

Nocturnal Bat Survey Report

Fairways Lodge, Prestwich

Reference: 81-460

Date: June 24





E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk>

Registered in England
CRN: 08725262

QUALITY ASSURANCE

Report reference	81-460-R3
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REV REF:	DESCRIPTION	AUTHOR	CHECKED	AUTHORISED	DATE
R3-1	First issue	CE	CK	CK	28/06/24

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WRITTEN BY	QUALIFICATIONS	POSITION
Conor Evans	BSc (Hons), MRes	Consultant Ecologist

REVIEWED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	Associate Director

AUTHORISED BY	QUALIFICATIONS	POSITION
Celia Kenyon	BSc (Hons), MSc, MEnvSc, CEnv, MCIEEM	Associate Director



EXECUTIVE SUMMARY

Site Address	Fairways Lodge, George Street, Prestwich, Manchester, M25 9WS
Co-ordinates	E 381722, N 402426
Site Area	Approximately 0.62 ha
Current Site Use	The site is in use as a hotel and comprises hardstanding, a building, tall ruderal, amenity grassland, dense scrub, introduced shrub and scattered trees.
Proposed Development	Development proposals include the demolition of the existing building and the development of a series of residential dwellings.
Results	Common pipistrelle were identified utilising the site for foraging and commuting, mostly associated with the adjacent treeline. As no bats were observed emerging from the surveyed building, and the timings of bat activity in relation to sunset, it can be concluded with reasonable certainty that no bat roosts are located within any of the on-site buildings.
Conclusions and Recommendations	As no bat roosts were identified, no further assessment, mitigation or licencing is required for works to proceed. In the unlikely event that a bat is found inside the building during works, all works are to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice sought from Natural England. It is recommended that works are undertaken outside of the breeding bird season (March to September inclusive). However, if this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 24 hours prior to works commencing. If a nest or nest in construction is located, then a stand-off distance should be maintained until the young have fledged.



Table of Contents

EXECUTIVE SUMMARY 3

1. INTRODUCTION 5

1.1. Background 5

1.2. Proposed Development..... 5

1.3. Site Description..... 5

1.4. Previous Surveys 6

1.5. Objectives 6

2. METHODOLOGY 7

2.1. Nocturnal Surveys 7

2.2. Data Analysis 8

2.3. Limitations 8

3. SURVEY RESULTS..... 9

3.1. Dusk Emergence Survey 30th May 2024 9

3.2. Dusk Emergence Survey 20th June 2024 9

4. CONCLUSIONS AND RECOMMENDATIONS..... 10

5. REFERENCES 11

APPENDIX I SURVEY FORMS..... 12

APPENDIX II VANTAGE POINT LOCATIONS 16



1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by McCarthy & Stone to undertake a series of Nocturnal Bat Surveys at Fairways Lodge, Prestwich, hereafter referred to as “the site”.

This report has been prepared by Conor Evans, BSc (Hons), MRes, Consultant Ecologist at E3P, who has experience in completing Preliminary Roost Assessments and Nocturnal Bat Surveys at many sites across the UK.

1.2. PROPOSED DEVELOPMENT

Development proposals include the demolition of the existing building and the development of a series of residential dwellings.

1.3. SITE DESCRIPTION

The site is located in the south of Prestwich and is accessible via George Street from the north of the site. Prestwich Golf Club is located directly adjacent to the west of the site, with a line of trees demarcating the border between the golf club and the site. An active housing development borders the site to the south and east, and residential properties border the site to the north. A railway line is located approximately 1.67 km south-west of the site. The River Irwell is located approximately 1 km south-west of the site at the nearest point.

Please refer to Figure 1.1 for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION





1.4. PREVIOUS SURVEYS

E3P completed a Preliminary Roost Assessment (PRA) as part of a Preliminary Ecological Appraisal (PEA) on 12th September 2023 (report reference: 81-460-R1). The site was found to comprise one building (B1), hardstanding, a building, tall ruderal, amenity grassland, dense scrub, scattered scrub, introduced shrub and scattered trees. The on-site building (B1) and trees were assessed for their potential to support roosting bats, as per guidance set out in Collins (2016). The on-site building was assessed as having Moderate potential to support roosting bats. All on-site trees were assessed as having Negligible bat roosting potential.

1.5. OBJECTIVES

The objective of the nocturnal bat surveys were 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

Bat emergence/re-entry surveys were undertaken following guidance set out in Collins (2023). All surveys were conducted using Canon XA60 4K Camcorders, appropriate handheld bat detectors suitable for commercial use, Echo Meter Touch 2s and Titley Scientific Chorus Recorders (set to continuous mode). Surveys were undertaken by competent and suitably trained bat surveyors. Please see Table 2 for details of each survey and Table 3 for details of each vantage point.

Table 1 Emergence Survey Details

SURVEY	DATE	SUNSET	SURVEY TIMINGS	WEATHER CONDITIONS
Survey 1	30/05/2024	21:26	21:11 - 22:56	Dry, gentle breeze, 17°C and 80% cloud cover
Survey 2	20/06/2024	21:42	21:27 - 22:57	Dry, still, 18°C and 90% cloud cover

Table 3 Survey Vantage Point Details

SURVEY	VANTAGE POINT	SURVEYOR	DETECTOR
Survey 1	V1	Joseph Foster	Chorus Recorder
	V2	Josephine Davies	Chorus Recorder
	V3	Tyler Stephenson	Chorus Recorder
	V4	Luke Shaw	Chorus Recorder
	V5	N/A	Echo Meter Touch
	V6	N/A	Echo Meter Touch
Survey 2	V1	Oliver Nicholson	Chorus Recorder
	V2	Hannah Brodie	Chorus Recorder
	V3	Ben Hartley	Chorus Recorder
	V4	Zach Squire-Watt	Chorus Recorder
	V5	N/A	Chorus Recorder
	V6	N/A	Chorus Recorder

Please refer to Figure 2 for the approximate location of vantage points.



Figure 1 **Site Location**



2.2. DATA ANALYSIS

Echo Meter Touch 2s and Titley Scientific Chorus Recorders were used to record calls during the survey. Data from these instruments was converted from WAV to ZCA using Wildlife Acoustics Kaleidoscope Software and analysed using AnalookW. The recordings from the camcorders were analysed by Conor Evans and involved reviewing the footage for any bat emergences.

2.3. LIMITATIONS

Nocturnal Bat Surveys were completed following guidance set out in Collins (2023) and were carried out by competent and trained surveyors. Artificial lighting was noted on all aspects of B1. This is not anticipated to be a major constraint, as all potential roost features were covered by either infrared cameras or surveyors. All surveys were conducted in optimum weather conditions at an appropriate time of the year, following guidance set out in Collins (2023).



3. SURVEY RESULTS

The following subsections provide a summary of bat activity noted on the dusk emergence and dawn re-entry surveys. Please refer to Appendix I for the full survey forms and Appendix II for the stills of the camcorders for each vantage point location.

3.1. DUSK EMERGENCE SURVEY 30TH MAY 2024

During the first dusk emergence survey, common pipistrelle (*Pipistrellus pipistrellus*) and noctule (*Nyctalus noctule*) bats were observed utilising the site for commuting and foraging across all vantage points throughout the survey. The first bat (common pipistrelle) was recorded approximately 16 minutes after sunset. Common pipistrelle are known to emerge at approximately 20 minutes after sunset, this indicates this species is roosting in close proximity to the site.

No bat emergences from B1 were recorded.

3.2. DUSK EMERGENCE SURVEY 20TH JUNE 2024

During the second dusk emergence survey, activity was limited to one vantage point, which comprised common pipistrelle commuting along the treeline adjacent to the west. The first bat (common pipistrelle) was recorded at approximately 68 minutes after sunset. Common pipistrelle are known to emerge at approximately 20 minutes after sunset, which indicates that the individual bats observed during the second emergence survey are not likely to be roosting in close proximity to the site.

No bat emergences from B1 were recorded.



4. CONCLUSIONS AND RECOMMENDATIONS

As no bats were observed emerging from B1 over the course of the two surveys, it can be concluded with reasonable certainty that no bat roosts are located within the on-site building. Therefore, no further assessment, mitigation or licencing is required for works to proceed. In the unlikely event that a bat is found inside the building during works, all works are to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice sought from Natural England.

It is recommended that works are undertaken outside of the breeding bird season (March to September inclusive). However, if this is not possible, a nesting bird check should be undertaken by a suitably qualified ecologist up to 24 hours prior to works commencing. If a nest or nest in construction is located, then a stand-off distance should be maintained until the young have fledged.



5. REFERENCES

- 🔦 Collins, J. (2016). Bat Surveys for Professional Ecologists - Good Practice Guidelines. 3rd Edition. The Bat Conservation Trust: London.
- 🔦 Collins, J. (2023). Bat Surveys for Professional Ecologists - Good Practice Guidelines. 4th Edition. The Bat Conservation Trust: London.
- 🔦 E3P (2019). Preliminary Ecological Appraisal - Fairways Lodge, Prestwich. Report Reference: 81-460-R1.

END OF REPORT

APPENDIX I

SURVEY FORMS





SURVEY FORMS

SURVEY 1

Date: 30/05/2024
Start time: 21:11
Sunset: 21:26
End time: 22:56

Weather conditions: Dry, gentle breeze, 17°C and 80% cloud cover

Vantage Point 1: Joseph Foster / Chorus

TIME	SPECIES	ACTIVITY
21:42	Common pipistrelle	Heard not seen
21:45	Common pipistrelle	Heard not seen
21:49	Noctule	Commuting
21:51	Common pipistrelle	Commuting
21:53	3 x Common pipistrelle	Commuting
21:57	Common pipistrelle	Heard not seen
21:59	Common pipistrelle	Commuting
22:04	Common pipistrelle	Commuting
22:09	Common pipistrelle	Commuting
22:15	Common pipistrelle	Commuting
22:23	Common pipistrelle	Commuting
22:32	Common pipistrelle	Commuting
22:36	Common pipistrelle	Commuting
22:38	Common pipistrelle	Commuting
22:42	Common pipistrelle	Head not seen
22:48	2 x Common pipistrelle	Heard not seen
22:53	Common pipistrelle	Heard not seen

Vantage Point 2: Josephine Davies / Chorus

TIME	SPECIES	ACTIVITY
21:42	Common pipistrelle	Commuting
21:44	2 x Common pipistrelle	Foraging in trees
21:48	3 x Common pipistrelle	Continuous foraging
21:55	Common pipistrelle	Foraging
21:56	Common pipistrelle	Commuting
22:07	Common pipistrelle	Heard not seen
22:14	Common pipistrelle	Heard not seen
22:16	2 x Common pipistrelle	Continuous foraging
22:20	Common pipistrelle	Commuting
22:21	Common pipistrelle	Continuous foraging
22:26	Common pipistrelle	Commuting
22:27	Common pipistrelle	Continuous foraging
22:29	Common pipistrelle	Commuting
22:30	Noctule	Commuting
22:32	Common pipistrelle	Commuting
22:32	Noctule	Commuting
22:35	Noctule	Heard not seen
22:36	Noctule	Heard not seen
22:39	Noctule	Foraging



TIME	SPECIES	ACTIVITY
22:43	Common pipistrelle	Continuous foraging
22:45	Common pipistrelle	Heard not seen
22:48	Noctule	Heard not seen
22:50	Noctule	Heard not seen
22:53	Common pipistrelle	Heard not seen
22:56	Noctule	Heard not seen
22:56	Noctule	Continuous foraging
22:58	Noctule	Heard not seen

Vantage Point 3: Tyler Stephenson / Chorus

TIME	SPECIES	ACTIVITY
22:28	Common pipistrelle	Heard not seen
22:32	Common pipistrelle	Heard not seen
22:37	Common pipistrelle	Commuting
22:39	Common pipistrelle	Commuting
22:43	Common pipistrelle	Commuting
22:46	Common pipistrelle	Commuting

Vantage Point 4: Luke Shaw / Chorus

TIME	SPECIES	ACTIVITY
21:47	Common pipistrelle	Heard not seen - very faint
21:49	Common pipistrelle	Heard not seen
22:03	Common pipistrelle	Heard not seen - quick
22:14	Common pipistrelle	Commuting west to east
22:29	Common pipistrelle	Heard not seen
22:32	Common pipistrelle	Heard not seen
22:39	2 x Common pipistrelle	Heard not seen
22:43	Common pipistrelle	Heard not seen
22:45	Common pipistrelle	Heard not seen
22:55	Common pipistrelle	Heard not seen

Vantage Point 5: Camcorder / Echo Touch 2

TIME	SPECIES	ACTIVITY
-	-	No activity observed

Vantage Point 6: Camcorder / Echo Touch 2

TIME	SPECIES	ACTIVITY
21:42	Common pipistrelle	Commuting
21:43	Common pipistrelle	Commuting
21:44	Common pipistrelle	Commuting



SURVEY 2

Date: 10/06/2024
Start time: 21:24
Sunset: 21:39
End time: 23:09

Weather conditions: Dry, moderate breeze, 11°C, 90% cloud cover

Vantage Point 1: Oliver Nicholson / Chorus

TIME	SPECIES	ACTIVITY
-	-	No activity observed

Vantage Point 2: Hannah Brodie / Chorus

TIME	SPECIES	ACTIVITY
22:32	Common pipistrelle	Commuting along treeline, south to north
22:36	Common pipistrelle	Commuting along treeline north to south
23:09	Common pipistrelle	Heard not seen

Vantage Point 3: Ben Hartley / Chorus

TIME	SPECIES	ACTIVITY
-	-	No activity observed

Vantage Point 4: Camcorder / Chorus

TIME	SPECIES	ACTIVITY
-	-	No activity observed

Vantage Point 5: Camcorder / Chorus

TIME	SPECIES	ACTIVITY
-	-	No activity observed

Vantage Point 6: Camcorder / Chorus

TIME	SPECIES	ACTIVITY
-	-	No activity observed

APPENDIX II

VANTAGE POINT

LOCATIONS





Figure 3 **Vantage Point 1 (V1)**

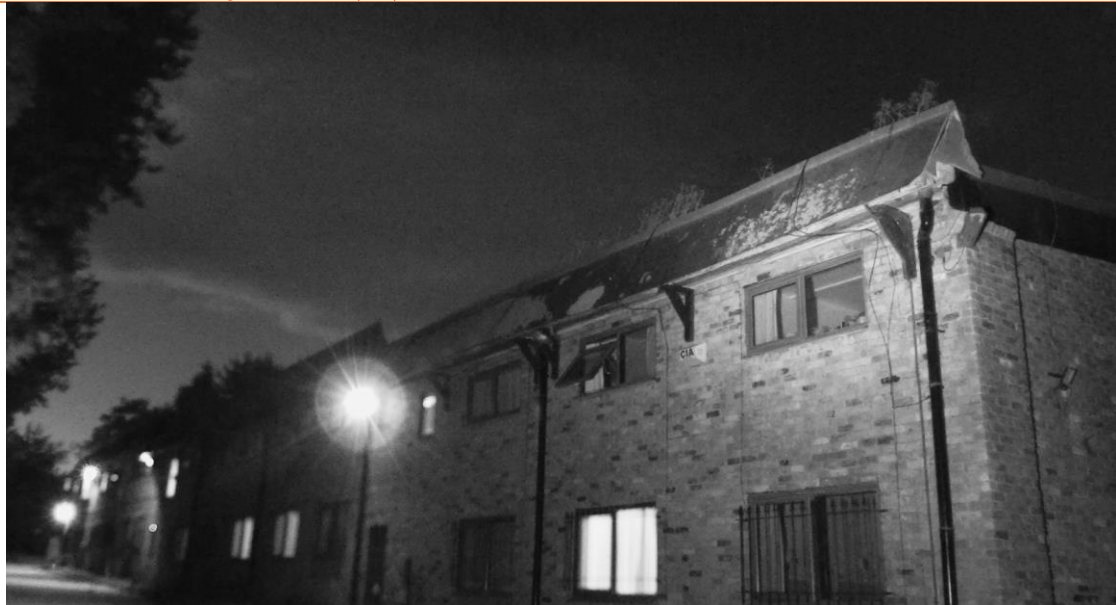


Figure 4 **Vantage Point 2 (V2)**





Figure 5 **Vantage Point 3 (V3)**



Figure 6 **Vantage Point 4 (V4)**





Figure 7 **Vantage Point 5 (V5)**



Figure 8 **Vantage Point 6 (V6)**

