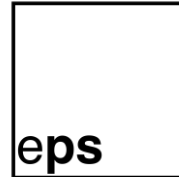


Manchester City Council

217 Stockport Road, Ardwick

Dusk Emergence Survey



EPS GENERAL NOTES

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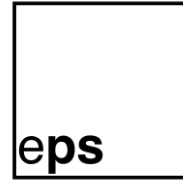
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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of Eps



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Executive Summary

Eps Ltd was commissioned by Manchester City Council in June 2026 to undertake a dusk emergence survey at Cornbrook House, 217 Stockport Road, Ardwick, M12 4DY to assess the potential to support roosting bats as part of a planning application for the demolition of the building.

A dusk emergence survey was undertaken on 25th June 2026 in accordance with the recommended survey protocol (Collins, 2023).

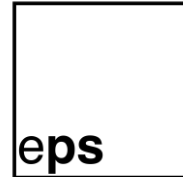
The site offers low potential to support roosting bats. No evidence of bats was recorded during the dusk survey and therefore it is recommended the proposed building works can proceed.

Recommendations for appropriate ecological enhancements are provided within this report.



1. Introduction

- 1.1.1 Eps Ltd was commissioned by Manchester City Council to carry out a dusk emergence survey at the Cornbrook House, 217 Stockport Road, Ardwick, M12 4DY
- 1.1.2 Survey work was undertaken to inform planning ahead of the proposed demolition of the building.
- 1.1.3 A preliminary roost assessment of the site was undertaken by Rachel Hacking Ecology Limited in January 2026 that assessed the building as having low potential to support roosting bats.
- 1.1.4 This report details the findings of the dusk emergence survey. Methodologies employed are described including site surveys and evaluation, and the need for further surveys and/or mitigation measures are included where appropriate.



2. Methodology

2.1 Dusk Emergence Survey

- 2.1.1 The dusk emergence survey was undertaken on 25th June 2026. The building was surveyed from all aspects to ensure complete coverage of the features displaying potential to support roosting bats. Survey details including date of survey, surveyor name and weather conditions are shown in Table 1 below. Surveyor locations are illustrated in Figure 1 and further details can be found in Appendix 1.
- 2.1.2 The dusk emergence survey was undertaken following best practice guidance (Collins, 2023) with each surveyor equipped with an Elekon Bat Logger M or EMT 2 Pro bat detector and a night vision aid (NVA). During the dusk emergence surveys, surveyors were in position 15 minutes before sunset until 1.5 hours after sunset.

Bat activity, including passes, foraging, roosting locations and species type were recorded onto field maps, along with other incidental bat activity.

Table 1. Survey Timings, Surveyor Details and Weather Conditions

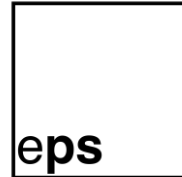
Date/ Time	Survey Type	Surveyors	Air Temp. (oC)	General Conditions
25 th June 2026 21.26– 23.11	Dusk emergence	Vincent Ruane Wesley McGuire Matthew Harrison NVA 1	24	Warm and dry, 10% cloud cover, calm conditions (Beaufort scale: 1 Sunset: 21.41

Figure 1. Surveyor/NVA locations



2.2 Limitations

- 2.2.1 The dusk emergence survey was undertaken during peak bat activity survey season and in accordance with best practice guidelines. As such, no limitations to the bat survey have been identified.



3. Findings

3.1 General Site Description

- 3.1.1 The Site is comprised of a detached single storey building with brick walls and a cross hipped roof.
- 3.1.2 The site is located at Cornbrook House (Grid Reference: SJ 85926 96519), within the Ardwick area of the City of Manchester. The site occupies a prominent position on the A6 Stockport Road, one of the principal arterial routes connecting Manchester city centre with the southern suburbs. The surrounding area is predominantly urban in character, comprising a mix of residential properties, educational facilities, healthcare buildings and commercial premises.

3.2 Visual Inspection

- 3.2.1 An internal and external inspection of the building was carried out by Rachel Hacking Ecology Limited in January 2026. The building was assessed as having low potential to support roosting bats and it was recommended that a minimum of one dusk emergence survey should be carried out in accordance with current guidelines.

3.3 Dusk Emergence survey

- 3.3.1 The findings from the dusk activity survey are presented in Table 3 and summarised below.

Table 3. Dusk activity

Time (h)	Surveyor initials	Species	Activity	Notes
21.39	WM	P.Pip	P	P.Pip passing from west to east
22.10	VR	P.Pip	F	P.pip foraging
20.59	VR	P.Pip	F	P.Pip sporadic foraging to survey end

- 3.3.2 No bats were recorded emerging from the building during the dusk emergence survey.



4. Legislation & Planning Policy

4.1 Legislation

4.1.1 Bats are European Protected Species (EPS) and are protected under both European and UK legislation comprising The Wildlife and Countryside Act 1981 (as amended) (HMSO, 1981) and the Conservation of Habitats and Species Regulation 2017 (as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (HMSO, 2017) (HMSO, 2019). Offences under the legislation which are potentially relevant to this development include:

- The deliberate capture, injury or killing of a bat;
- The deliberate disturbance of a bat, particularly disturbance which is likely to; impair their ability to survive, to breed or reproduce, or to rear or nurture their young, to hibernate or migrate, or to affect significantly the local distribution or abundance of the species; and
- The damage/destruction of, or obstruction of access to a breeding site or resting place (even if unoccupied) – referred to within this report as a 'roost'.

4.1.2 Several species of bats are also listed as Species of Principal Importance under the Natural Environment and Rural Communities Act 2006 (HMSO, 2006). This legislation requires planning authorities to consider biodiversity when undertaking their duties.

4.1.3 Full legislative text should be referred to as above text is a summary only. Please refer to the online legislation for the most recent legislative updates..

4.1.4 The Conservation of Habitats and Species Regulations 2017 provides safeguards for European Protected Sites and Species (as listed in the Habitats Directive). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 which continue the same provision for European protected species, licensing requirements, and protected areas now that the UK has left the European Union.



4.2 Planning Policy

4.2.1 Planning policies which are relevant to the proposed development include;

- Paragraph 187(d) of the National Planning Policy Framework (NPPF, 2024) states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- Paragraph 187(a) of the NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils, while also promoting the conservation, restoration and enhancement of priority habitats, ecological networks and priority species, and pursuing opportunities for measurable
- Paragraph 192(b) states plans should also promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.
- Paragraph 193(a) of the NPPF states that:

“if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.
- Paragraph 193(c) states that:
- “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.”



5. Assessment & Mitigation

5.1 Assessment

- 5.1.1 No evidence of the current use of the building by roosting bats was recorded during the dusk emergence survey undertaken on 25th June 2026. Based on this survey information no further bat surveys are currently considered to be required to determine the planning application.
- 5.1.2 Whilst no roosts were recorded within the building, it should be appreciated that almost any structure may be used by an individual or transient bat from time to time. Bats require very limited space and very small roost entry gaps can be found not only in roof voids but also under roof tiles, within wall cavities or within any structure that provides close shelter. Should bats be discovered on site at any time, works should be halted in the immediate area and an appropriately trained, qualified and licensed bat ecologist consulted immediately.
- 5.1.3 Bats are known to frequently become entangled and die in Breathable Roof Membranes (BRMs) due to pilling of the material when subject to frequent passage by bats. As a potential benefit to bats in line with the National Planning Policy Framework (NPPF) aim that “opportunities to incorporate biodiversity in and around developments should be encouraged” (NPPF, 2012) it is recommended that Type 1F bitumastic roofing felt should be used during construction of the proposed buildings.
- 5.1.4 Consideration could be given to creating long term bat roosting opportunities fit to the exterior of the buildings to be retained, thereby conforming with aims for biodiversity within the NPPF. Such roosting provision may comprise woodcrete style boxes such as the Schwegler 1FE bat box with back plate. Bat boxes should be placed a minimum of 4 m from ground level on southerly facing aspects and ideally at eaves level and away from bright light spill. Further information on installing bat roosting provision can be provided by Eps if required.



6. References

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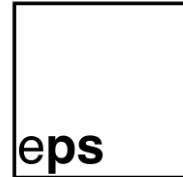
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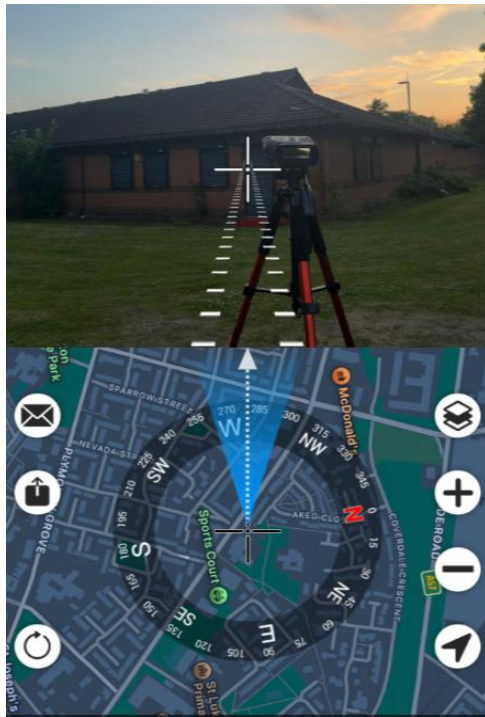
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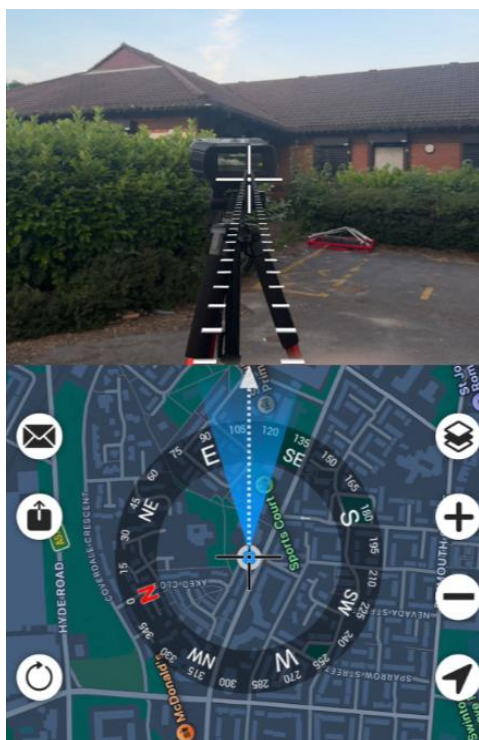
Appendix 1. Surveyor Locations



1. Vincent Ruane



2. IR



3. Wesley McGuire



4. Matthew Harrision