262 Ryebank Road, Chorlton

Further Bat Dusk Surveys

23rd August 2024

INTRODUCTION

Following initial bat surveys completed on the 9th May 2024, Kingdom Ecology have completed a further set of two bat dusk emergence surveys of a detached house at 262 Ryebank Road, Chorlton, Manchester, M21 9LJ (National Grid Reference SJ 8094 8323). The additional dusk emergence surveys were undertaken on the 11th July and 5th August 2024. Proposals at the site are to demolish the existing house and to construct two new dwellings at the site.

Surveys were led 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 SUMMARY

In summary, the study site comprises a detached house and adjacent garden located at 262 Ryebank Road on the western edge of the suburb of Chorlton, Manchester.

The site is surrounded by residential housing with established gardens and areas of parkland nearby, such as Longford Park and Turner Moss Playing Fields.

The survey found the interior of the main house to be of limited suitability for bats with limited internal crevice features.

However, the exterior of the house has several potential bat roosting features. These are largely associated with crevices around hanging tiles, occasional missing or raised roof tiles and gaps under tiles at the gable. These features all offer suitable roosting habitat for individual or low numbers of non-breeding bats.

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

In order to further assess the identified potential bat roosting features, it was recommended that a further two dusk/dawn bat activity surveys were carried out during the peak active bat survey season using two bat surveys.

2024 BAT DUSK ACTIVITY SURVEYS

Methods

In accordance with the recommendation within the initial scoping survey, additional bat dusk surveys were undertaken on the 11th July and 5th August 2024.

Given the site layout, it was considered appropriate to assess the building from two survey locations, with one surveyor located at the northeast corner of the building and one at the southwest corner of the building. Surveyor locations are shown on Figure 1 in the Appendix.

The survey used two experienced bat surveyors (Richard Roe and Sofia Fabiano).

The surveyors were equipped with heterodyne and time expansion bat detectors (Anabat Walkabout, Anabat Express, Echometer Touch 2 Pro and Elekon Bat Scanner). The bat surveyors were also equipped with night vision cameras (2 x Canon XA night vision cameras) supported by infrared floodlights (Nightfox XB and Dedolight IRedzilla infrared illuminators).

These survey arrangements allowed all suitable 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. Night Vision camera footage was reviewed following survey. All bat species and bat behaviour was recorded.

Results

The first dusk survey was undertaken under suitable conditions on the 11th July 2024 with weather recorded as overcast, calm and dry; with a temperature of 15°C. Sunset was recorded at 21.33.

In summary, no bats were recorded roosting at the site.

Relatively low levels of bat activity were recorded during survey with bat activity comprising of intermittent common and soprano pipistrelle bat passes.

The first bat pass (a soprano pipistrelle) was recorded at 21.51 within the rear garden of the property. Intermittent common and soprano pipistrelle passes were recorded, with bats passing through the site. Noctule were recorded flying over the site at 21.55, 22.09 and 22.51.

No other significant bat activity was recorded. No roosting bats were recorded by the surveyors or on the night vision cameras.

The second dusk survey was undertaken under suitable conditions on the 5th August 2024 with weather recorded as cloudy, with a light breeze and dry; with a temperature of 21°C. Sunset was recorded at 20.56.

In summary, no bats were recorded roosting at the site.

Relatively low levels of bat activity were again recorded during survey with bat activity comprising of intermittent common pipistrelle bat passes.

The first bat pass (a common pipistrelle) was recorded at 21.19, the bat passed over the house from the front to the rear garden. Intermittent common pipistrelle passes were recorded, with bats passing through the site. Noctule were recorded flying over the site at 21.15, 21.59 and 22.09.

No other significant bat activity was recorded. No roosting bats were recorded by the surveyors or on the night vision cameras.

Recommendations

No evidence of recent or current bat activity was found within the building interior or exterior.

Two dusk emergence surveys were also completed of the building. These did not record any evidence of roosting bats. Activity around the building was generally relatively low comprising of infrequent pipistrelle bat passes over the front and rear gardens.

Taking the previous preliminary roost assessment findings and the latest dusk surveys results into account, it is considered to be very unlikely that the site currently supports any roosting bats.

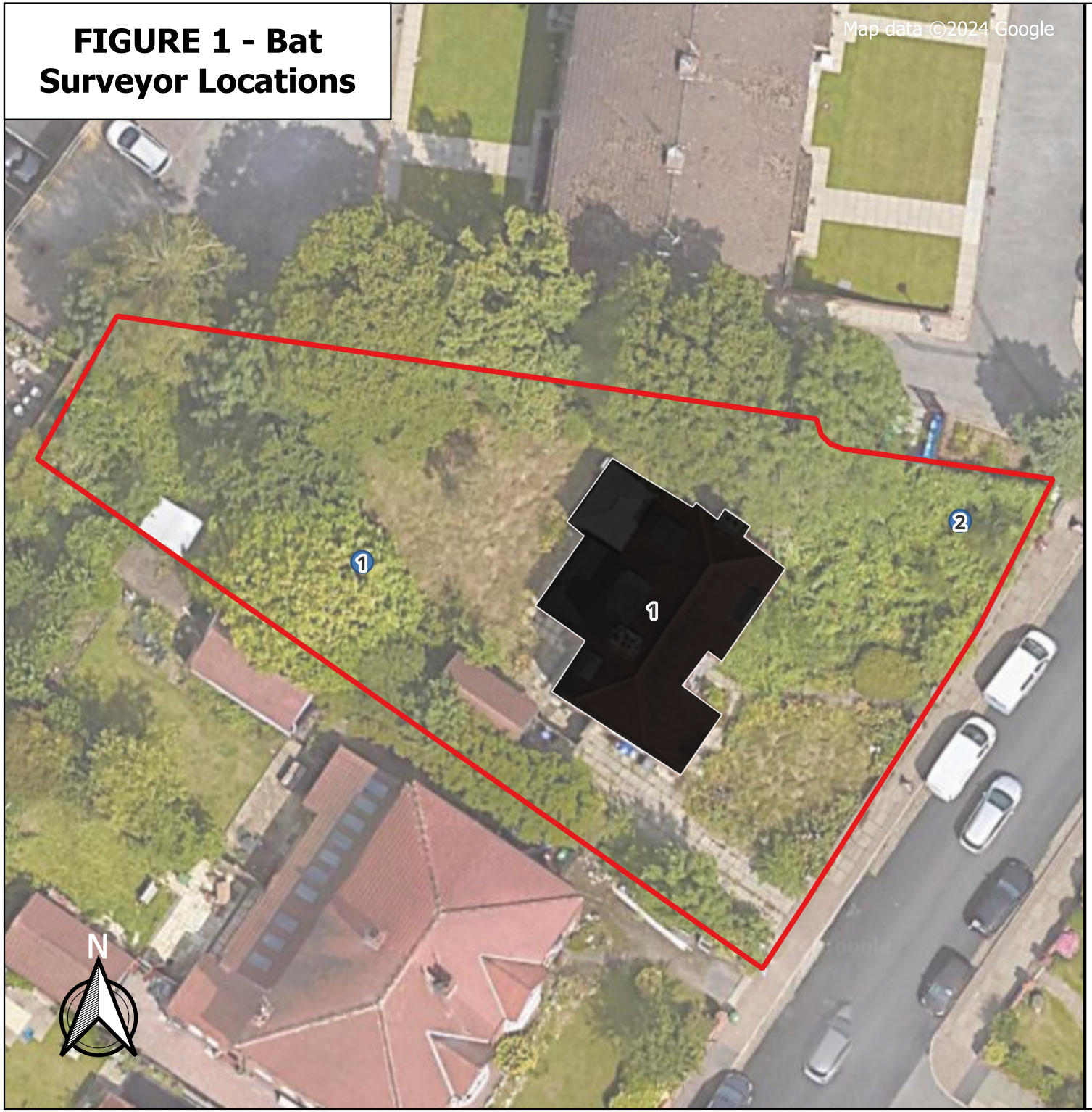
Nevertheless, it is recommended that care is taken during demolition of the building. If any bats or evidence of bats are found, then works should immediately stop and further advice should be sought from an appropriately qualified ecologist.

The proposed development should include provision for roosting bats and breeding birds. This can be achieved through the installation of bat boxes (recommended model Habibat 003) and sparrow nest boxes (model Schwegler 1SP) into proposed buildings at the development site.

The bat and bird boxes can be built into the brick walls of any proposed buildings so as to remain visually unobtrusive.

The precise location, model and number of bat and bird boxes should be determined by an appropriately qualified ecologist.

FIGURE 1 - Bat Surveyor Locations



KEY

- Red Boundary
- Bat Surveyor Location
- Building

0 10 20 m

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