

Wythenshawe Power Station

Bat Survey Report

EDF Energy

October 2025

Seeker Ecology Ltd

Quality Assurance

Report For:

Prepared for:	Prepared by:
EDF Energy Timpson Road, Roundthorn Industrial Estate, Manchester M23 9LL	**Seeker Ecology Ltd** 48 Sancroft Road, Spondon, Derby, DE21 7EU

Main Contributors:

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1. Introduction

1.1 Background

Seeker Ecology Ltd was commissioned by EDF Energy (hereafter referred to as 'The Client'), to undertake a suite of bat surveys at Wythenshawe Power Station, Timpson Road, Roundthorn Industrial Estate, Manchester M23 9LL, hereafter referred to as 'the Site'.

The Site is situated at the approximate central National Grid Reference (NGR): SJ 8037 8919.

1.2 Purpose of this Report

This report presents the findings of the bat survey work undertaken by Seeker Ecology Ltd, following a Preliminary Bat Roost Assessment (PBRA) undertaken in June 2025 by WSP[1], to confirm the presence/absence of roosting bats prior to the demolition of the structures (B1-B7).

This report will detail if there are any bat roosts present on Site, the current level of bat activity and the appropriate timings of works and/or any licencing requirements required.

1.3 Proposed Development

The Proposed Development is to demolish all existing buildings within the footprint of the Site. This includes a large flat roofed operational building (B1), two large storage buildings (B4 and B5), an office/storage building (B6), two small breezeblock sheds (B2 and B3) and a 'lean-to' between the two storage buildings (B7).

The existing building layout and Site boundary is shown in Figure 1, Appendix A.

[1] WSP (2025) *Wythenshawe Power Station. Preliminary Bat Roost Assessment and Ground Level Tree Assessment*. Project no. UK-62280432.

2. Legislation

2.1 Bat Legislation

All British Bat species and their roosts are legally protected, see Table 2-1 below.

A bat roost is defined as 'any structure or place, which is used for shelter or protection' or a 'breeding site or resting place' by a bat or group of bats. Bats commonly use the same roosts at particular times of the year even after short and long periods of absence, the roost (tree, building or structure) is protected whether bats are currently in residence or not.

The bat species listed within the Greater Manchester Biodiversity Action Plan (GM BAP)[2] include the following species: common pipistrelle (*Pipistrelle* pipistrellus) and soprano pipistrelle (*Pipistrellus pygmaeus*), Serotine (*Eptesicus serotinus*), Daubenton's bat (*Myotis daubentonii*), Whiskered bat (*Myotis mystacinus*), Natterer's bat (*Myotis nattereri*), Leisler's bat (*Nyctalus leisleri*), noctule (*Nyctalus noctula*) and brown long-eared (*Plecotus auritus*).

Additionally, seven of the UK bat species are listed as Species of Principal Importance under Section 41 of the NERC Act (2006)[3]: namely, barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*), noctule, soprano pipistrelle, brown long-eared bat, greater horseshoe bat (*Rhinolophus ferrumequinum*) and lesser horseshoe bat (*Rhinolophus hipposideros*).

Table 2-1 – Bat Legislation

Species	Legislation	Offences
All Bat Species A European Protected Species	Conservation of Habitats and Species Regulations 2017 (as amended)	To deliberately[4] capture, injure, or kill a bat; deliberate disturbance[5] of bats; or damage or destroy a breeding site or resting place used by a bat. [*The protection of bat roosts is considered to apply regardless of whether bats are present within the roost at the time of works/survey(s)*].
	Wildlife and Countryside Act 1981 (as amended) S.9	Intentionally or recklessly obstruct access to any structure or place used for shelter or protection or disturb[6] a bat in such a place.

Given the above legislation, the potential presence of bats at a Site represents a material consideration in the planning process. Even where planning permission is not required for the proposed works there is still a legal responsibility placed upon the developer to ensure that a breach of legislation does not occur upon the safety of a roost or bat(s). Developers therefore must obtain a Natural England mitigation licence to cover any works that has the potential to result in an offence under the above legislation.

[2] Greater Manchester Biodiversity Action Plan [Accessed September 2025].
[3] Natural Environment and Rural Communities (NERC) Act 2006 [Revised]. Online [Accessed January 2025].
[4] *Deliberate capture or killing is taken to include "accepting the possibility" of such capture or killing.*
[5] *Deliberate disturbance of animals includes any disturbance which is likely a) to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young, or (ii) in the case of animals of hibernating or migratory species, to hibernate or migrate; or b) to affect significantly the local distribution or abundance of the species to which they belong.*
[6] *Lower levels of disturbance not covered by the Conservation of Habitats and Species Regulations 2017 remain an offence under the Wildlife and Countryside Act 1981 although a defence is available where such actions are the incidental result of a lawful activity that could not reasonably be avoided.*

3. Methodology

3.1 Updated Preliminary Bat Roost Assessment

An inspection of all buildings within the Site (B1-B7) was undertaken by Steph Cooling-Green BSc (Hons), Natural England (NE) Level 3 & 4 bat licence of Seeker Ecology Ltd, prior to the start of the first emergence survey on the 8th August 2025, to determine their potential to support suitable features for roosting bat species, these features are hereafter referred to as "Potential Roosting Features (PRF)".

Each building and structure was examined from the ground, using close focusing binoculars, and high-powered torches, to identify potential access/egress points and features with potential to support roosting bat species. PRF's include features such as missing mortar, slipped/missing tiles, gaps around windows, open windows/doorways etc. The buildings/structures were also checked for any signs of bats such as droppings, scratch marks, staining and feeding remains. Where such signs were found, photographs and samples (where possible) were collected and are detailed within the PRA notes.

The PRF's identified in June 2025 by WSP**Error! Bookmark not defined.**, were closely inspected with a torch and endoscope where applicable and any new PRF's were noted.

Based on this inspection, each building/structure was classified using the following classification of; negligible, low, moderate, high potential to support roosting bats, based upon the current Guidelines (Collins 2023)[7] . The grading system used to determine the potential of a feature to support roosting bats is contained within Appendix B.

3.2 Emergence Survey

Following best practice guidelines[7], buildings with Moderate suitability require two emergence survey visits to be undertaken between May and September, with at least one of the surveys completed between May and August. Buildings with Low Suitability require a single survey visit between May to August. No surveys are required for negligible suitability buildings.

Night vision aids (NVAs) were utilised on all surveys, all building features identified during the PBRA were within camera view to record and observe potential emergence points/roosts present.

Due to the number of buildings which all adjoin each other the number of surveyors changed between the 1st and 2nd survey. Five surveyors, and eight NVAs were utilised on the first survey with four surveyors and seven NVAs on the second survey.

All the surveys commenced 15 minutes before sunset and continued for 1.5-2 hours after sunset. The lead surveyor on all surveys held a level 2 bat survey class license or higher from Seeker Ecology Ltd (Steph Cooling-Green NE Level 3 & 4 or Martin Cooling-Green NE Level 3 & 4) with assistant surveyors. All surveys were undertaken during suitable weather conditions, see Table 3-1 below.

[7] Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London.

The surveyor and NVA positions are presented within Figure 1, Appendix A.

Table 3-1 – Bat Emergence Survey Dates, Times and Weather Conditions

Building Ref.	No of surveyors and NVA	Survey Dates	Start time Sunset time End time	Weather Conditions
B1, B3, B4 & B6	5ppl x 8 NVA's	08/08/2025	Start: 20:36 Sunset: 20:51 End: 22:21	Dry, mild and cloudy with a light breeze (11mi/hr wind) with 54% humidity. Temp 19-20˚C, lowest overnight temp 13 ˚C.
B1-B4	4ppl x 7 NVA's	29/08/2025	Start: 19:50 Sunset: 20:05 End: 21:35	Dry, warm and overcast with a light breeze (15mi/hr wind) with 47% humidity. Temp 17-20˚C, lowest overnight temp 13 ˚C.

During the surveys, all surveyors observed potential access/egress points across the building. All surveyors utilised Batlogger M full spectrum detectors and/or EMT2pro/3 ultrasound microphone, with Infra-red cameras (Canon XA60/XA10/nightfox and/or Reolink camera system with additional IR torches/floodlamps connected to a tablet for live viewing) on each survey to detect and record bat egress/entry activity. The time, location/aspect, number, species (where possible) and direction of flight, as well as the type of activity detected/observed were recorded for each bat pass (discrete burst of echolocation heard, or bat activity observed) encountered during the survey.

Infra-Red Footage Analysis (NVA)

The Infra-Red footage (NVA) was reviewed utilising video viewing/editing software; where possible Motion Meerkat[8] software was utilised to pinpoint specific activity, and the camera footage was paired with the Batlogger M recording to determine the species present and activity type/location.

A still shot of the darkest point at the end of each survey is shown in Appendix C, showing the field of view during the survey and the level of illumination utilised.

Sound/Data Analysis

All sound files were analysed using Anabat Insight Software[9]. Where possible calls were analysed down to species level (where confidence of species was above 80%) using auto-analysis software. All calls were checked manually following the auto-analysis tagging, following the call parameters outlined in Russ 2013[10]. Key bat calls, either those which could not be determined with an 80% confidence rating or cryptic species (predominantly *Myotis spp.*) were analysed additionally using the British Trust for Ornithology Acoustic Pipeline software[11] to provide additional confidence of the species identification where species confidence rating was between 70% - 80%. Where the confidence rating was lower than 70%, calls were classified to genus level (*Myotis spp, Nyctalus Spp, Pipistrelle spp.*).

[8] Weinstein, Ben G. "*MotionMeerkat: integrating motion video detection and ecological monitoring*." Methods in Ecology and Evolution 6.3 (2015): 357-362.

[9] Anabat Insight Software, Titley Scientific (UK), Coppull.

[10] Russ, J. (2021) *Bat Calls of Britain and Europe - A Guide to Species Identification*. Pelagic Publications, London

[11] *BTO Acoustic Pipeline auto-analysis software.*

4. Results

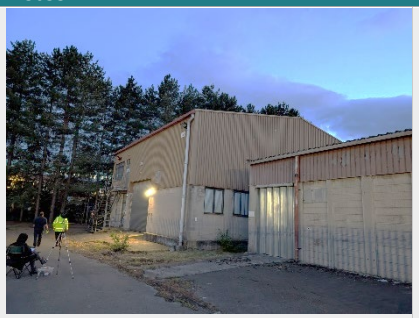
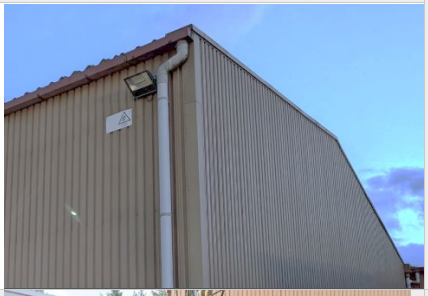
4.1 Update Preliminary Bat Roost Assessment

The results of the updated preliminary Bat Roost Assessment are presented within Table 4-1 below.

Table 4-1 – Updated Preliminary Bat Roost Assessment

Building	Features	Photos	Suitability
B1	A large building with connecting walls and buildings. The main building is composed of a large two-storey metal clad building with large glass windows. Adjoining breeze block walls with substations are present to the south as well as single storey adjoining buildings. Gaps in the breezeblocks and broken bricks on the western wall were inspected under torchlight and found to be shallow in nature, therefore the suitability of these features to support bats was reduced. On the eastern aspect, the lifted felt and facia board was found to not support any cavity and was discounted. All vents around the building supported mesh behind and do not allow access into the building. Features such as lifted felt, gaps between metal cladding, an open doorway on the south side of the building and gaps under facia boarding where present on the eastern aspect of the southern single storey adjoining building which provide suitability for roosting bats. Several security lights are situated around all faces of the building particularly in areas where potential bat features are present, which will likely cause displacement from these areas.	  	**Moderate**
B2	A single storey open breezeblock shed with a flat, corrugated plastic roof. No features suitable to support roosting bat present.		Negligible

Building	Features	Photos	Suitability
B3	A single storey breezeblock hazardous waste store, with flat felt roof. The building supported wooden soffits and facias all of which have a 2.5cm gap between the wall and the breezeblocks allowing access into the soffits, which are suitable to support roosting bats species.	 	**Moderate**
B4	A large two storey storage shed/office space labelled as a 'dangerous structure'. The lower section of the building comprised concrete panels with the upper half of the building supporting corrugated metal cladding. The building has a pitched corrugated roof. Corrugated metal doorway to north, office section with windows to the southwest. Nesting birds could be heard within. Building not been in use for some time. The building supports birds/pigeons. A small box cavity is present above the roller doors, however this does not lead into the building and is exposed providing no suitable roosting location. No obvious features to support roosting bats.		Negligible
B5	Single storey storage shed. The lower section is constructed of concrete panels with the upper half of the building supporting corrugated metal cladding with a pitched corrugated roof. Corrugated metal doorways to north and southeast. Building not been in use for some time. A gap at top of corrugated metal door on north aspect of the building was originally identified however, it was noted that this cavity does not lead to the interior of the building due to a likely bird's nest, and no features suitable for roosting bats are present.		Negligible

Building	Features	Photos	Suitability
B6	A large two storey storage shed/office space which adjoins onto B4 to the south. The lower section is constructed of concrete panels, and the upper section is composed of corrugated metal cladding, with a pitched corrugated roof, trip and soffits. Corrugated metal doorway to east, windows on both levels, mainly to south and east. Building not been in use for some time. A small gap is present on the northern gable pitch where the metal soffit is lifted away from the cladding. The previously identified gap above the metal door upon further inspection is tight allowing no access into the interior of the building and the doorway is lit with security lighting.	 	**Low**
B7	An open corrugated steel framed 'lean-to' building adjoining B4 and B5. No feature suitable to support roosting bats are present.		Negligible

4.2 Emergence Survey

The results of the emergence surveys of buildings are presented within Table 4-2 below.

Table 4-2 – Building Emergence Survey Result Summary

Building	Survey	Species recorded in order of detection	Description of activity	Emergence encountered
B1, B3 & B6	08/08/25	Common pipistrelle Noctule Soprano pipistrelle	The first bat pass was by a common pipistrelle detected 52 minutes after sunset along the southern side of the Site adjacent o B3, this was shortly followed by a noctule 1 minute later, on the eastern side of B1. Very little activity was noted around the building with the occasional flyover by common pipistrelles flying from off site to the east, across the hardstanding and over B1 heading west. A single soprano pipistrelle was detected at the end of the survey on the western side of the building. Bat activity was detected along the southern railway boundary where continuous common pipistrelle foraging activity was noted. No bats were observed emerging or re-entering the buildings.	No.

Building	Survey	Species recorded in order of detection	Description of activity	Emergence encountered
B1 & B3	29/08/25	Common pipistrelle Noctule	The first bat pass was by a common pipistrelle 1 minute after sunset, which flew from off Site to the east across the hardstanding heading southwest towards the railway line. Approximately three bat passes by common pipistrelle bats were encountered during the survey. Two Noctule bat passes with foraging activity was noted on the southeastern side of B1 only. Bat activity was less than that of the first survey with very limited bat activity around the buildings No bats were observed emerging or re-entering the buildings.	No.

5. Conclusion

Following the two emergence surveys undertaken on the 8th and 29th of August 2025, it is confirmed that there are currently no roosting bat species utilising the buildings within the Site. There are however several individual bats utilising the area, especially the southern railway boundary, as a foraging and commuting resource, which included common pipistrelle, soprano pipistrelle and noctule bats.

Following the surveys undertaken, it is considered unlikely that the buildings support roosting bats and therefore no further surveys in respect to bats are required.

During the demolition of the buildings if in the unlikely event that bats are encountered, then the works must stop, and an ecologist contacted.

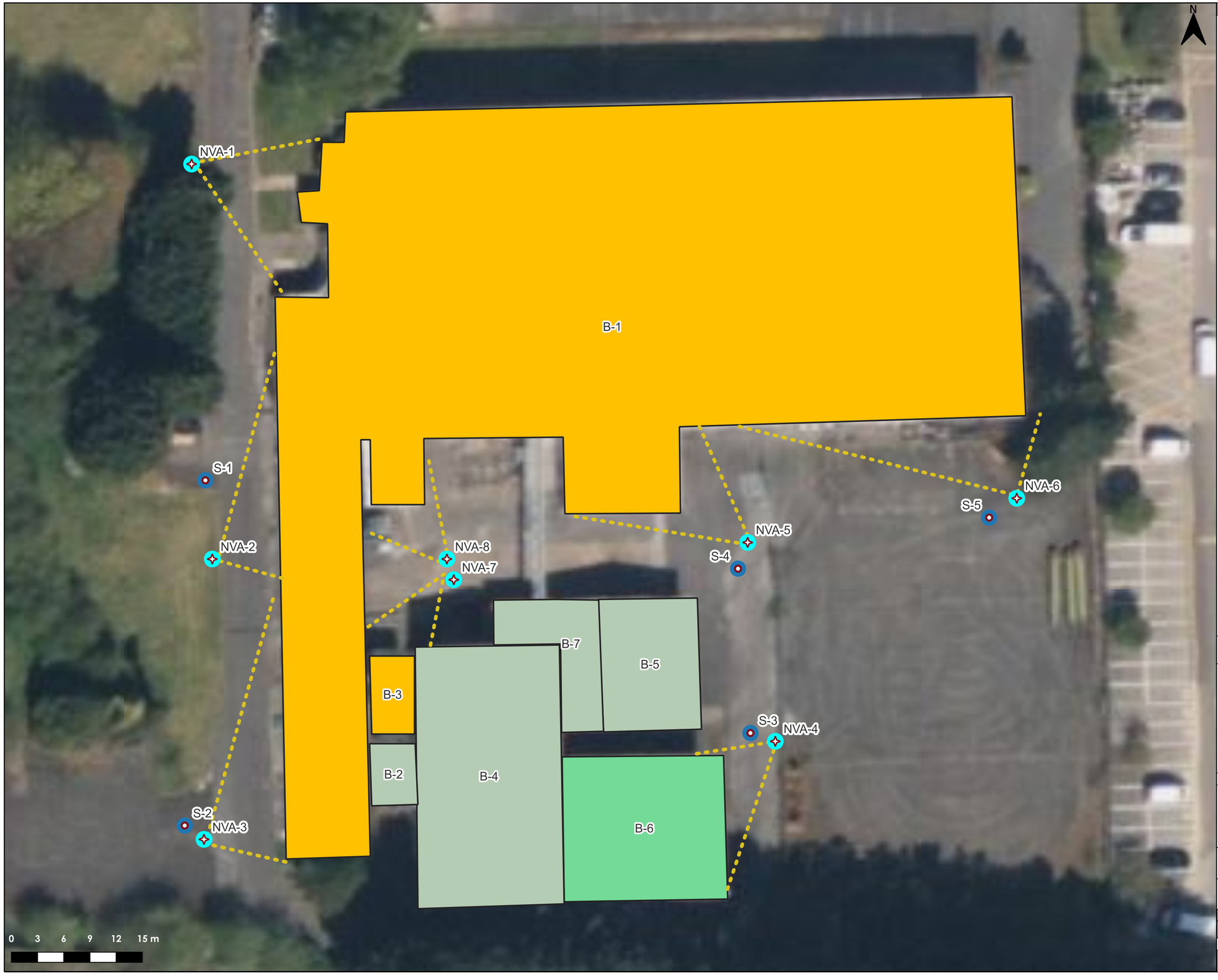
It is recommended that the vegetation along the railway corridor to the south of the Site is maintained as this is utilised as a key foraging area for bats within the local area.



Appendices

Appendix A - Figures

Figure 1 – Emergence survey Surveyor and NVA positions



Key

- Moderate
- Low
- Negligible
- NVA lines
- NVA Position
- Surveyor Position

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Drawing Title

Figure 1 - Building, Surveyor and NVA Location Plan

Project Title

Wythanshawe

Client

EDF Energy

Drawn:	MC-G	Reviewed:	SC-G

Scale@A3: 1:650

Date: 30/09/2025

FINAL

Appendix B - Bat Roost Suitability Levels

Table B-1 – Summary Suitability Levels in accordance with Collins 2023

Suitability Level	Description
High (Buildings /Structures)	A structure with one or more potential roost sites that are suitable to be used by a larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, such as a maternity roost and/or hibernation site.
Moderate (Buildings /Structures)	A structure with one or more potential roost sites that could be used by bats due to the roost feature size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status such as a maternity roost or hibernation site.
Low (Buildings /Structures)	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats for hibernation/maternity usage but might be used by individual hibernating bats).
Negligible (Buildings /Structures)	No obvious roosting features on the structure that is likely to be used by roosting bats; however, uncertainty remains as bats can use small and apparently unsuitable features on occasion.

Appendix C - Emergence Survey End IR Screenshots.

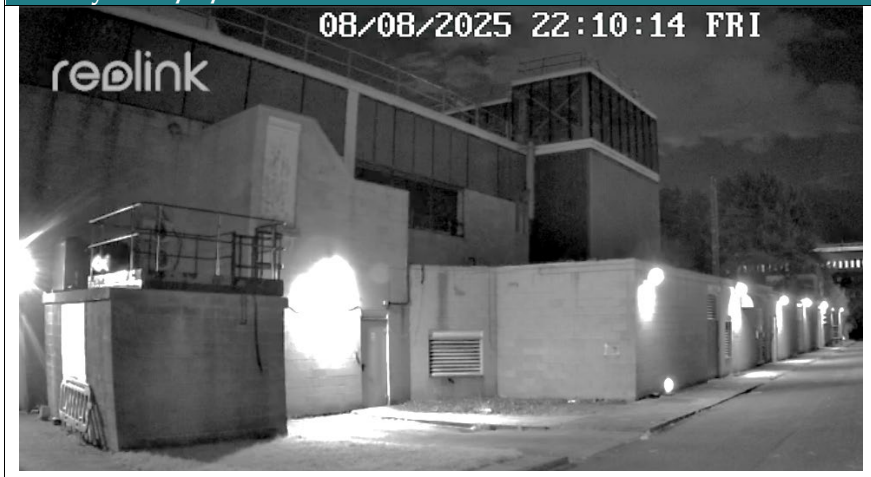
Survey 1 – 08/08/2025	
	
Plate 1. NVA-1 vantage point - end of survey- western face of B1	Plate 2. NVA-2/3 vantage point – end of survey – adjoining building to B1 on south side
	
Plate 3. NVA-8 vantage point – end of survey – adjoining building to B1 on south side	Plate 4. NVA 6-vantage point- end of survey- southern aspect of B1



Plate 5. NVA-5 vantage point – end of survey- adjoining single story, southeast corner of B1



Plate 6. NVA 7-vantage point- end of survey- north side of B3



Plate 7. NVA 4. vantage point- north and east side of B6

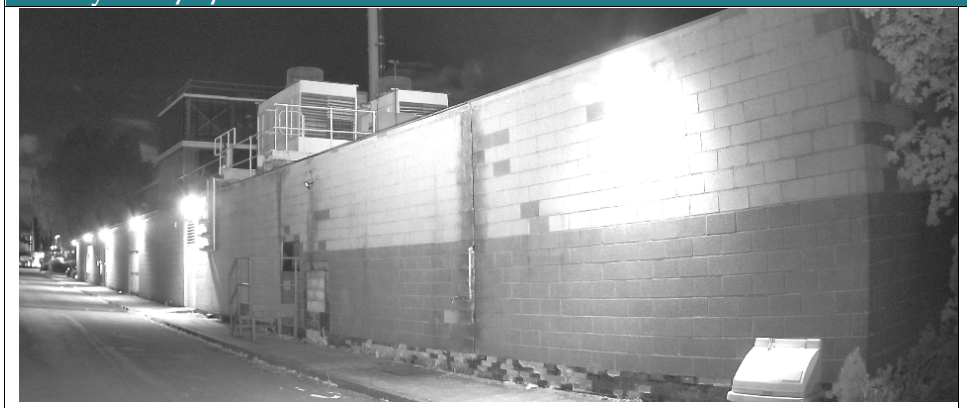
Survey 2 – 29/08/2025	
	
Plate 8. NVA-2/3 vantage point- end of survey- western face of B1	Plate. 9. NVA-8 vantage point – end of survey – adjoining building to B1 on south side
	
Plate 10. NVA- 6 vantage point- end of survey- southern aspect of B1	Plate 11. NVA-5 vantage point – end of survey- adjoining single story, southeast corner of B1



Plate 12. NVA 7-vantage point- end of survey- north side of B3