batreport

including Preliminary Roost Assessment
and Dusk Emergence Survey

for
2 Whitemoss Road,
Blackley,
Manchester,
M9 6EA

June 2026



bringing **e**cological **e**xcellence **t**o **l**ocal **e**nvironments

Prepared by:

Whistling Beetle Ecological Consultants
Mowpin Lodge
New Road
Haigh
WN2 1PF

Tel: 07880 733977
e-mail: info@whistlingbeetle.co.uk
website: www.whistlingbeetle.co.uk



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1.0 Introduction

1.1 Whistling Beetle Ecological Consultants were commissioned in May 2026 to undertake a Preliminary Roost Assessment and Dusk Emergence Survey (bats) on a former nightclub building at 2 Whitemoss Road, Blackley, Manchester, M9 6EA

1.2 This would entail a detailed evidence/opportunity survey of the exterior of the building including the roof condition. This was using drone photos of all areas of roof supplied by the client. The results would determine if further survey effort was necessary if any evidence of potential roost features were recorded.

1.3 Two areas on the external elevations of buildings had some potential access opportunities. These areas would receive special attention during the emergence survey.

1.4 All assessments and survey work detailed within the report were carried out or personally supervised by Whistling Beetle's Principal Ecologist or by appropriately qualified, licenced and/or experienced surveyors working under the direct supervision of the Principal Ecologist. The Principal Ecologist takes full responsibility for the quality of data collected and any subsequent interpretation. Raw survey data and names of individual surveyors may be provided for bone fide reasons, upon request, but only where this is strictly necessary and does not otherwise conflict with client, landowner or surveyor confidentiality and privacy.

1.5 Whistling Beetle's Principal Ecologist Graham Workman has over forty-five years professional experience in the ecology field. He has the specialist knowledge and ecological skills to undertake and complete all the surveys contained within this report. He was accompanied by a licensed bat surveyor and two suitably experienced bat surveyors both have many years' experience in undertaking bat surveys and one is in the final stage of being fully licensed.

2.0 Legislation

2.1 This legal information is a current summary and intended for general guidance only. It is recommended that the original documentation be referred to for detailed and definitive information. Web addresses are in the References and Bibliography section of this report.

2.2 In England and Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, *"to have due regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity"*[Section 40 (1)]. It notes that *"conserving biodiversity includes restoring or enhancing a population or habitat"* [Section 40 (3)].

2.3 All British bats and their roosts are afforded full protection under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). All bat species are also listed under Annex IV of the Conservation (Natural Habitats &c) Regulations 1994 which requires that they are given full protection. All bat species in the UK are therefore classed as European Protected Species and as such are a material consideration in the determination of any planning application which may affect them or their habitat.



2.4 Legal protection makes it an offence to:

- intentionally or deliberately kill, injure or capture (or take) bats;
- deliberately disturb bats (whether in a roost* or not);
- recklessly disturb roosting bats or obstruct access to their roosts;
- damage or destroy bat roosts
- possess or transport a bat or any part of a bat, unless acquired legally;
- sell (or offer for sale) or exchange bats, or parts of bats.

(Mitchell-Jones and McLeish, 2004)

**The term 'roost' has been used to simplify the phrasing within the legislation which refers to 'any structure or place which any wild animal…uses for shelter or protection'. As bats generally re-use the same roosts after periods of vacancy, legal opinion is that the roost is protected whether or not the bats are present at the time.*

2.5 Circular 06/05: Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system "provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements the expression of national planning policy in Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) and the accompanying Guide to Good Practice".

2.6 The Circular states that "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision".

2.7 If a European protected species is recorded during the survey then a licence to derogate from the Habitats Regulations will be required from Natural England to implement any proposals. A licence application will require the preparation of a detailed mitigation package that will ensure the protection of the species and maintenance of its 'favourable conservation status' within the area.

2.8 In the case of a building, tree or other feature not already known to be a bat roost, **if bats are found during the course of work contractors must stop work immediately and seek advice from the consultant involved with the project,** if one had been appointed, or Natural England, before proceeding. Assuming a good-quality bat survey had been carried-out before the commencement of work and its recommendations followed, it would be unlikely that the discovery of bats during the course of the work would be considered to be "reckless" interference.

2.9 **The National Planning Policy Framework**

The National Planning Policy Framework (NPPF) has replaced the existing Planning Policy Guidelines. (PPG's) In relation to wildlife PPG 9 was one of the documents to which Planning Authorities referred to, particularly where a specially protected species is or may be present and will be affected by a development for which a Planning application seeks consent. The aims of the NPPF in relation to species and habitats are that it places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage on the consideration that should be given to Protected Species where they may be affected by development. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.



This is supported by a guide to good practice entitled 'Planning for Biodiversity and Geological Conservation: Building in Biodiversity' in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependent upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles. If significant harm 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

2.10 **Biodiversity Action Plans**

The original objective of the UK Biodiversity Action Plan (UKBAP) was to fulfill the requirements of the Rio Convention on Biological Diversity in 1992, to which the UK is a signatory. A list of national priority species and habitats has been produced with specific action plans defining the measures consider necessary to ensure their conservation. Regional and local BAPs have also been developed for species/habitats of nature conservation importance both regionally and locally.

The UK BAP, which details conservation plans for the biological resources of the UK, lists seven bat species as conservation priorities, including soprano Pipistrelle, Pipistrellus pygmaeus , noctule, Nyctalus noctula and brown long-eared bat, Plecotus auritus . The Cheshire LBAP, which contibutes to national targets wherever these are relevant to Cheshire but also sets local targets based upon local expertise, considers six species
(all listed in the UKBAP) to be of local conservation importance.

2.11 **Biodiversity Duty**

The Natural Environment and Rural Communities (NERC) Act 2006 Section 40 requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'Biodiversity duty'.

Section 40(1) imposes a duty to conserve biodiversity:
"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

Section 40(3) of the Act explains that:
"Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat".

The duty applies to all local authorities and extends beyond just conserving what is already there to carrying out, supporting and requiring actions that may also restore or enhance biodiversity.

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of habitats and species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is used to guide decision-makers such as public bodies including local and regional authorities, in implementing their duty under Section 40 of the Act, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 56 habitats of principal importance and 943 species of principal importance (list updated 2010).



2.12 Seven bat species are species of principal importance (SPI) these are –

- Barbastrelle Bat
- Bechstein's Bat
- Brown Long-eared Bat
- Greater Horseshoe Bat
- Lesser Horseshoe Bat
- Noctule Bat
- Soprano Pipistrelle Bat

3.0 Bats and Buildings

3.1 Most bat species have been recorded using buildings as roost sites, both for breeding or hibernation, or for temporary shelter. Breeding roosts are typically used between early May and late August, with hibernation roosts occupied between October and April. The micro-climate and conditions within a building (e.g. temperature variations, humidity, air-flow, regular disturbance) will affect the likelihood of use by bats.

3.2 Species such as common pipistrelle (*Pipistrellus pipistrellus*) most commonly occur in houses and prefer confined roost sites, such as soffit boxes, eaves or under hanging tiles. The most common roosts are found between underfelt and boards or tiles, and inside cavity walls. Others such as the horseshoe bats (*Rhinolophus sp.*) and long-eared bats (*Plecotus sp.*) show a preference for open roof voids that allow for flight inside (Mitchell-Jones, 2004).

3.3 Factors affecting the probability of a building being used by bats are set out in Table 1.

Table 1: Factors affecting the probability of bats being present

Increase probability	Disused or little used; largely undisturbed Large roof void with unobstructed flying spaces Large dimension roof timbers with cracks, joints and holes Uneven roof covering with gaps, though not too draughty Entrances that bats can fly in through Hanging tiles or wood cladding, especially on south-facing walls Rural setting Close to woodland and/or water Pre-20th century or early 20th century construction Roof warmed by the sun Within the distribution area of horseshoe bats and serotine bats
Decrease probability	Urban setting or highly urbanised area with few feeding places Small or cluttered roof void (esp. for *Plecotus*) Heavily disturbed Modern construction with few gaps around soffits or eaves (but be aware these may be used by pipistrelles in particular) Prefabricated with steel and sheet materials Active industrial premises Roof shaded from the sun

(Mitchell-Jones, 2004)

3.4 The species of bats most likely to be encountered within a building in this area are Pipistrelle (Common and Soprano) and Brown Long-eared bats. Examples of places used by these bat species for shelter and protection during the winter are:

- Pipistrelle – small crevices in buildings, trees, stone walls, bridges, barns and also in bat boxes. Often in fairly exposed locations to take advantage of warmer winter days for feeding. Rarely in caves and tunnels.

- Brown long-eared – Buildings, caves, mines, tunnels and ice houses. Will roost in crevices.

(Bat Conservation Trust, 2007)

3.5 The exterior of all the building at 2 Whitemoss Road, Blackley, Manchester, M9 6EA site was visually assessed for evidence of bat activity and/or for the potential to be used by bats. Evidence of a roost is determined as the presence of live or dead bats, droppings, feeding remains, scratch marks and/or staining. When a roost is positively identified during an Internal and External Visual Assessment the building within which the roost is located is classified within the category Roost Present. Other buildings are classified as having High, Medium or Low Potential to contain bat roosts based upon the number and quality of features present, and the buildings position in relation to the surrounding environs. Table 2 gives the features considered when attributing a potential classification to a building.

3.6 A High Potential building would typically be an older building situated close to high quality bat foraging habitats such as woodland, water features or substantial hedgerows. Buildings falling within this class will usually offer a variety of roosting opportunities suitable for use by a range of bat species.

3.7 Conversely a Low Potential building will typically be well sealed and of modern construction, offering no or few clear access points or roosting opportunities. The risk of a building housing a bat roost is further reduced if located within an area of poor-quality habitat such as hard standing or amenity grassland.

3.8 Features typical of buildings within the different potential categories are set out in table 2 overleaf.

Table 2: Features typical of buildings within the different potential categories

Low Potential	Medium Potential	High Potential
No easily identifiable access points such as gaps within stonework or between tiles.	Some access points. Typically obscured by cobwebs or detritus.	Several possible access points. Some clean showing potential use.
No roof void	Small or cluttered roof void	Large roof void with Un obstructed flying spaces
No external cavities such as crevices within wall or behind fascia boards	Few external cavities with cavities present of low suitability	A variety of external features offering a range of roosting locations
Located within areas of poor quality habitat, away from bat foraging or commuting routes	Area offering some habitat features likely to be used by bats	Good connectivity to high quality habitats
Not part of a group of buildings	Part of a group of buildings, all offering similar roosting opportunities	Part of a group of buildings offering a range of different conditions and potential roost locations
Heavily disturbed	Potential roosting locations suffering little disturbance	Building disused or little used, largely undisturbed

3.9 **The building on which the PRA survey focused was assessed as providing low potential for bats. The building is all flat roofed and due to**



Health and Safety issues (several fires within the building and no asbestos survey being available for the building) the interiors were not inspected during the PRA. To mitigate this all elevations received special attention during the Dusk Emergence Survey. The DES was started early, and the usual finish time was extended to ensure all emergence and any return activity would be covered.

3.10 The bat activity recorded during the dusk emergence survey, including any emergence, species recorded, type of activity in or over the site would determine if further survey effort would be considered necessary.

4.0 Bats and Trees

4.1 All bats rely upon woodland for either foraging or as roost sites, some species, such as Noctule (*Nyctalus noctula*) are more dependent upon trees than others. Places used by bats vary from small crevices, gaps behind loose bark, natural/woodpecker holes and cracked or rotted limbs.

4.2 The identification of tree roosts is generally more difficult to confirm by comparison with those in buildings, as evidence quickly degrades and bats often will have more than one roost within woodland.

4.3 Where woodland or individual trees are affected by works, it is important to assess its value to local bat populations and how best to mitigate during and following those works.

4.4 No trees suitable to support a bat roost will be removed as part of the proposed works.

5.0 Site Description

5.1 The building is situated off Whitemoss Road, Blackley, Manchester, M9 6EA and is now in a state of disrepair due to vandalism and fires being started within the building. All windows and doors have been secured with metal shuttering to prevent further access and vandalism. A small services building is present adjacent to the building. This was discounted from the survey due to no opportunities for bats being present.

A photo sheet of the site and surrounding environs is in Appendix 1, WR/BS/WB/PS01.

5.2 The buildings are situated in an area with some optimal opportunities for bats commuting and foraging in an area of linear woodland to the north of the building. The wider area and its environs provide some good opportunities for feeding foraging over areas of woodland and grassland and potential roosting opportunities in the residential properties.

Photo sheets of the building features, aspects and condition are included in Appendix 2, Photo sheet WR/PRA/WB/PS01 and drone photos of building roof and condition Photo sheet WR/PRA/WB/PS02

5.3 The areas of the building had been vandalised providing what at first appeared to be access opportunities to internal spaces but during the PRA these ‘opportunities’ when inspected where highly unlikely to be used by bats. There was some very limited opportunity for temporary shelter but the open



aspect for wind and rain made it unlikely. These areas would be subjected to detailed inspection during the emergence survey using both bat recorders and thermal imaging equipment.

5.4 Due to the derelict condition and potential H&S issues with the potential of asbestos being present within the building no interior inspections of the buildings was possible. After the PRA the opinion was that bats would be unlikely to use the interiors. All external elevations of the building were subjected inspection from the outside using close focusing binoculars.

5.5 The professional opinions of the Principal Ecologist and the licensed bat surveyor was that negligible opportunities were present for bat roosing.

6.0 Survey

6.1 The BCT's publication Bat Surveys for Professional Ecologists Good Practice Guidelines 4th edition 2023 is widely accepted as providing a sound basis and rationale for conducting bat surveys. It is acknowledged that the guidelines offer an abundance of useful background data and provides a very useful tool in standardising methodologies for undertaking surveys, it is also considered that an over reliance on specific guidelines within this document can produce over complicated surveys which can have substantial consequences for the cost, or timescale of a large project, but do not in any way deliver positives for bat conservation.

the BCTG document has emphasised the point that it is within the remit of the consultant ecologist to make a decision on the necessity and scope of surveys - they will use the guidelines in doing so but are not in any way bound by them: this is reflected in Section 1.1 of the guidelines -
'The Guidelines do not aim to either override of replace knowledge and experience. It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of surveys carried out or using alternative methods) are often appropriate. However, in this scenario an ecologist should provide documentary evidence of (a) their expertise in making this judgement and (b) the ecological rationale behind the judgement.'

6.2 The surveys were to assess the potential for bats to utilise the building and surrounding habitat and the results would determine if further survey effort was necessary. The surveys were supervised by experienced Principal Ecologist Graham Workman, including a fully licensed bat surveyor and two experienced bat surveyors with many years' experience in undertaking bat surveys. This team of four experienced surveyors ensured that every aspect of the building would be covered during the dusk emergence and activity surveys.

6.5 The following features of all buildings and/or structure on site were assessed:

- Type of building
- Age of building
- Aspect of building
- Wall construction, in particular the type of brick or stone used to build the wall and whether it has cavity or rubble filled walls
- Form of the roof, in particular the presence of gable ends, hipped roofs, etc. and the nature and condition of the roof covering
- Presence of hanging tiles, weather boarding or other forms of cladding
- Nature of the eaves, in particular if they are sealed by a soffit or boxed eave and the tightness of the fit to the exterior walls
- Presence and condition of lead flashing



- Gaps under eaves, around windows, under tiles, lead flashing etc.
- Presence and type of roof lining
- Presence of roof insulation
- Presence of water tanks in loft
- Structure of the roof including the truss type, age and nature of timber work
- Information or evidence of work having been undertaken that could affect use of the structure by bats

(Bat Conservation Trust, 2023).

6.4 No internal access to any area of the building was available.

As part of the survey numerous digital images are taken of the buildings elevations areas using a high-definition camera this allows careful assessment of all images as a desktop exercise to be carried out back at the office on large screen hi definition Apple iMacs.

6.5 A suite of images captured by a drone was provided by the client that confirmed that the roofed areas of the buildings was in good condition with no obvious damage or missing coverings. The roof of all areas is covered with corrugated sheeting which is well fitting and intact.

6.6 A close examination of all external elevations and from ground level was undertaken, to establish if there were opportunities for bats to use any cavities or holes. An examination of all accessible external ledges, and the ground immediately around the buildings were made for evidence of bat droppings or feeding remains. Binoculars were used to check and assess any potential cracks or crevices within each building above ground level. External building inspections (using binoculars when necessary) focused particularly on areas of wall with cladding or hanging tiles, window surrounds and the overall structure of the buildings including any features that may be suitable for bats to roost in. Evidence of roosting bats such as droppings or staining around potential roost entrances would be recorded if present.

6.6 The features that were given special attention included:

- holes in walls, pipes, gaps behind window frames, lintels and doorways;
- cracks and crevices in stonework and brickwork.
- gaps between brickwork where the mortar has fallen out.
- gaps between lintels above doors and windows;
- gaps behind any weatherboarding, hanging tiles and fascia boarding.
- suitable entry and exit points around the eaves, soffits and fascia
- bat droppings on the ground, ledges, or urine on window sills (Bat Conservation Trust, 2023).

6.7 As previously mentioned all doors and windows have been sealed using metal shuttering. All shutters were inspected to assess if any gaps had been left that could be accessed by bats. No opportunities were recorded and at the same time all surfaces of the shuttering was checked for any bat droppings adhered to the surfaces. It is quite common where bats are active around a building to find droppings stuck on window and door glass and the metal surfaces offered the same opportunity.

6.8 The surveys were carried out in line with the recommended methods contained in the following publications “The Bat Workers Manual “(JNCC

2004), “The Bat Mitigation Guidelines” (EN 2004) and the Bat Conservation Trust Bat Survey Good Practice Guidelines (2023).

7.0 Limitations of the survey

7.1 There were major limitations in surveying the interior of the building. Due to the derelict condition of the building and asbestos being present there was no interior inspections carried out.

7.2 There were no limitations in visual access to roof areas by the drone images supplied by the client. All external elevations of the buildings was available for inspection.

7.3 The Principal Ecologist and bat surveyors conducted a detailed and thorough evidence search on all external areas - by using binoculars and a high-definition camera that allowed careful assessment of all images as a desktop exercise to be carried out back at the office on large screen iMacs.

8.0 Results

Bat species often found in buildings.

Pipistrelle species

8.1 Common and Soprano pipistrelles are crevice dwellers. They use many features on and in a building but relatively rarely enter the roof void. Features used in summer include soffits, fascias, barge-boards, weather boarding, between roof felt/membrane and tiles/slates, around window frames, in cavity walls, under hanging tiles and lead flashing. In winter, pipistrelle species may use cavity walls or crevices deep in solid walls.

Long-eared bat species

During summer, long-eared bats will use crevices in the roof structure and under the ridge during the day - although they occasionally roost in the open within the roof void and frequently fly within the roof void. They can also be found in roofs during the winter. Long-eared bats tend to prefer older buildings.

Horseshoe bat species

Both species of horseshoe bat use buildings during the summer months. Usually they are found using roof spaces where they need flight access (due to their poor ability to crawl) but they can also use boiler rooms, often situated in cellars or in separate buildings. In the winter, horseshoe bats can make use of unheated cellars for periods of torpor.

Brandt’s bat and whiskered bat

These species of bats are crevice dwellers. In the summer months they may use crevices formed by the structure within a roof space. They might also enter roof spaces to fly around. These bats also make use of external features such as hanging tiles soffits, cavity walls and ridge tiles.

Serotine

Serotine make use of crevices within buildings for summer use. They are not usually found in the roof void. Serotine are likely to use buildings during the winter, too, with the cavity wall likely to be an important feature.



Leisler's bat
Leisler's can be found using crevices within buildings during the summer. They are not usually evident within the roof void. In winter, Leisler's make use of cavity walls.

Natterer's bat
In summer, Natterer's bats are frequently found in the crevices of the substantial types of timbers often found in old barns and other buildings.

8.2 Building features used by bats
These are the key features of buildings and specific built structures along with the species of bats most likely to use them and the season/s during which they are most often used. This is an indicative guide to the most common associations only.
Cavity walls: Serotine, Leisler's bat and pipistrelle species all year round. Natterer's, brown long-eared, Brandt's and whiskered in summer.

Roof spaces: Long-eared bat species, greater and lesser horseshoe bats and Natterer's bat in summer.

External features: Pipistrelle species, Leisler's bat, Brandt's bat and whiskered bat during summer.

Cellars: Greater and lesser horseshoe bats (heated cellars in summer, unheated cellars in winter).

Roof structure: Long-eared bat species, Brandt's bat, whiskered bat, pipistrelle species, Natterer's bat, serotine and Leisler's bat in summer. Long-eared bat species in winter.

Solid wall with cracks and crevices: Pipistrelle species, especially in winter.

Barns: Natterer's bat and long-eared bat species.

Churches: Pipistrelle species, long-eared bat species, serotine.

Bridges: Daubenton's bat in summer.

Buildings Survey

8.3 A detailed inspection of the exterior of the buildings including all external walls, extended eaves and fascia boards confirmed that there were no opportunities suitable for use by individuals or groups of bats for roosting.

8.4 The walls of the buildings were checked and no staining was present on the walls.

8.5 All roof joins were the flat roof joined the walls were inspected and no gaps suitable for bat use were recorded.

8.6 No evidence of bat use in the form of staining, droppings, moth wings or insect parts were recorded in, on or on any of the external elevations of the building.

8.7 **Dusk Emergence Survey Results 9th June 2026**

8.8 The four surveyors were equipped with heterodyne ultrasonic bat detectors, and thermal imaging or Infra Red monoculars to use from dusk onwards. The surveyors were positioned in selected locations that allowed full coverage on the areas where some limited potential was recorded. All these areas and elevations were subjected to detailed and focused inspection. during the emergence survey.

8.9 For location of surveyors and bat activity recorded see Appendix 3, photo sheet WR/DES/WB/PS01.

8.10 Weather Conditions
Weather conditions on the 9th June 2026 were scattered high cloud with no wind. The temperature taken at the start of the survey was 19°C. The emergence survey was conducted during the evening, firstly in good light, and then at dusk and the post dusk period using thermal imaging and Infra red equipment.

Sunset: 21:35hrs.
Dusk 22.26hrs
Moon phase: Third Quarter with 50% of the lunar disk illuminated
Humidity: at 22.30hrs was approximately around 87%
Survey Start Time: 20.40hrs.
Survey Finish Time: 23.45hrs
Finish temperature: 13ºC

Weather conditions were considered optimal for bat surveys from professional judgement and in reference to the Bat Mitigation Guidelines (Mitchell-Jones, 2004).

8.12 During the dusk survey, which confirmed no bats emerging from any part of the building some low-level bat activity was recorded of Common Pipistrelle commuting over the site and feeding over trees north of the buiding. see Table 3: Emergence Survey Results)

Table 3: Emergence Survey Results

Time	Species	Activity	Notes
21.52hrs To 21.57	Common Pipistrelle (Pipistrellus pipistrellus) 21.57 Last record of any bat activity	Single CP seen commuting over the site and foraging over trees north of the building The emergence survey finished at approx. 23.45hrs All four recorders confirmed the bat activity originated from outside the boundary of the site.	See Appendix 3 photo sheet WR/DES/WB/PS01. For approx position of surveyors and bat activity area. Several feeding buzzes recorded flying over the trees north of the building This was the onely record of activity close to the site No bats recorded emerging from any areas of the building.



8.13 The emergence survey commenced at 21.00 hours approx. 15 mins before sunset and ended at 23.45. This time was chosen to allow for species of bats to emerge from their roosts and commence foraging and potential to return to roost if any present.

8.14 The single record of bat activity recorded originated from outside the boundary of the site.

8.15 No bats were recorded emerging from or re-entering any area within the building.

8.16 The results of the survey indicate that low bat activity occurs in the immediate area more than likely due to the sub optimal conditions present. There are some opportunities for foraging within the area.

8.17 The presence of ta single bat species and low bat activity recorded during the survey is unlikely to fully reflect the number of species using the general area; this is because activity surveys can only provide an incomplete 'snapshot' of the bat community using the site at the time of the surveys.

Species recorded

8.18 **Common Pipistrelle (Pipistrellus pipistrellus)**
Pipistrelles are the commonest and most widespread of all British bat species. There are two very similar species, common pipistrelle and soprano pipistrelle. Pipistrelles are the most commonly recorded bat in the north-west (Cheshire Mammal Group 2008) and are present across the north west region (Richardson 2000). It is likely that both these species are common in the locality. There is a third species of pipistrelle the Nathusius pipistrelle (*Pipistrellus nathusii*), which is rare, but widespread in the UK, and is present in Cheshire

8.19 All of the ten bat species occurring in the region are listed in the U.K. Biodiversity Steering Group Report Volume 2 (Action Plans). Both common and soprano pipistrelles have been UK Priority Species since 1994 due to their unfavourable conservation status in Europe. The common Pipistrelle is considered widespread in the UK and was removed from the UK Priority List during the 2007 review. The soprano pipistrelle remains a UK priority and as a result of the review has been joined by noctule and brown-long eared bats. New UK targets for soprano pipistrelle have been produced however details of the new action plans for the noctule and the brown-long eared bats are awaited. The remaining seven species are UK Species of Conservation Concern. There are no national action plans for these species as yet.

8.20 **No evidence of bat activity recoded on any of the areas across the site. No bats were recorded emerging from or re-entering any area of the site No further efforts are considered necessary as the surveys confirmed no bat presence either current or historic associated with the buildings at the building at Whitemoss Road.**

8.21 **The behaviour of animals can be unpredictable and may not conform to characteristics recorded in current scientific literature. This Report, therefore, cannot predict with absolute certainty that animal species will occur in apparently suitable locations or habitats or that they will not occur in locations or habitats that appear unsuitable.**

9.0 Conclusions

9.1 The survey results indicate that the buildings at Whitemoss Road site offers no opportunity for bats and no evidence of any presence either current or historic was recorded during the surveys.

Demolition of the building will have no impact upon the status of bats in this area.

9.2 **Taking into consideration the results and findings from the Preliminary Roost Assessments and Dusk Emergence Surveys conclusions were that no further surveys are necessary.**

10.0 Recommendations

10.1 Although no evidence of bat activity was found within the building it is recommended that during the demolition works on the building if in the unlikely event that a bat is found then work must cease immediately, and advice sought from a licensed bat worker. **Failure to do so would be a criminal offence.**

10.2 As an overall increase into the biodiversity value of the site it is recommended that opportunity provision for bats could be enhanced by the incorporation of bat bricks or a bat boxes be located in suitable position on the new buildings. (See Appendix 4 for details of suitable bat roost opportunities)

10.3 As all wild birds, their nests, eggs and young are protected during the bird breeding season any proposed removal or pruning of trees or shrubs should be undertaken outside this period (April to August inclusive).

10.4 Please note that birds can nest outside the bird-breeding season and therefore should any nests be identified or suspected to be present on site at any time, then works should cease and an ecologist contacted to attend site and provide advice on appropriate working methods.

10.5 Mammal Ramps
During construction works any excavations that need to be left overnight should be covered or fitted with mammal ramps to ensure that any animals that enter can safely escape.

10.6 In the interest of best ecological practice, between October and March, any piles of wood or suitable materials should be checked for hibernating hedgehogs before disturbance. Any hedgehogs found should ideally be left alone. If this is not possible, the hedgehog should be carefully and safely relocated to suitable habitat away from the development site.

10.7 To prevent any adverse impacts on biodiversity within and adjacent to the site as a result of construction activities it is recommended that:

- A safe system for the correct storage of materials/chemicals should be implemented to ensure that materials are stored in a suitable manner as to avoid potential impacts on vegetation and watercourses adjacent to the site.

Although the presence of construction waste is unavoidable, it is recommended that waste is removed at the earliest opportunity to avoid

contamination of ground and possible disturbance to wildlife. Contractors should also avoid leaving construction waste within the site.

11.0 Closure

This report has been prepared by Whistling Beetle Ecological Consultants Ltd with all reasonable skill, care and diligence. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

The report is in accordance with the agreement under which our services were commissioned. No warranty, express or implied, is made as to the advice in this report or any other service provided by us. This report may not be relied upon by any other party except for whom the report is intended without the prior written permission of Whistling Beetle Ecological Consultants Ltd.
The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited in this document.

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12.0 References

Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2.* Chartered Institute of Ecology and Environmental Management, Ampfield.

Bat Conservation Trust (2007) *Bat Surveys - Good Practice Guidelines*, Bat Conservation Trust, London.

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*, English Nature, Peterborough.

Mitchell-Jones, A.J. and McLeish, A.P. (Eds) (2004) *Bat Workers' Manual*Joint Nature Conservation Committee, Peterborough.

Cheshire Mammal Group (2008). *The Mammals of* Cheshire. Liverpool University Press.

Richardson P (2000). *Distribution atlas of bats in Britain and Ireland 1980 – 1999*. Bat Conservation Trust, London.

Bat Conservation Trust (2012) *Bat Surveys - Good Practice Guidelines 2nd Edition*, Bat Conservation Trust, London.

Web addresses for access to full UK legislation and policy text:

Conservation of Habitats and Species Regulations 2010:
http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Wildlife and Countryside Act 1981:
www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1981/cukpga_19810069_en_1

Countryside and Rights of Way Act 2000:
www.legislation.hmso.gov.uk/acts/acts2000/20000037.htm

Natural Environment and Rural Communities Act 2006:
http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1

Planning Policy Statement 9:
www.communities.gov.uk/documents/planningandbuilding/pdf/147408

Appendix 1



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Project

Bat Surveys including
Preliminary Roost Assessment
and Dusk Emergence Survey

Site Location

2 Whitemoss Road,
Blackley,
Manchester,
M9 6EA

Former Vasa Club building

Photo Sheet	WR/BS/WB/PS01.
Date	June 2026
Scale	N/A

Appendix 2



1. West elevation



2. South elevation



3. South and north elevations



4. Panelling in fairly good condition equipment



5. Details of security metal sheeting.



6. Tall ruderal growing up to the building



7. North elevation



8. All elevations of each are of building subjected to thorough inspection to record any areas where PRF were present. These areas would receive special attention during the DES



9. Some areas which originally were classed as medium potential were downgraded when inspected.EG what first appeared as open access were in fact bricked up removing any access opportunities

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Project

PRA and DES Surveys

Title

2 Whitemoss Road,
Blackley,
Manchester,
M9 6EA

Photo Sheet WR/PRA/WB/PS01

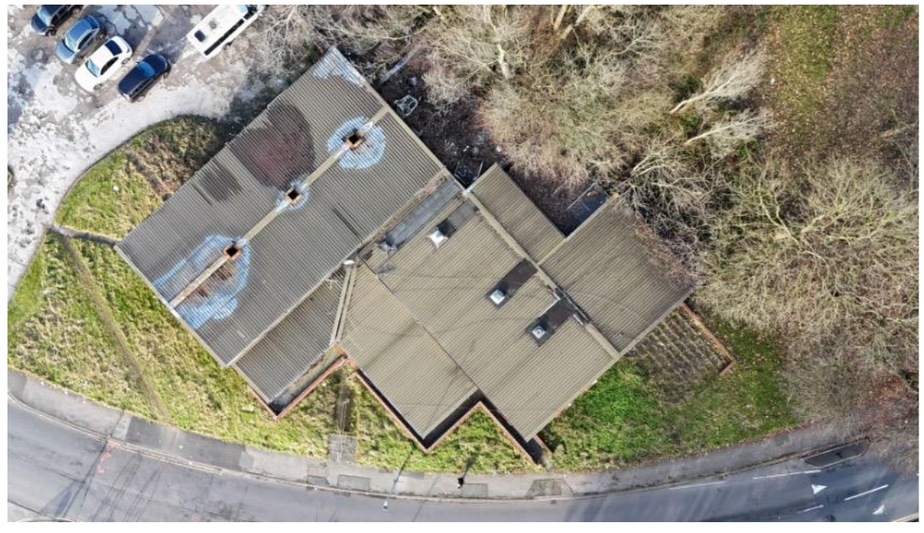
Date June 2026

Scale N/A









whistlingbeetle ecological consultants

Project

Bat Surveys
Building at 2 Whitemoss Road, Blackley, Manchester, M9 6EA

Title

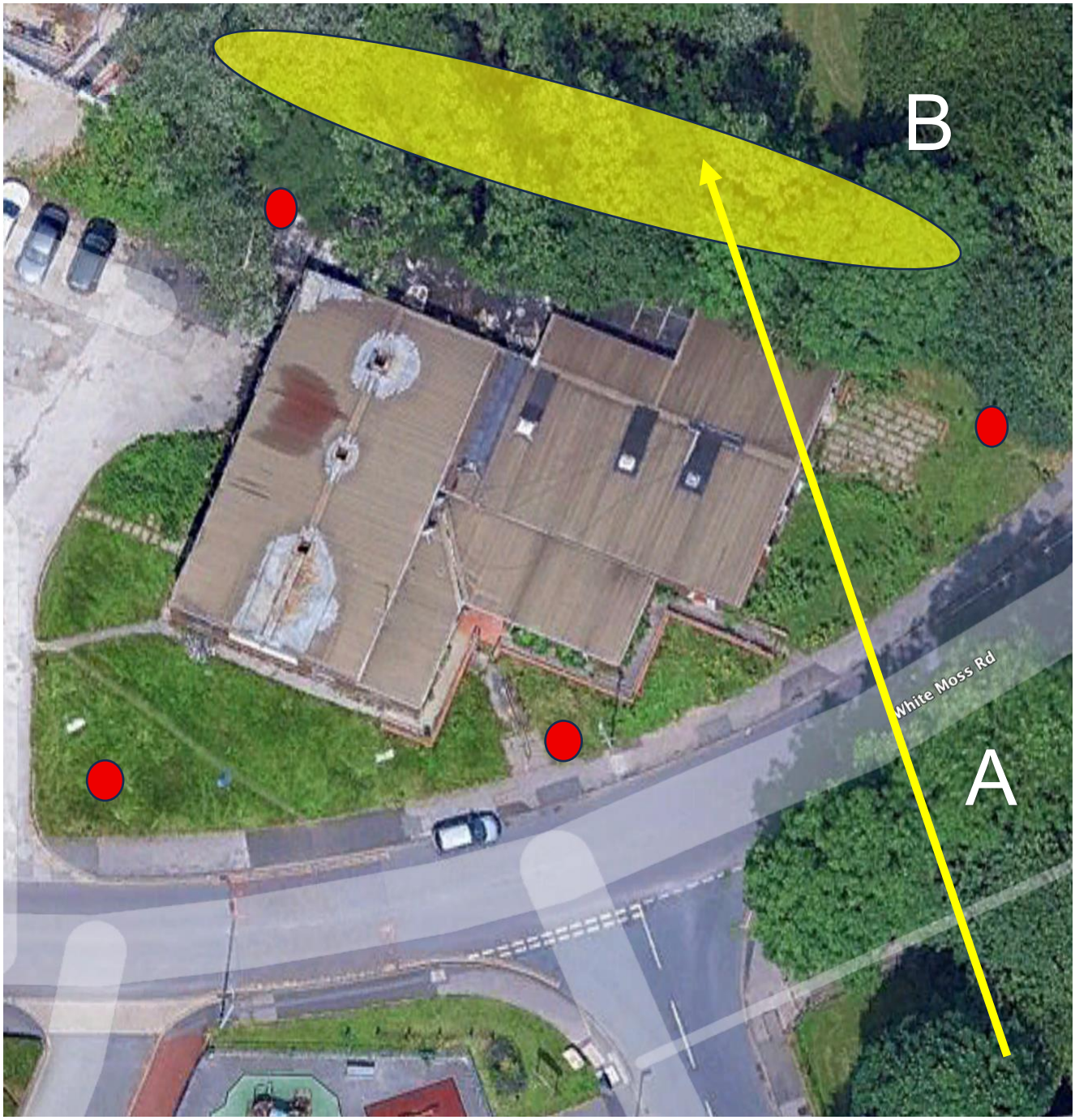
Drone photographs of building condition and flat roof provided by client

Photo Sheet WR/PRA/WB/PS02

Date June 2026

Scale N/A

Appendix 3



Surveyor Locations were selected to cover all elevations of the building

Area of bat activity

Directions of bat flights recorded during survey period

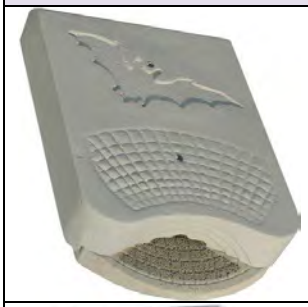
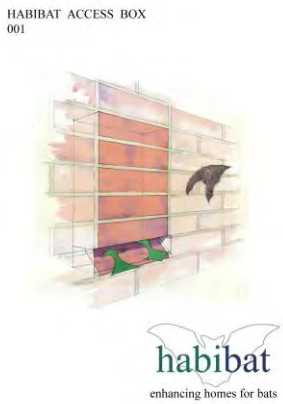
Full details of recorded activity are within the report.

Site: 2 Whitemoss Road, Blackley, Manchester, M9 6EA	Drawing Number WR/DES/WB/PS01.	whistlingbeetle ecological consultants
Surveyor Locations and Bat Activity Areas	Date: 9th June 2026	
	Scale N/A	

Appendix 4

Bat Conservation Trust

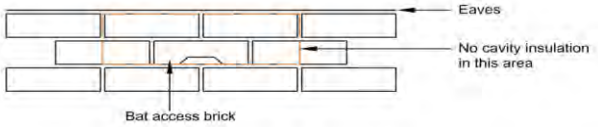
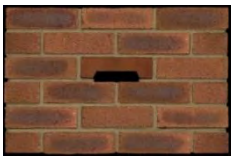
Below is a list of bat related products that may be used for bat enhancement. However, please be aware that BCT does not endorse any particular product or brand as very little evidence is available to demonstrate that they are successful.

Bat Boxes	**In situ**	**Description**	**Company**	**Estimated price**
For external surfaces of buildings:				
		**Schwegler 1 WQ Summer & Winter Roost** Dimensions: 580 H x 380 W x 120 D Weight: 22Kgs	Alana Ecology Jacobi Jayne The Code Store	£90 to £139
		**Schwegler 1 FQ Bat Roost** Dimensions: 600H x 350W x 90D mm Weight: 15.8 Kgs	Alana Ecology Jacobi Jayne NHBS The Code Store	£70 to £90
	Internal or external 	**1 Schwegler FE Bat Access Panel** with optional back plate External Dimensions: H 30 x W 30 x D 8 cm Weight: 7.8 kg	Alana Ecology Jacobi Jayne NHBS The Code Store	£38 to £49
To integrate into walls:				
	Can be built with timber, brick or stone facing to match walls. *BCT is using the Habibat as a research and monitoring tool.	**Habibat** Dimensions: 215 x 215 mm Or 215 x 290 mm	Habibat NHBS	£82.50 to £129

		**Schwegler 1FR Bat Tube** Dimensions: H 475 x W 200 x D 125 mm Entrance W 150 x D 20mm Weight: 9.5kg	Alana Ecology Jacobi Jayne NHBS	£72 to £75
		**Schwegler 2FR Bat Tube** The 2FR bat box is based on the same design as the 1FR, but with the addition of holes in the sides. This allows multiple tubes to be placed next to each other to form a much larger bat roost.	Alana Ecology Jacobi Jayne NHBS	£72 to £76
		**Ibstock enclosed bat box**	Ibstock	
For trees:				
	Trees or flat surfaces	**Schwegler 1FF Bat Box** Dimensions: 430H x 270W x 140D mm. Entrance hole: 120 x 240mm	Alana Ecology Jacobi Jayne NHBS	£56 to £60
	Trees	**Schwegler 2F Bat Box** (General Purpose) Woodcrete 33cm H x diameter 16cm Note: location of access hole means that box is not self-cleaning.	Alana Ecology NHBS	£27.95

	Trees	**Schwegler 2FN Bat Box** The 2FN Bat Box has two entrances - one at the front and one at the rear against the tree. It has a domed roof to form clusters and an increased internal height. 36cm H x diameter 16cm 4.3kg	NHBS Nature Counters	£34.95
	Trees	**Schwegler 1FD Bat Box** The 1FD is a large general purpose bat box. Effectively it is a larger version of the Schwegler 2F bat box, with the addition of two roughened wood panels inside the box which simulate crevices. Note: location of access hole means that box is not self-cleaning.	Alana Ecology NHBS	£49 to £55
Wooden bat boxes				
	Fitted to walls, other flat surfaces or trees	**Kent Bat Box** Materials to be made from untreated rough-sawn timbers. Timber should be 20mm thick. The box should be rainproof and draught-free. Crevices can be between 15 & 25mm wide	Self constructed. Instructions from BCT.	

Bat Conservation Trust

Access tiles or bricks	In situ	Description	Company	Estimated price
		**Tudor Bat access tile set**	**Tudor Clay Roof Tiles**	
		Ventilation tiles that can be adapted for bat access	Aspect Roofing	
		**Bat access brick**	Tamworth Property Services t) 01827 310475 chris@bat-survey.co.uk	
		**Ibstock bat roost entrance arch brick**	**Ibstock**	
		**Bat access slate**	JD Products **Owens Slate Service** Summit Slate	**£40-80**
		**Habibat Roof Access Tile**	Dreadnought Tiles Habibat	

Positioning considerations:

Aspect

Temperature is known to be the major factor influencing successful uptake of artificial roost by bats. In general, bats seek warm spaces to help them with rearing young. For this reason, bat boxes should be located where they will receive the maximum amount of sunlight. In the northern hemisphere this will be the southerly aspects/orientation (south, south-west and south-east). However, it is helpful to install bat boxes in more than one aspect to allow a choice of roosting conditions. Bat boxes located on a shady side will remain cooler and will be more suitable for use during the hibernation period (winter) or by male bats all year round.

Height

Position the bat boxes a minimum of 2 meters above ground. Avoid placement above windows, doors and wall climbing plants, thereby reducing the likelihood of predation by cats. A position near the eaves or gable apex of the property would be preferable.

Other considerations

To make the bat box a potential roost for a wider range of bat species, it is helpful to consider whether there is nearby linear vegetation features such as hedges. This is because some bat species use these features for navigation between their roosting site and feeding ground and to avoid flying in open and exposed areas.

Resources:

- Williams, C. 2010. *Biodiversity for low and zero carbon buildings: a technical guide for new build*. RIBA Publishing, UK
- Bat Conservation Trust, 2010. *Bats in Buildings*. Bats and the Built Environment Series: Volume 1. http://www.bats.org.uk/publications_download.php/247/Bats_and_Buildings_finalDec2010.pdf
- BCT webpages: http://www.bats.org.uk/pages/bats_and_buildings.html

Version 5: updated June 2012



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