

Bat Emergence Surveys Report (trees)

Land at Station Road

Prepared for: The Northern Group.

30.10.2025

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1. Introduction	3
1.1 Site description, location and context	3
1.2 Purpose, aims and objective of this report	3
2. Methods	4
2.1 Summary of survey methods	4
2.2 Pre Survey data search	4-5
2.3 Surveyor information	5
3. Emergence Survey Results	5-7
3.1 Dusk emergence results	5-7
4. Constraints and legislation	8
4.1 Constraints on survey information or equipment	8
4.2 Potential impacts of development	8
4.3 Legislation and Policy guidance	8
5. Recommendations and mitigation	8-10
5.1 Further survey	8
5.2 Mitigation measures	8-10
5.3 Mitigation licenses	10
6. Recommendations and mitigation / compensation	10
6.1 Summary	10

Appendix 1 – Still shots

Appendix 2 _ Tree location plan.

1. Introduction

1.1 Site description, location, and context

The site is located within the Levenshulme area of Stockport; National Grid Reference: central grid reference SJ 8874 3945. The site is proposed for residential development and associated infrastructure to include new landscaping and creation of play areas.

1.2 Purpose, aims and objectives of this report

The GLTA indicates in section 4.0 / 5.0:

“The following trees have been identified as containing PRF M (suitable for multiple Bats) and will require 2 emergence surveys during the optimum period (May-August), T33, T38, T39, T40, G6. T45 requires a climbing inspection to assess the PRF’s at height and is to be undertaken by an appropriately qualified and Class 2 licensed Bat worker, T50 will require one emergence survey (PRF M), and T20 will require a check of the installed Bat box to determine presence/absence by a Class licensed Bat worker”

Another site visit was then undertaken following this and a subsequent climbing and endoscopy inspection was conducted on T45 and a check for presence in the bat box was undertaken on T20.

The GLTA: further inspections report states:

“A check for presence was undertaken and found that the bat box had been destroyed, no further works are required”.

“Aerial inspection of T45: the PRF (southern facing cavity from a failed limb that extended 25cm into the stem) provided potential bats with a sufficiently sheltered roost space. The feature is clean and dry but no evidence of bat use was found. This feature has been categorised as PRF-M and 2 subsequent emergence surveys should be undertaken within the optimal survey season for bats”.

The purpose of this report is therefore to establish use of the trees for bats by means of survey(s). This survey shall be carried out at the identified points of potential entry or shelter for bat species identified in the GLTA (and recommended further inspections). We shall aim to establish absence or presence on the development site in reference to the use of the trees by bats. The objective of the report is to be able to assess the bat use in the trees, the impact of construction and any applicable mitigation measures in relation to the extent and use of the site by bats.

2. Methods

2.1 Summary of survey methods

The BCT September 2023 good practice survey guidelines (Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good practice Guideline (4th Edn) are used to design and inform the survey effort.

All surveys are compliant to The BCT September 2023 good practice survey guidelines in particular reference to section 7.2 determining presence / absence

Ecologists attend the site at dusk to listen and record (using a full-spectrum bat detector and a night vision aid (NVA) and observe the structure/s or tree/s to watch for bats exiting from them. Information is recorded regarding the bat species encountered, their numbers, access/exit points, roosting locations and flightpaths. Surveyors and recording equipment are stationed appropriately around the structure/s or tree/s in order to observe all the potential roost features on a site, and to ensure that equipment is operational throughout the survey and to adjust infra-red levels, as necessary.

Surveys commence 30 minutes before sunset and continue until 1.5hrs – 2hrs after sunset (depending on survey results, e.g. likelihood of late-emerging species).

Surveyors minimise noise and lighting disturbance whilst setting up and taking down equipment, particularly where ambient and noise and light levels are low in accordance with section 7.2.7 of the 2023 BCT guidelines.

The survey is recorded using an NVA (infra-red cameras are utilised to enable a clearer view of the allocated structure/tree) in accordance with section 7.2.8 of the guidelines and the surveyors are also equipped with infra-red night vision scopes to enable them to clearly see the potential roost features on the structure/tree once it is dark. Standalone infra-red-light sources are also utilised to give a clearer view of the study area. This is particularly important as bats can often emerge after it is too dark to see them without an NVA. Surveyors are appropriately trained in the use of the equipment. Still-shots of each position at the darkest point of the survey are retained and utilised in reporting as described in 7.2.10.

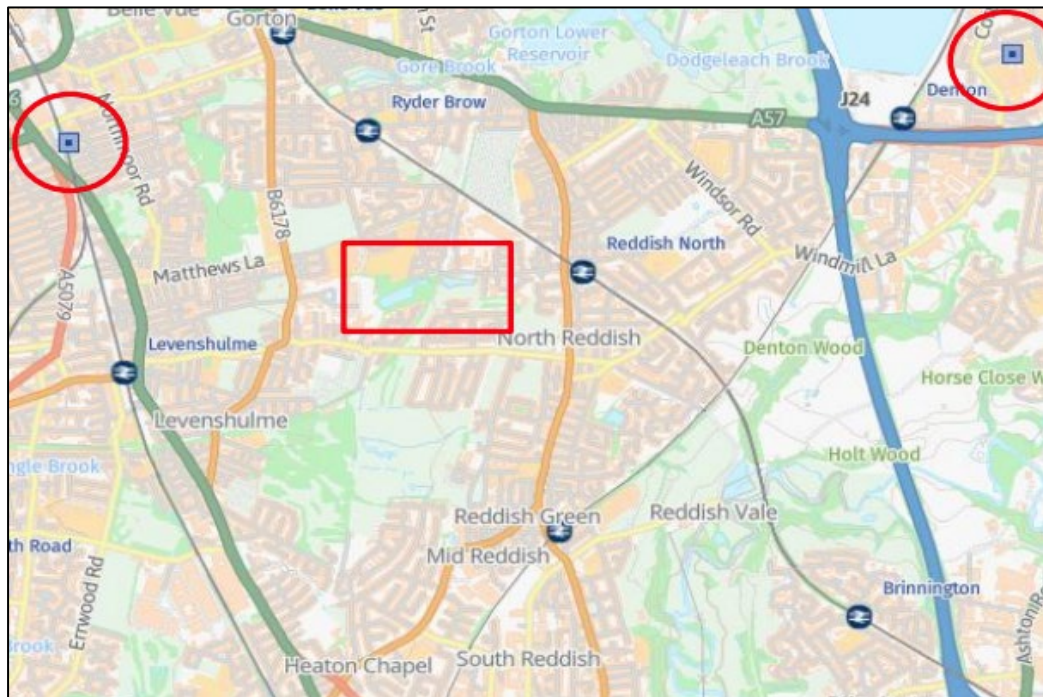
Where cameras are left operational and are unattended, a bat detector soundtrack is also taken from that position and retained to aid accurate recording.

Footage is reviewed the day following the survey to ensure all information regarding bat activity on the site is fresh in the minds of the surveyors in attendance.

If bats are observed emerging, this does not necessarily mean they are roosting in the same location as the exit point, it may be necessary to identify roosting locations separately, for example, by having someone stationed internally. Survey design needs to be iterative, each survey being informed by the previous visit. The results of each surveyor point are recorded in a standard format survey form.

2.2 Pre Survey data search

The closest granted European Protected Species (EPS) license application by Natural England was for bat species located approximately 2km to the northwest for C-pip from 2016, with the second closest being to the north east at 3.2km from 2011. (See below image with the site highlighted in red and the locations of EPS locations highlighted in red circles).



2.3 Surveyor information

Simon Brain (Managing Director) has attained a Post Graduate Certificate in Biological Recording and has attended FSC Field Courses for Land mammals, Songbird identification, Barn Owls (CIEEM) and Advanced Bird Survey Techniques (Level M). He has four years experience in bat and avian work. He has accumulated over 450 hours of bat contact time and holds an NE Class 2 license (70619:OTH:CSAB:2016).

He has attended courses for trees and bats, bat survey techniques, mitigation and handling and attended seven european workshops.

Ryan Whitmarsh is an experienced ecologist who has attained a BSc (Hons) degree. He is experienced in a range of ecological surveys for protected species, has attended courses on bats and currently working towards a Class 2 Bat License. He is an accredited agent on Simon Brain's (Managing director) NE Class 2 license (70619:OTH:CSAB:2016).

3. Emergence Survey - Results

3.1 Dusk emergence results

Summary

No bats were seen to emerge from the trees and it was considered that bats and bat roosts were absent from the trees during the survey.

Detailed survey records

Site:	Land at Station Road, Reddish		Start:	End:
Building/Structure/Tree:	Trees	Precipitation:	0%	0%
Visit No.:	1	Temperature:	22°C	18°C
Date:	30/06/2025	Wind Speed Beaufort (0-12):	2	2
Lead Surveyor:	Dawn Goodfellow	Cloud Cover (0-8):	0	2
Start Time:	21:10hrs			
Sunset:	21:40hrs			
End Time:	23:10hrs			

Surveyor:	Alex Whitmarsh	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T33 (Visit 1 of 2)	
Time (hrs)	Species	Comment
22:13	Unknown	Bat not heard but observed flying over T33.
22:17	C. Pip	Bat heard (continuously for several minutes) but no visual.
23:02	C. Pip	Bat heard but no visual.

Surveyor:	Dawn Goodfellow	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T38 (Visit 1 of 2)	
Time (hrs)	Species	Comment
22:01	C. Pip	Bat heard but visual.

22:04	C. Pip	Bat heard and observed flying over trees over lake and wet woodland.
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Surveyor:	Mike Bazley	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T39 (Visit 1 of 2)	
Time (hrs)	Species	Comment
21:58	C. Pip	Bat heard and observed flying under tree canopy.

Surveyor:	John Turner	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T40 (Visit 1 of 2)	
Time (hrs)	Species	Comment
22:06	C. Pip	Bat heard but no visual.
22:10	Noctule	Bat heard but no visual.

Surveyor:	Spencer Dwyer Moss-Rathbone	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T45 (Visit 1 of 2)	
Time (hrs)	Species	Comment
22:02	C. Pip	Bat heard but no visual.
22:29	C. Pip	Bat heard but no visual.

Surveyor:	Phil Scurfield	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	G6 (Visit 1 of 1)	
Time (hrs)	Species	Comment
21:57	C. Pip	Bat heard but no visual.
22:03	C. Pip	Bat/s heard and 3 x bats observed foraging over trees.
22:05 - end of survey	C. Pip	Bat/s heard but no visual, every few minutes throughout the survey.

Summary

No bats were observed to emerge from the trees surveyed.

Site:	Land at Station Road, Reddish		Start:	End:
Building/Structure/Tree:	Trees	Precipitation:	0%	0%
Visit No.:	2	Temperature:	13°C	14°C
Date:	21/07/2025	Wind Speed Beaufort (0-12):	1	1
Lead Surveyor:	Ryan Whitmarsh	Cloud Cover (0-8):	1	1
Start Time:	20:50hrs			
Sunset:	21:21hrs			
End Time:	22:51hrs			

Surveyor:	Ryan Whitmarsh	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T50 (Visit 1 of 1).	
Time (hrs)	Species	Comment
22:02	C.Pip	Bat heard but no visual.
22:10	Noctule	Single bat passing S-N at relatively low flight.
22:13-51	C.Pip & S Pip	Sporadic feeding calls but no visuals made.

Surveyor:	Graham Short	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T38 (Visit 2 of 2).	
Time (hrs)	Species	Comment
21:43-22:10	C.Pip	Bat heard but no visuals.

Surveyor:	Alex Whitmarsh	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T33 (Visit 2 of 2).	
Time (hrs)	Species	Comment
21:52	C.Pip	Bat heard but no visual.

Surveyor:	Mike Bazley	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T39 (Visit 2 of 2).	
Time (hrs)	Species	Comment
21:37	C.Pip	Bat observed passing over woodland tree canopies towards the north.

Surveyor:	Phillip Scurfield	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T40 (Visit 2 of 2).	
Time (hrs)	Species	Comment
21:37	C.Pip	Bat observed passing over woodland tree canopies towards the north.

Surveyor:	Jamie-lee Hodgson	
Equipment:	Echo Meter Touch 2, Night Fox Whisker IR Camera & IR Light	
Position:	T45 (Visit 2 of 2).	
Time (hrs)	Species	Comment
21:34	C.Pip	Bat heard but no visual.
21:51	C.Pip	Sporadic commuting calls but no visuals made.

Summary

No bats were observed emerging from any trees during the survey.

4. Constraints and legislation

4.1 Constraints on survey information or equipment

It was considered that no constraints were applicable.

4.2 Potential impacts of development

All UK bat species and their roosts (occupied or unoccupied) are legally protected and demolition of a roost site is a criminal offence.

4.3 Legislation and Policy guidance

All bats are European Protected Species as defined by Bern and Bonn Conventions, Conservation of Habitats and Species regulations 2010, Habitats Directive Annex 4, some are also Annex 2.

All bats are protected by domestic legislation including Schedule 5 of the Wildlife and Countryside Act 1981 as amended, CROW and NERC Act 2006.

5. Recommendations and mitigation, compensation and enhancement measures

5.1 Further survey effort

In relation to the trees and in accordance with the BCT good practice guidelines 2023 absence of bats has been established by means of the bat survey and therefore further surveys are not required for the current annual bat survey season.

5.2 Mitigation, compensation and enhancement measures

No bats were recorded in the trees and therefore no measures are required to mitigate the effects of development on bats in this instance or to compensate for their presence. No roosts were identified during the survey and therefore no EPS license is required for development to commence.

Enhancement measures

There is no loss of any roost type on the site and no roosts were discovered on survey. The site is being used for regular commuting and feeding. Specific

mitigation for loss of foraging and commuting routes is not required. Under the National Planning Policy Framework 2012 and the NERC Act 2006 there is a requirement to improve existing environment through enhancement.

The development proposals can maintain the ecological connection between the site and the locality. Where new planting is to be introduced native tree and shrub planting plan is preferred. Species of local provenance are recommended in preference to non-native, ornamental species. Planting of tree and shrub species that support a high insect biomass and provide a potential food source for bats throughout the bat activity period (spring to autumn) such as rowan, silver birch, alder buckthorn, dogwood, crab apple and wild plum are recommended..

Research has found that lighting can cause considerable disturbances to bats and may interfere with bat navigation during nocturnal commuting flights to suitable feeding sites. It is recommended by the Bat Conservation Trust and Institute of Lighting Engineers that lighting at ground level should be below 3 Lux (BCT & ILE 2008). The site was found to be largely unaffected by lighting and the redevelopment will seek to ensure that lighting will be appropriately designed to ensure minimal light spill, particularly on the vegetated boundary of the site. This could be achieved by:

- Ensuring lights are only erected where they are needed, illuminated only during the time period that they will be used, and at levels that enhance visibility.
- Using narrow spectrum bulbs, to lower the range of species affected by lighting, and avoiding the use of light sources that emit ultraviolet.
- Ensuring that there are no bare bulbs or lights that point upwards.
- Ensuring that the spread of light is kept near to or below the horizontal plane.
- Reducing the height of the lighting columns since light at a low level reduces ecological impact.
- Ensuring only low level lighting that is as directional as possible is provided and that light emitted from these fixtures is below 3 lux at ground level.
- LED lighting, ideally amber LED (bat-lamps) that have a negligible UV component may be a preferred option since these show a low insect attractiveness comparable to low pressure sodium lamps and they are more directional, thus reducing light spill

- Where possible, external lights should comprise sensor activated lamps) so that lights are only operational when they are needed.
- Avoiding the illumination of habitat features used by bats, notably the boundary tree and linear hedgerows.

5.3 Mitigation licenses

In relation to the trees there are no requirements for mitigation licensing as there is no requirement for anyone to carry out activity prohibited under wildlife legislation.

6. Summary

- 6.1 No bats were found to be roosting in trees. As a result, no measures are required to mitigate the effects of development on bats and there is no requirement for an EPS license (derogation or low impact) from Natural England in this instance for the current bat survey season.

Appendix 1 – Still shots

V1







V2

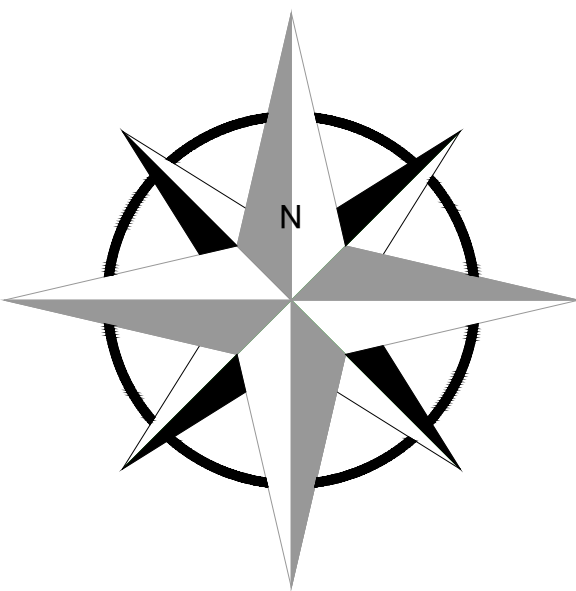








Appendix 2: Tree location plan.



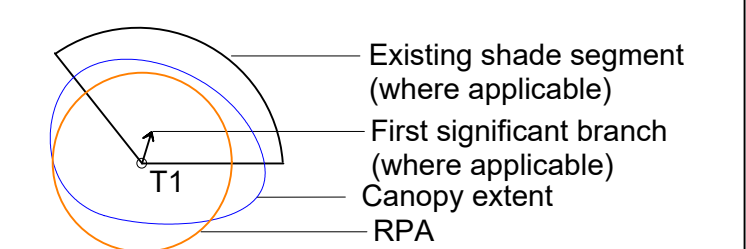
TREE CONSTRAINTS PLAN

Retention value key

- (RETENTION VALUE A)
- (RETENTION VALUE B)
- (RETENTION VALUE C)
- Trees to be removed (RETENTION VALUE U)

Root Protection Areas (RPA)

Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's have been shown as a red polyline.



WARNING This drawing will not be read in black and white

Sheet Key

Sheet 1	Sheet 2	Sheet 3	Sheet 4
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AMENITYTREE

The Annexe, Willow Hill Cottage,
School Lane, Burwardsley, Chester.
CH3 9NX
Tel. 01829 770075

Client:
Nothern Group

Project:
Land at Station Road, Reddish, Stockport SK5 6ND
12596

Detail:
TREE CONSTRAINTS PLAN - Overview

Drawn By: Date: Scale:
PS 23/04/2025 NTS

Dwg No: Revision:
TR-01-Overview Sheet V1