



e3p

Bat Survey Report

Willow Street, Bury

Reference:80-819-R2-1

Date: October 2022



BAT SURVEY REPORT

Willow Street
Bury

Prepared for:
Irwell Valley Homes

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QUALITY ASSURANCE

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EXECUTIVE SUMMARY

Site Address	Former CPU Kitchens, Willow Street, Bury, BL9 7QZ
Co-ordinates	E 381801, N 411038
Site Area	Approximately 0.4 ha
Current Site Use	The site comprised three buildings, one active building used as housing for young adults and two disused buildings previously used as commercial units. Hardstanding car parks and access roads were present along the eastern and western aspects of the site. Amenity grassland surrounded the residential building on the northern aspect. Scattered trees, hedgerows and introduced shrub were present on site along the southern, western, and eastern boundaries.
Proposed Development	Detailed development proposals include the demolition of the on-site buildings and the construction of an apartment scheme and associated landscaping.
Results	A moderate number of common pipistrelle were identified foraging and commuting over the site. No bats were observed emerging from B1, B2 or B3 during the Nocturnal Bat Survey and no activity was recorded in relation to the potential roosting features on the buildings.
Conclusions and Recommendations	No roosts were identified within the buildings. As such, no further surveys, or a Natural England Bat Licence, are required for the demolition of the buildings to proceed. In the unlikely instance that any bats are located within the buildings during the demolition, works should cease, and a suitably qualified ecologist should be contacted.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Irwell Valley Homes to undertake a Nocturnal Bat Survey at Willow Street, Bury, hereafter referred to as “the site”.

This report has been prepared by Carlin Jones BSc (Hons), QCIEEM, Graduate Consultant Ecologist at E3P. Carlin has experience completing PRAs, nocturnal bat surveys and ecological mitigation across the UK.

1.2. PROPOSED DEVELOPMENT

Detailed development proposals include the demolition of the on-site buildings and the construction of an apartment scheme and associated landscaping.

1.3. SITE DESCRIPTION

The site is located in the residential area north-east of the centre of Bury. Maxwell Street defines the northern site boundary, with Willow Street defining the eastern boundary. The site is expected to provide limited value to local wildlife, which is restricted to the hedgerows, scattered trees, and introduced shrub, that may offer roosting opportunities and commuting and foraging features for bats. East Ward Community Primary School and Hazel Wood High School are located south-east of the site. Beyond Hazel Wood High School extends an area of woodland and scrub that provides connectivity to Openshaw Park, and the River Roch located south of the site. The M66 is located approximately 330 m east of the site. Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 SITE LOCATION



1.4. PREVIOUS SURVEYS

In August 2022, E3P conducted a Preliminary Ecological Appraisal (PEA) including a Preliminary Roost Assessment (PRA) of the buildings, structures and trees present on-site. This is detailed within the Preliminary Ecological Appraisal Report (report reference: 80-819-R1).

During the site survey, an inspection of trees and buildings was undertaken as per guidance set out in Collins (2016), to assess the features for suitability for roosting bats. Building 1 (B1), Building 2 (Building 2), and Building 3 (B3) were assessed as having Low roosting potential for a small number of crevice-dwelling bats on an occasional basis. Structure 1 (S1), and Wall 1 (W1) were found to have Negligible roosting potential as they contained no potential bat roosting features. All on-site trees were found to have Negligible bat roosting potential, as no Potential Roosting Features were identified.

At least one Nocturnal Bat Survey between May and August (inclusive) was recommended on the Low buildings following the PRA. Table 1 details the findings of the Preliminary Roost Assessment undertaken during the PEA. See Appendix II for building locations.

TABLE 1.1 BUILDING DETAILS

BAT ROOST POTENTIAL	BUILDING REFERENCES
NEGLECTIBLE	S1, W1
LOW	B1, B2, B3

1.5. OBJECTIVES

The objective of the nocturnal bat surveys was to identify:

- ✦ Any existing roosts within the site.
- ✦ Potential impacts of the proposed development on bats.
- ✦ The need for mitigation.

The survey findings are detailed in this report, along with recommendations.



2. METHODOLOGY

2.1. NOCTURNAL SURVEYS

A single bat emergence survey was undertaken following guidance set out in Collins (2016). All surveys were conducted using appropriate handheld bat detectors suitable for commercial use and were undertaken by competent and suitably trained bat surveyors.

TABLE 2.1 BUILDING SURVEY DATES

BUILDING	VANTAGE POINT	SURVEY 1
B1	V7, V8, V9	20/09/2022
B2	V6, V5	20/09/2022
B3	V4, V3, V3, V1	20/09/2022

See Appendix II for approximate locations of the surveyors' vantage points.

2.2. LIMITATIONS

The Nocturnal Bat Survey was completed following guidance set out in Collins (2016) and carried out by competent and trained surveyors. However, due to the survey being conducted by observation during low light conditions, this may cause constraint of visual assessments. No surveyors were visually constrained during the survey, other than that of low light conditions, and all potential roosting features were observed throughout the survey time period. The survey was conducted in optimum weather conditions, following guidance set out in Collins (2016).



3. SURVEY RESULTS

The following subsections provide a summary of bat activity noted on the dusk emergence survey. Please refer to Appendix I for the full survey forms.

3.1. BUILDING 1 (B1)

3.1.1. DUSK EMERGENCE SURVEY 20TH SEPTEMBER 2022

During the dusk emergence survey, moderate activity from common pipistrelle (*Pipistrellus pipistrellus*) was observed from all vantage points. Common pipistrelle was heard foraging and commuting through the site, particularly along the scattered trees adjacent to the northern boundary of the site. The first pass was a common pipistrelle that recorded by V8 at 19:27, 13 minutes after sunset. There was a moderate level of activity during the survey with the final bat, a common pipistrelle, recorded by V7 at 20:42.

No bat emergences from B1 were recorded.

3.2. BUILDING 2 (B2)

3.2.1. DUSK EMERGENCE SURVEY 20TH SEPTEMBER 2022

During the dusk emergence survey, moderate activity from common pipistrelle was observed from all vantage points. Common pipistrelle was heard foraging and commuting through the site, particularly along the scattered trees located along the eastern boundary of the site. The first pass was a common pipistrelle that was heard and not seen by V5 and V6 at 19:37, 23 minutes after sunset. There was a moderate level of activity during the survey with the final bat, a common pipistrelle, recorded by V6 at 20:44.

No bat emergences from B2 were recorded.

3.3. BUILDING 3 (B3)

3.3.1. DUSK EMERGENCE SURVEY 20TH SEPTEMBER 2022

During the dusk emergence survey, moderate activity from common pipistrelle was observed from all vantage points. Common pipistrelle was observed foraging and commuting through the site, particularly along the scattered trees located along the eastern boundary and the hedgerow along the southern of the site. The first pass was a common pipistrelle that was observed commuting by V3 and heard but not seen by V4 at 19:37, 23 minutes after sunset. There was a moderate level of activity during the survey with the final bat, a common pipistrelle, recorded by V2 at 20:44.

No bat emergences from B3 were recorded.



3.4. INTERPRETATION

During the emergence survey, a moderate amount of bat activity was recorded, with only common pipistrelle recorded. The bat species were observed commuting and foraging along the scattered trees along the north and east of the site, and the hedgerow along the southern site boundary.

Considering the time the bats were recorded it is anticipated that bats are roosting within the wider area. No bat emergences were observed during the survey and no activity was recorded in relation to the potential roosting features on the buildings. As such, it is determined that no bats are utilising B1, B2 or B3 for roosting.



4. CONCLUSIONS AND RECOMMENDATIONS

During the Nocturnal Bat Survey, no bats were identified emerging from B1, B2 or B3, and no bats were noted in relation to any of the potential roosting features. As such, no further surveys or mitigation concerning bats are required for the works to proceed concerning the on-site buildings.

In the unlikely instance that a bat is found to be roosting within the on-site trees during works, all works are to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice should be sought from Natural England.



5. REFERENCES

- ✦ Bat Conservation Trust (2014). Artificial Lighting and Wildlife; Interim Guidance Recommendations to Help Minimize the Impact of Artificial Lighting.
- ✦ Collins, J. (2016). Bat Surveys for Professional Ecologists, 3rd Edition. Bat Conservation Trust.
- ✦ E3P (2022). Preliminary Ecological Appraisal Willow Street, Bury (report reference: 80-819-R1).
- ✦ JNCC (2004). The Bat Workers Manual. 3rd Edition.
- ✦ Mitchell-Jones (2004). Bat Mitigation Guidelines. English Nature

END OF REPORT



APPENDIX I

SURVEY FORMS

SURVEY FORMS

FIRST DUSK

Date: 20/09/2022
Sunset: 19:14
Start time: 18:59
End time: 20:44

Weather conditions: Dry, light breeze, 15°C, 100% cloud cover.

Surveyor: Christian Dean (V1 – B3)

TIME	SPECIES	ACTIVITY
19:38	Common Pipistrelle	Heard not seen (HNS).
19:43	Common Pipistrelle	HNS.
19:52	Common Pipistrelle	HNS.
20:01	Common Pipistrelle	HNS.
20:03	Common Pipistrelle	HNS.
20:18	Common Pipistrelle	HNS.
20:23	Common Pipistrelle	Foraging along the scattered trees along the eastern boundary.
20:31	Common Pipistrelle	HNS.
20:35	Common Pipistrelle	HNS.

Surveyor: Carlin Jones (V2 – B3)

TIME	SPECIES	ACTIVITY
19:39	Common Pipistrelle	Commuting east over B3.
19:44	Common Pipistrelle	Commuting east over B3 then foraging along the scattered trees to the east.
19:47	Common Pipistrelle	HNS.
19:53	Common Pipistrelle	Continuous foraging overhead and along the southern hedgerow then commuting west.
19:58	Common Pipistrelle	HNS.
20:01	Common Pipistrelle	Foraging along the southern hedgerow and eastern scattered trees
20:04 – 20:10	Common Pipistrelle	HNS – Continuously.
20:13	Common Pipistrelle	HNS.
20:18	Common Pipistrelle	HNS.
20:23	Common Pipistrelle	Foraging overhead.



TIME	SPECIES	ACTIVITY
20:31	Common Pipistrelle	HNS.
20:35	Common Pipistrelle	HNS.
20:42 – 20:44	Common Pipistrelle	HNS – Continuously

Surveyor: Stephen Griffiths (V3 – B3)

TIME	SPECIES	ACTIVITY
19:37 – 19:40	Common Pipistrelle	Commuting north to south then south the north.
19:43	Common Pipistrelle	Foraging around B3.
19:53	Common Pipistrelle	Foraging around B3 and commuting west to east.
20:01	Common Pipistrelle	Foraging.
20:08	Common Pipistrelle	Foraging and social call.
20:13	Common Pipistrelle	Foraging.
20:23	Common Pipistrelle	Foraging.
20:32	Common Pipistrelle	Foraging around B3.
20:38	Common Pipistrelle	Foraging and social call.

Surveyor: Erin Baker (V4 – B3)

TIME	SPECIES	ACTIVITY
19:37	Common Pipistrelle	HNS.
19:42	Common Pipistrelle	HNS.
19:52	Common Pipistrelle	HNS.
20:00	Common Pipistrelle	HNS.
20:07	Common Pipistrelle	HNS.
20:12	Common Pipistrelle	HNS.
20:18	Common Pipistrelle	HNS.
20:24	Common Pipistrelle	Commuting east.
20:37	Common Pipistrelle	HNS.



Surveyor: Harry McCarthy (V5 – B2)

TIME	SPECIES	ACTIVITY
19:37	Common Pipistrelle	HNS.
19:40	Common Pipistrelle	HNS.
19:43	Common Pipistrelle	HNS.
19:52	Common Pipistrelle	HNS.
20:01	Common Pipistrelle	HNS.
20:03	Common Pipistrelle	HNS.
20:07	Common Pipistrelle	HNS.
20:13	Common Pipistrelle	HNS.
20:18	Common Pipistrelle	HNS.
20:22	Common Pipistrelle	HNS.
20:28	Common Pipistrelle	HNS.
20:30	Common Pipistrelle	HNS.
20:33	Common Pipistrelle	HNS.
20:37	Common Pipistrelle	HNS.
20:43	Common Pipistrelle	HNS.

Surveyor: Codie Baxter (V6 – B2)

TIME	SPECIES	ACTIVITY
19:37	Common Pipistrelle	HNS.
19:43	Common Pipistrelle	HNS.
19:53	Common Pipistrelle	HNS.
20:00	Common Pipistrelle	HNS.
20:12	Common Pipistrelle	Commuting south-east overhead.
20:22	Common Pipistrelle	HNS.
20:30	Common Pipistrelle	Commuting overhead.
20:44	Common Pipistrelle	HNS.



Surveyor: Matthew Sandham (V7 – B1)

TIME	SPECIES	ACTIVITY
19:37	Common Pipistrelle	Commuting west to east overhead then foraging along scattered trees to the east.
19:43	Common Pipistrelle	HNS.
19:52	Common Pipistrelle	HNS.
20:01	Common Pipistrelle	HNS.
20:03	Common Pipistrelle	HNS.
20:12	Common Pipistrelle	HNS.
20:18	Common Pipistrelle	HNS.
20:22	Common Pipistrelle	HNS.
20:23	Common Pipistrelle	HNS.
20:31	Common Pipistrelle	HNS.
20:32	Common Pipistrelle	HNS.
20:38	Common Pipistrelle	HNS.
20:42	Common Pipistrelle	HNS.

Surveyor: Ciara Bass (V8 – B1)

TIME	SPECIES	ACTIVITY
19:27	Common pipistrelle	HNS.
20:34	Common pipistrelle	HNS.
20:37	Common pipistrelle	HNS.

Surveyor: Christopher Attewell-Hughes (V9 – B1)

TIME	SPECIES	ACTIVITY
20:08	Common pipistrelle	HNS.
20:12	Common pipistrelle	HNS.
20:16	Common pipistrelle	HNS.
20:19	Common Pipistrelle	HNS.
20:20	Common Pipistrelle	HNS.
20:23	Common Pipistrelle	HNS.
20:27	Common Pipistrelle	HNS
20:28	Common Pipistrelle	HNS.
20:35 – 20:41	Common Pipistrelle	HNS – Continuously



APPENDIX II VANTAGE POINT LOCATIONS



Key:
 B = Building
 V = Vantage point

Notes:

Issue:	Revision:	Date:	Drawn:	Authorised:
1	1	21/09/2022	CJ	CB
Client:		Job No:	Date:	
Irwell Valley Homes		80-819	21/09/2022	
		Drawing No:	Scale:	
		002	N/A	
Job title:		Drawing title:		
Willow Street, Bury		Building and Vantage Point Location Plan		



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