

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Former Whitefield Library & Adult Learning Centre, Pinfold Lane, Whitefield, Manchester, M45 7NY

Client:

Rebecca Marwood

Report date:

1st October 2025

Amended date:

24th April 2026

Project:

This report is prepared to inform a planning application for the proposal described as: The redevelopment of the site into a GP centre
[Unsubmitted]

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation – 2025](#).

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2025) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

Executive Summary

Report Validity: This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

Results

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

Background

The Preliminary Roost Assessment (PRA) was conducted by Arbtech on 29/09/2025.

The site is centrally located within a suburban residential area and comprises two single-storey brick-built buildings (B1 and B2) associated with hardstanding and scattered trees. The site is set centrally within Whitefield, with residential suburban habitat surrounding on all sides along with greenspace in the form of Whitefield golf course.

Building B1 is a large, disused single-storey brick building previously used as the library. The brickwork was in good condition with no cracks or gaps suitable for roosting bats. Potential roost features were noted in the form of gaps within the soffits on the western elevation (in use by wasps at the time of survey), a boarded-up window with a hole in the southern elevation, and minor gaps in guttering on the northern elevation, although the latter were considered of negligible suitability. The building was assessed as offering *low suitability* for roosting bats.

Building B2 is a small brick-built garage located southwest of B1. Features included a large gap in the soffit on the northern elevation and degraded sections of roofing felt, although cobwebbing suggested these were not currently in use by bats. This building was also assessed as offering *low suitability* for roosting bats.

No evidence of roosting bats (such as droppings, staining, or feeding remains) was recorded in either building during the PRA. Given the low level of suitability recorded, B1 and B2 were subject to a single dusk emergence/re-entry survey.

Number of buildings on site – 2 buildings.

Number of buildings surveyed – 2 buildings

Scope of works

The following buildings were subject to emergence/re-entry surveys:

B1 – Low value – 1 survey.

B2 – Low value – 1 survey.

Proposed development

Current use of building – Community Use

Proposed use of building – Commercial

Structural changes to building – Internal reconfiguration and some external alterations to accommodate the surgery layout, accessibility ramps, plant enclosures, and associated infrastructure as indicated on the proposed plans.

Cosmetic/repair work – External repair and refurbishment works are anticipated to bring the building into use, including works to the façade, roofing, and surrounding hardstanding/landscaping.

Type of permission required – Full Planning Permission.

The site surveys were designed and managed by Assistant Ecologist Amal Waheed BSc, MSc (Hons) and Assistant Ecologist Paige Robertson BSc, MSc (Hons) with oversight from Consultant Ecologist Kayleigh Davies (Hons), [Accredited Agent on Natural Resources Wales Bat Licence].

See surveyor locations in the BERS plan in Appendix 1, proposed plans in Appendix 2.	
Limitations	During the dusk Bat Emergence and Re-entry Survey (BERS), visibility of some elevations was restricted due to dense vegetation around the site. The eastern elevation of Building 1 (B1) and the southern elevation of Building 2 (B2) could not be directly observed for the duration of the survey. This limitation is not considered significant, as surveyor coverage and infrared (IR) camera monitoring ensured that all other aspects of both buildings were observed throughout. In addition, emergences or re-entries would still likely have been detected from alternative vantage points if present, given the open character of the site and the consistent monitoring of surrounding flight activity. No emergences or re-entries were recorded from either building during the survey, and the restricted visibility of these elevations does not affect the overall conclusion that both buildings are of low suitability for roosting bats. The timing of the survey is outside of optimal maternity season; however, the building was not assessed to have maternity value. Additionally, bats were still observed foraging and commuting and optimal weather conditions were present during the survey, therefore, it was considered to account for and cover the possibility of transitional and occasional roosts.

Field Survey	
Dusk Emergence Survey 1	
Building B1	
Building inspection prior to survey	Carried out by: Katie Crawford BSc MRes ACIEEM (Natural England Protected Species Licence Numbers: Bats – 2023-11335-CL18-BAT; Great Crested Newts – 2023-11555-CL08-GCN) on 29/09/2025.

No loft or roof void spaces were present within either B1 or B2, therefore internal inspection was limited to accessible ground-floor areas. Both buildings were accessed internally, and no evidence of bats was recorded, such as droppings, staining, feeding remains, or carcasses.

In B1, internal walls, ceilings, and windows showed no indications of bat use, and no features suitable for roosting were identified internally. In B2, the interior was in poor condition with some ripped and degraded roofing felt, though this did not appear to lead into potential roosting features, and cobwebbing suggested a lack of bat use.

Overall, the internal inspection found no evidence of bats within either building, supporting the external assessment that both B1 and B2 offer low suitability for roosting bats.

Photos



B2: Interior of B2, roofing felt gaps with cobwebbing

B1 - Surveyor and positions	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1	Astrid Jordan	2 Years	Level 1	Observing northern elevation of B1.
	2	Amal Waheed	1 Year	Level 2	Observing northern and western elevation of B1.
	3	Abbie Saul	1 Year	Level 2	Observing southern elevation of B1.
	5	Matthew Harper	2 Years	Level 2	Observing western elevation of B1.
	6	Bethany Robinson	6 Years	Level 2	Observing southern elevation of B1.
B1 - Unmanned IR Position					
	7	Unmanned IR	N/A	N/A	Observing southwestern elevation of the courtyard within B1.
B2 - Surveyor and positions					

	4	Dexter Green	2 Years	Level 1	Observing eastern and southern elevations of B2.		
<i>Weather (start/end)</i>	Temperature (°C): 17 Relative humidity (%): 72 Cloud cover (%): 100 Wind (m/s): 0.2 Rain: None			Temperature (°C): 15 Relative humidity (%): 74 Cloud cover (%): 100 Wind (m/s): 0 Rain: None			
<i>Equipment used</i>	Equipment	Make	Model	Count			
	NVAs	Nightfox	Whisker	7			
	Additional Illumination	Nightfox	XB5 PRO	7			
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	6			
		Magenta Electronics	Magenta Bat4	7			
	Two Way Radio	BAOFENG	FV-88E	6			
Results							
Date of survey			Sunset; Start - End				
30/09/2025			Sunset 18:47; 18:32– 20:17				
Surveyor observations							
Surveyor 1	No emergencies or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first activity was recorded at 18:50 when a common pipistrelle was seen passing from the trees to the east of the building, heading west in front of the property to		Full elevation photo showing surveyor's view.				

	forage over the trees to the northwest. At 19:12, a common pipistrelle passed from the southwest over the building heading east, although this was not captured on IR footage. At the same time, another individual was seen passing northeast to west over the building, also not confirmed on IR. At 19:58, a common pipistrelle was again observed following the same east-west route across the site. This route was used regularly for the remainder of the survey, with common pipistrelles foraging and commuting both east to west and west to east. The last activity was at 19:56 with a common pipistrelle heard but not seen. Key foraging areas: — Trees to the northwest of the property. Key flight areas: — Regular commuting route between trees to the east and west of the property.	
<i>IR position 1</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the northern elevation of B1. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 1, with no additional activity recorded.	Screenshot of darkest part of survey.

		
Surveyor 2	No emergencies or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first activity was noted at 18:57 when two common pipistrelles flew from the tree line behind Position 2 on a southeast flight. At 18:59, another individual flew from the same tree line east towards Position 1, followed by further activity at 19:03 with a southeast flight. At 19:05, a common pipistrelle flew from a tree between Positions 1 and 2 towards the tree line behind Position 2 to the northwest. This was followed at 19:06 by a southeast flight towards Position 4 and, at 19:09, a northwest return flight towards the tree line. At 19:12, IR confirmed a common pipistrelle flying over the roof elevation from the east. Additional flights were noted at	Full elevation photo showing surveyor's view. 

	19:19 (west) and 19:34 (east from the tree line), with foraging also recorded. Common pipistrelles were heard but not seen at 19:38 and 19:56. The final activity was at 20:03 with a common pipistrelle foraging in the tree next to Position 2. Key foraging areas: - Tree adjacent to Position 2. Key flight areas: - Regular commuting between the tree line behind Position 2 and areas east and west across the site.	
<i>IR position 2</i> <i>Nightfox Whisker IR Camera + X50 Torch</i>	Camera position: Observing the northern and western elevation of B1. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 2, with no additional activity recorded.	Screenshot of darkest part of survey. 
Surveyor 3	No emergences or re-entries were observed.	Full elevation photo showing surveyor's view.

	Species observed: Common pipistrelle Summary of general activity: The first activity was recorded at 19:05 with a common pipistrelle observed foraging to the west of B1. At 19:09, a common pipistrelle was observed passing west from an easterly direction over B1. Faint social calls from common pipistrelles, heard but not seen, were recorded at 19:12, 19:39 and 19:51. At 19:27, a common pipistrelle was observed foraging above B1. The last activity recorded was at 19:57 with a faint common pipistrelle heard but not seen. Key foraging areas: • Area above and to the west of B1. Key flight areas: • Flight path west from an easterly direction over B1.	
<i>IR position 3</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the southern elevation of B1. Emergences observed: No.	Screenshot of darkest part of survey.

	No emergencies were observed, and the footage confirmed the observations of Surveyor 3, with no additional activity recorded.	
Surveyor 5	No emergencies or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first activity was recorded at 18:51 with two common pipistrelles foraging in the trees to the northwest of B1. This activity continued until 18:58. From 19:01, common pipistrelle activity became more infrequent, with occasional passes observed travelling east to west over B1 and south to north between B1 and B2. From 19:20 onwards, foraging and commuting calls were heard but not seen, continuing intermittently until the end of the survey. The last activity was recorded at 20:03, when a common pipistrelle was heard but not seen foraging.	Full elevation photo showing surveyor's view. 

	Key foraging areas: • Trees to the northwest of B1. Key flight areas: • East to west over B1. • South to north between B1 and B2.	
<i>IR position 5</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the western elevation of B1. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 5, with no additional activity recorded.	Screenshot of darkest part of survey. 
Surveyor 6	No emergences or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first activity was recorded at 18:51 when two common pipistrelles were observed foraging in the	Full elevation photo showing surveyor's view.

	trees to the northwest of B1, continuing until 18:58. From 19:01, activity became infrequent, with passes seen from east to west over B1 and south to north between B1 and B2. From 19:20, common pipistrelle foraging and commuting calls were heard but not seen, continuing intermittently until the end of the survey. The last activity was at 20:03, when a common pipistrelle was heard but not seen foraging. Key foraging areas: • Trees to the northwest of B1. Key flight areas: • East to west over B1. • South to north between B1 and B2.	
<i>IR position 6</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the southern elevation of B1. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 6, with no additional activity recorded.	Screenshot of darkest part of survey. 

B1 - Unmanned IR Positions		
IR position 7 Nightfox Whisker IR Camera + X50 Torch	Camera position: Observing the southwestern elevation of the courtyard within B1. Emergences observed: No. No emergences were observed. The only activity recorded was a bat passing northeast to west over the roof at 19:21, followed by a bat circling over the roof from southwest to east at 19:25.	Screenshot of darkest part of survey. 
B2		

Surveyor 4	No emergences or re-entries were observed. Species observed: Common pipistrelle Summary of general activity: The first activity was recorded at 18:46 with two bats foraging around the trees north of the building adjacent to B2, observed again at 18:50 and 18:58 without calls detected. At 18:56, a common pipistrelle was seen behind the surveyor position flying east towards the main road. At 19:02, another individual was observed flying south towards B2 before heading east over the surveyor position to the trees by the main road. Further activity was recorded at 19:06 and 19:08 with common pipistrelles flying west over the surveyor position, turning north, and flying to the trees north of the building adjacent to B2. Additional common pipistrelle passes were heard but not seen at 19:12, 19:19, 19:25 and 19:34, followed by fairly consistent activity between 19:41 and 19:47. The final record was at 20:03. Key foraging areas: • Trees north of the building adjacent to B2. • Trees by the main road. Key flight areas:	Full elevation photo showing surveyor's view. 
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	• East towards the main road from behind the surveyor position. • South towards B2, then east over the surveyor position. • West over the surveyor position, then turning north towards trees north of B2.	
<i>IR position 4</i> <i>Nightfox Whisker IR</i> <i>Camera + X50 Torch</i>	Camera position: Observing the eastern and southern elevations of B2. Emergences observed: No. No emergences were observed, and the footage confirmed the observations of Surveyor 4, with no additional activity recorded.	Screenshot of darkest part of survey. 

Conclusions, Impacts and Recommendations

<i>Survey Results Summary</i>	General bat activity on site: Bat activity across the site was consistently low and primarily involved common pipistrelle (<i>Pipistrellus pipistrellus</i>). Activity began around 18:46–18:51, with early foraging observed around trees north and northwest of B1 and B2. Occasional commuting passes were noted throughout the survey period, with bats observed crossing east–west and south–north over B1 and B2, as well as foraging
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	intermittently above the buildings and tree lines. Activity generally declined after 20:00, with the final records being heard but not seen calls. No emergences or re-entries were observed during the survey. Key foraging areas: • Treeline to the north and northwest of B1 and adjacent to B2. • Treeline to the northwest of the property and near the main road. Key flight lines: • East-west commuting routes over B1. • South-north flight lines between B1 and B2. • Movements towards and from trees north of B2 and those by the main road. Species observed: • Common pipistrelle
<i>Impact Assessment</i>	No impacts foreseen to roosting bats. Foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only.
<i>Recommendations</i>	No further surveys are recommended. Works must cease in the unlikely event a roosting bat is found and a qualified ecologist should be contacted. Wildlife Sensitive Lighting Strategy

	Low levels of bat activity were recorded during the dusk emergence survey, primarily involving common pipistrelle commuting and occasional foraging. Activity was concentrated around the trees to the north and northwest of B1 and adjacent to B2, as well as along commuting routes east-west over B1 and south-north between B1 and B2. Occasional flights were also recorded over the roof of B1. To minimise the risk of disturbance to commuting and foraging bats, a wildlife-sensitive lighting strategy will be implemented during and following development. This strategy will be designed in line with Guidance Note GN08/23: <i>Bats and Artificial Lighting at Night</i> (Institution of Lighting Professionals, 2023), and will include the following measures: • Avoidance of light spill onto key areas identified during the surveys, including trees to the north and northwest of B1, trees adjacent to B2, commuting routes east-west over B1 and south-north between B1 and B2, and the roof elevations of B1. • Avoidance of lighting above or adjacent to potential roosting features identified in the PRA (soffit gaps, boarded-up window, guttering gaps, and degraded roofing felt). • Use of warm-spectrum lighting (<2700K) to reduce impacts on bats. • Implementation of directional lighting, shielding, and low-level fittings to limit light spread beyond target areas. • Installation of timers and/or motion sensors to ensure lighting is only active when necessary. This strategy will help maintain dark corridors and foraging habitat within the site, preserving its ecological value for bats and ensuring compliance with relevant planning and biodiversity legislation.
<i>Enhancements</i>	To enhance the ecological value of the site and support local bat populations, it is recommended that four externally mounted bat boxes be installed on suitable trees within the site following completion of the

	proposed works. Given that the development involves the conversion of an existing building with limited scope for integrated boxes, tree-mounted units provide a suitable and practical enhancement. Recommended specifications: ▪ Bat box types: Suitable options include the Schwegler 1FF, Vivara Pro WoodStone Bat Box (Crevice), or similar models designed for crevice-dwelling species such as common pipistrelles. ▪ Placement: Four boxes should be installed at a height of 3–5 m on mature trees where the highest levels of activity were recorded during surveys, including two boxes on trees to the northwest of B1 and two boxes on trees adjacent to B2. ▪ Orientation: Boxes should ideally face south, southeast, or southwest to receive some direct sunlight while remaining sheltered from prevailing winds. ▪ Positioning: Boxes should be positioned with a clear, unobstructed flight path, away from artificial lighting, and not directly above areas of high pedestrian activity. These enhancements will provide additional roosting opportunities for local bat species, particularly those identified using the site during surveys, and contribute positively to biodiversity within the local area.
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Appendix 1: BERS plan



Appendix 2: Proposed Plans



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Version control			
Status	Issue	Name	Date
Draft	0.1	Amal Waheed MSc, BSc (Hons) – Assistant Ecologist	24/09/2025
Proof	0.2	Kayleigh Davies, BSc, MSc, Consultant Ecologist	02/10/2025
Final	1.0	Amal Waheed MSc, BSc (Hons) – Assistant Ecologist	02/09/2025
Amended	2.0	Paige Robertson BSc (Hons)- Graduate Ecologist	24/04/2026

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