x IR camera (Nightfox Whisker), 4 x IR torches (Nightfox XB5 Pro IR torch) and 4 x hand-held radios.						
Results							
Date of survey	Sunset, Start, end times	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location
08/07/2024	21:35 21:20 23:00	N/A. No emergences .	N/A	B2	N/A	N/A	N/A

Surveyor observations		
David Hill-Chambers Position 1	No Emergences: Activity began at 22:30 with a pass by a common pipistrelle which was heard but not seen. No further observations were made during the survey period.	
IR position 1	No Emergences Recorded: IR footage reflected the view of position 1. IR confirmed not emergences from this position during the survey period.	

Margaret Warren Position 2	No Emergences: Activity began at 22:07 with a pass by a common pipistrelle which was heard but not seen. No further observations were made during the survey period.	
IR position 2	No Emergences Recorded: IR footage reflected the view of position 2. IR confirmed no emergences from this position during the survey period or any additional bat activity.	

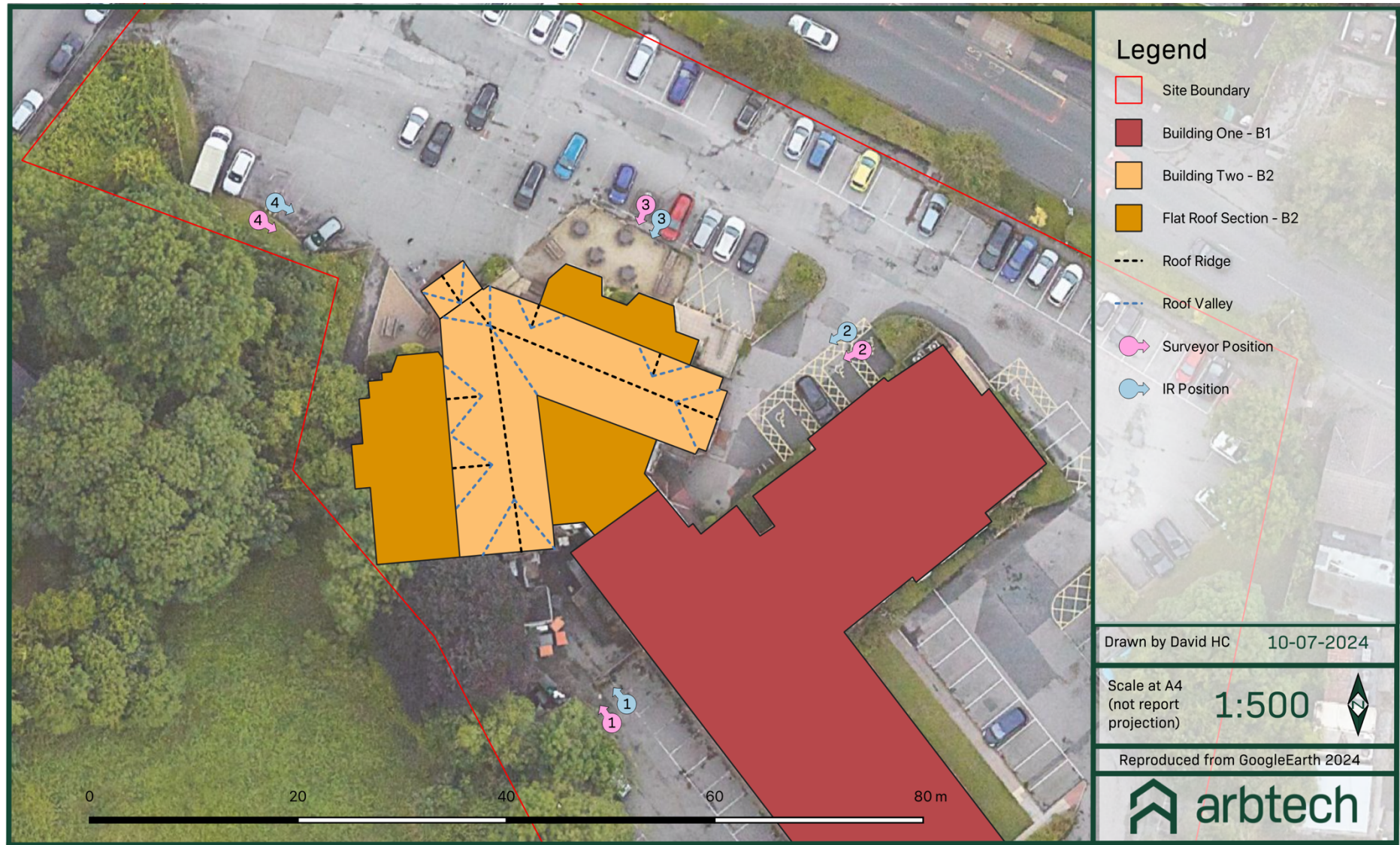
Katie Prior Position 3	No Emergences: No bat activity of any kind was observation during the survey period.	
IR Position 3	No Emergences Recorded: IR footage reflected the view of position 3. IR confirmed no emergences from this position during the survey period.	

Madison Heath Position 4	No Emergences: Activity began at 22:00 with a common pipistrelle which was heard but not seen. Two more calls by common pipistrelles were heard at 22:08 and 22:13. No further observations were made.	
IR Position 4	No Emergences Recorded: IR footage reflected the view of position 4. IR footage confirms no emergences from the northwestern elevation of B2 during the survey period.	

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	The surveys undertaken to date have concluded a likely absence of roosting bats. No bats were observed emerging from the building during the emergence survey. No evidence of bats was found during the preliminary assessment survey.
<i>Impact Assessment</i>	Bats are highly unlikely to be roosting in Building B2, and no impacts on roosting bats are expected from the proposed development.
<i>Recommendations</i>	<p>If a bat or evidence of bats is unexpectedly found during the development, all work must stop, and a licensed bat ecologist should be contacted for further advice.</p> <p>A low-impact lighting strategy can be adopted to prevent light spill onto any natural or dark sky habitats in the vicinity, which could be used by bats for foraging or commuting. Lighting schemes should follow guidance outlined in Bat Conservation Trust and the Institute of Lighting Professionals 2018):</p> <ul style="list-style-type: none"> ▪ Use of narrow spectrum light sources to lower the range of species affected by lighting. ▪ Use of light sources that emit minimal ultra-violet light. ▪ Avoidance of white and blue wavelengths of the light spectrum to reduce insect attraction and where white light sources are required to manage the blue shortwave length content they should be of a warm / neutral colour temperature <4,200 kelvin. ▪ Absence of bare bulbs and any light pointing upwards. The spread of light will be kept in line with or below the horizontal.

	Light spill should be reduced via the use of low-level lighting used in conjunction with hoods, cowls, louvers and shields. Lights will also be directional to ensure that light is directed to the intended areas only.
<i>Enhancements</i>	<p>The installation of a single bat box or integrated bat brick should be incorporated into the proposed development. Recommended bat box bricks include:</p> <ul style="list-style-type: none">▪ 2F Schwegler Bat Box▪ 1FF Schwegler Bat Box▪ 2FN Schwegler Bat Box▪ Beaumaris Bat Box▪ Vivara Pro Woodstone Bat Box▪ Schwegler 1FR Bat Tubes <p>Bat boxes can be installed retrospectively and attached to the outside of buildings. Bat bricks require material consideration and are integrated into the fabric of the building. Bat boxes/ bricks should be positioned 3-5m above ground level facing in a south, south-easterly or south-westerly direction with a clear flight path to and from the entrance, away from artificial light. As the most suitable foraging and commuting habitat is situated along the northwestern elevation it is advised that the majority of bat boxes be situated along with elevation of the proposed development.</p>

Version control			
Status	Issue	Name	Date
Draft	0.1	David Hill-Chambers MSc, BSc (Hons) Assistant Ecologist, Accredited agent under Natural England Bat Licence Number: 2018-33540-CLS-CLS	10/07/2024
Proof	0.2	Josephine McCarthy, Consultant Ecologist, [Natural England Bat Licence Number: 2019-41480-CLS-CLS (CL18 Level 2)]	10/07/2024
Final	1.0	David Hill-Chambers MSc, BSc (Hons) Assistant Ecologist, Accredited agent under Natural England Bat Licence Number: 2018-33540-CLS-CLS	10/07/2024

Appendix 1: BERS plan

Limitations and Copyright

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