

Alexandra Park Housing Office

Manchester

Bat Emergence Surveys

2026



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Client Manchester City Council

Project Title Alexandra Park Housing Office

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1. Introduction

1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Ltd (RHE) was commissioned in 2026 by Manchester City Council (the Client) to carry out Bat Emergence Surveys of Alexandra Park Housing Office, 130 Alexandra Road, Manchester (the 'site'). The site is located at O.S. grid reference: SJ 833 954 (see Figure 1).



Figure 1. Location Map (red line boundary)

Description of Development

- 1.1.2 The site will be re-developed for homeless accommodation (see Figure 2).

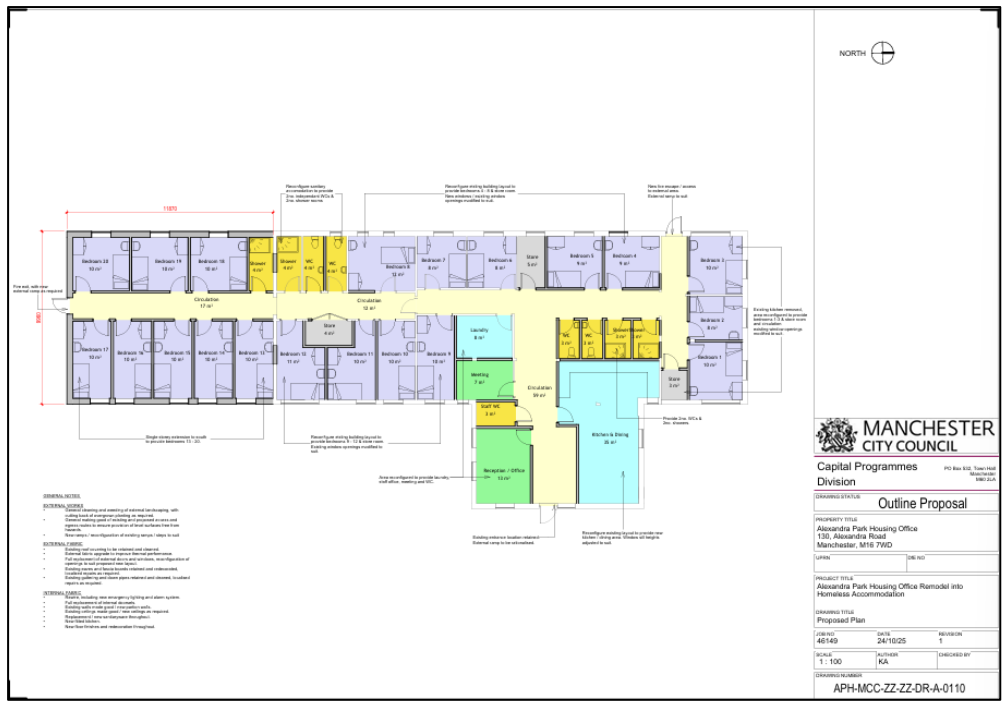


Figure 2. Proposed development of the site courtesy of Manchester City Council

Relevant History

- 1.1.3 The site was subject to a Preliminary Ecological Appraisal in February 2026¹. This identified the building as offering moderate potential to support roosting bats.

1.2 Scope of Work

- 1.2.1 The Client commissioned RHE to undertake two dusk emergence surveys of the building on site to determine the status of roosting bats and inform mitigation requirements.

¹ Rachel Hacking Ecology. 2026. Alexandra Park Housing Office, Manchester Ecological Appraisal 2026. Unpublished report for Manchester City Council

2. Methods

2.1 Bats Presence/Absence Survey

- 2.1.1 Two dusk emergence surveys were undertaken in accordance with current guidelines². Surveyors were positioned around the site to enable full visual coverage of all potential roosting features (PRFs). Surveyors used full frequency bat detectors (Echometer Touch Pro 2 and Batlogger M2) to record ultrasonic bat calls and infra-red binoculars (NightFox Whisker) to assist observation.
- 2.1.2 The meta-data for the surveys is provided in Table 1.

Table 1. Bat Emergence Survey Meta-data				
Date	Surveyors (licence ref)	Start / Finish Time	Sunset	Weather
14/05/2026	Holly Spencer (2022-10160-CL17-BAT) Jasmin West Bella Ercole	20:46 – 22:31	21:01	Clear, dry and still 9 ⁰ C - 8 ⁰ C
11/06/2025	Simon Holden (2025-86308-CL18-BAT) Jasmin West Bella Ercole	21:22-23:07	21:37	Mild, light breeze, 100% cloud cover, 16 ⁰ C

- 2.1.3 Three surveyors per survey, two with a Nightfox Whisker night vision aid (NVA), and one without. One unmanned NVA. Three surveyors with an Echometer Touch 2 Pro bat detector to monitor the building to ensure PRFs described in the Ecological Appraisal (2026)³ were covered. The location of surveyors and NVAs is shown in Figure 3.

² Collins, J. (Ed.) (2025) *Bat Surveys for Professional Ecologists-good practice guidelines*. 4th edn. The Bat Conservation Trust, London.



Figure 3. Surveyor (yellow stars) and NVA (red stars) locations with approximate fields of view (dashed white lines)

Data Analysis

- 2.1.4 Interpretation of survey findings was undertaken using professional judgement and published guidance^{4,5}.

⁴ Collins, J. (Ed.) (2025) *Bat Surveys for Professional Ecologists-good practice guidelines*. 4th edn. The Bat Conservation Trust, London.

⁵ Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

3. Results

3.1 Survey Constraints

- 3.1.1 The site was fully accessible and no constraints affected the surveys. A high degree of confidence is placed on the results.

3.2 Presence/Absence Survey

First Emergence Survey

- 3.2.1 No bats emerged from the site. A low level of bat activity was recorded between 21:20 and 21:45. Activity included passing and foraging of two Common Pipistrelle *Pipistrellus pipistrellus*.

Second Emergence Survey

- 3.2.2 No bats emerged from the site. Throughout the survey sporadic foraging by a single Common Pipistrelle was recorded around the trees and shrubs bordering the west and south of the site. A single Noctule *Nyctalus noctula* was recorded passing overhead.



4. Assessment

4.1 Potential Impacts

- 4.1.1 The surveys recorded no evidence of roosting bats and it is concluded that the site does not currently support roosting bats.
- 4.1.2 The proposed development is unlikely to result in any impacts to bats or their roosts.



5. Recommendations

5.1 Further Surveys

5.1.1 No further surveys are required.

5.2 Mitigation and Enhancement Measures

5.2.1 No specific mitigation is required. In the unlikely event that any bats be encountered during works, work will pause, and the licensed ecologist will be contacted to attend.

5.2.2 The site could be enhanced for bats by installing a bat box. This could either be integral (built into the brickwork) or externally mounted. Bat boxes should be installed at eaves height facing southeast to southwest. The ideal location is the apex at the southern gable (see Figure 4).



Figure 4. Proposed location of bat box (red star)

- 5.2.3 Suitable models include the Beaumaris Midi Woodcrete Batbox (externally mounted) and the Segovia Build-in Woodstone Bat Box (integral).



Figure 5. Beaumaris Midi Bat Box

<https://www.wildcare.co.uk/beaumaris-bat-box.html>



Figure 6. Segovia Build-in Bat Box

<https://www.wildcare.co.uk/vivara-pro-buildin-woodstone-bat-box-uk-brick-size.html>

Appendix 1: Legislation

The Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) protects native animals, plants and habitats. Under the Act it is an offence to intentionally kill, injure or take any wild animal listed on Schedule 5 and it is an offence to interfere with places used for shelter or protection, or intentionally disturb animals occupying such places. The Act prohibits picking, uprooting or destroy any wild plant (or any attached seed or spore) listed in Schedule 8.

European Protected Species (EPS) such as bats are protected by the Wildlife and Countryside Act 1981 (as amended by the CROW Act 2000) and the Conservation of Habitats and Species Regulations 2017. The Acts make it an offence to:

- a) Deliberately capture, injure or kill an EPS;
- b) Deliberately impair an EPS's ability to survive, breed, reproduce, rear or nurture young; to hibernate or migrate; or significantly affect the local distribution or abundance of the EPS.
- c) Possess or control live or dead EPS or any part of, or anything derived from a EPS;
- d) Damage or destroy a breeding site or resting place of an EPS;
- e) Intentionally or recklessly obstruct access to any place that is used for shelter or protection by an EPS;
- f) Intentionally or recklessly disturb a structure or place that it uses for shelter or protection that is occupied by an EPS.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on every public authority to have regard to conserving biodiversity. Section 41 of the same Act requires the Secretary of State to publish a list of the living organisms and types of habitats that are of 'Principal Importance' for the purpose of conserving biodiversity. The Secretary of State must take steps, as appear reasonably practicable, to further the conservation of those living organisms and habitats in any list published under this section. The list of species and habitats of principal importance currently includes 943 species and 56 habitats. These are the species and habitats found in England which are regarded as conservation priorities under the UK Post-2010 Biodiversity Framework

The Environment Bill 2021 amends the Wildlife and Countryside Act 1981 to introduce an additional purpose for granting a protected species licence in relation to development, 'for reasons of overriding public interest', and two additional tests for the granting of such licences: that there is 'no other satisfactory solution' and that granting the licence is 'not detrimental to the survival of any the population of the species concerned'. These



changes will reduce the scope for unlicensed activities to provide clear safeguards before licences can be granted, providing legal certainty and clarity to developers about their environmental obligations.



Appendix 2: Emergence Survey Photographs

First Emergence Survey NVA Photographs		
Elevation / Surveyor	NVA view	Darkest Point
South East Elevation Surveyor - HS		
South West Elevation Surveyor - BE	N/A	N/A

North West Elevation Surveyor - JW	 A photograph of the North West elevation of a building. The building has a dark roof and light-colored walls. A timestamp '05/14/2026 20:48:57' is visible in the bottom right corner.	 A photograph of the North West elevation of a building, showing a different angle or lighting than the previous image. A timestamp '05/14/2026 22:21:43' is visible in the bottom right corner.
North East Elevation No Surveyor	 A photograph of the North East elevation of a building. The building has a dark roof and light-colored walls. A timestamp '05/14/2026 20:49:54' is visible in the bottom right corner.	 A photograph of the North East elevation of a building, showing a different angle or lighting than the previous image. A timestamp '05/14/2026 22:22:58' is visible in the bottom right corner.
Second Emergence Survey NVA Photographs		
Elevation / Surveyor	NVA view	Darkest Point



South East Elevation Surveyor - BE		
South West Elevation Surveyor - SH		

North West Elevation Surveyor - JW		
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