



NOCTURNAL BAT SURVEY REPORT & EcOW SUMMARY

SITE LOCATION

Hopwood Hall College,
Rochdale Road,
Middleton,
Manchester,
M24 6XH

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NOTE:

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Contents

1. Introduction.....	2
2. Methodology.....	4
3. Survey Results	8
4. Assessment.....	10
5. Bibliography.....	1

1. Introduction

Scope & Purpose

- 1.1.1. Seed Arboriculture Ltd were commissioned by Seven Architecture to undertake a Nocturnal Bat Survey and subsequent inspection and supervision works for the proposed development at Hopwood Hall College, Rochdale Road, Middleton, Manchester, M24 6XH.
- 1.1.2. The author of this report is Katie Brewer BSc (Hons), Consultant Ecologist. The project has been peer-reviewed by Katie Bird MEnvSci, ACIEEM Associate Director. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning permission.
- 1.1.3. The amended report and project has been overseen by Jon Hayter, Senior Ecologist who holds a Level 2 Bat Licence.
- 1.1.4. A Preliminary Roost Assessment (PRA) was undertaken at the site in January 2024 by Katie Brewer and Katie Bird, please see Preliminary Ecological Appraisal Report. The PRA assessed the chapel as providing '**moderate**' bat roosting potential due to the smashed windows providing internal access into the building. The roof consisted of a formed copper sheet construction with small gaps identified along the roofline.
- 1.1.5. However, following internal inspection of the chapel, it was found that this was directly onto to a solid concrete roof with no available cavity. The copper roof is anticipated to be subject to large fluctuations in temperature as it is uninsulated, and the material is a known to be a conductor of ambient heat. This would suggest it does not provide a constant thermos-stable environment preferred by bats as roost sites.
- 1.1.6. The building was found to have been subject to previous historic nocturnal bat surveys, which were undertaken in 2008 and identified one common pipistrelle emergence. As the features on the building have remained the same since the original survey, two further nocturnal surveys were commissioned by SEED as detailed below to confirm the original classification of the potential roost(s)

Site Location

- 1.1.7. Please refer to Figure 1 for the site location.



Figure 1 - Site Location Plan

Objectives

1.1.8. The objectives of the nocturnal bat surveys are as follows:

- Confirm likely presence/absence of roosting bats.
- Assess the value of the building for roosting bats.
- Identify the species assemblage of bats using the site.
- Provide recommendations on any further surveys or mitigation required for bats.

1.1.9. The objectives of the external inspection are as follows:

- To ascertain the value of a potential roost location as thought to have been identified on the nocturnal bat surveys.
- Further categorise the roost (if necessary).

1.1.10. The objectives of the Ecological Clerk of Works (EcOW) are as follows:

- Provide a Toolbox Talk to all contractors working on the site on the legal protection afforded to bats and their roosts, and on how to proceed if a bat is discovered during the work.
- Undertake a daylight inspection to assess the status of the site for bats prior to works commencing on site. This is done using an elevated platform, scaffolding, or ladders where necessary to inspect the structure for field signs of bats.
- Re-assess the potential impacts and proposed working methods will be altered, if required to minimise risk of disturbing roosting bats.
- Ensure that if any bats are located during the proposed works, all works are to cease, and Natural England is to be contacted immediately and a licence to be obtained.

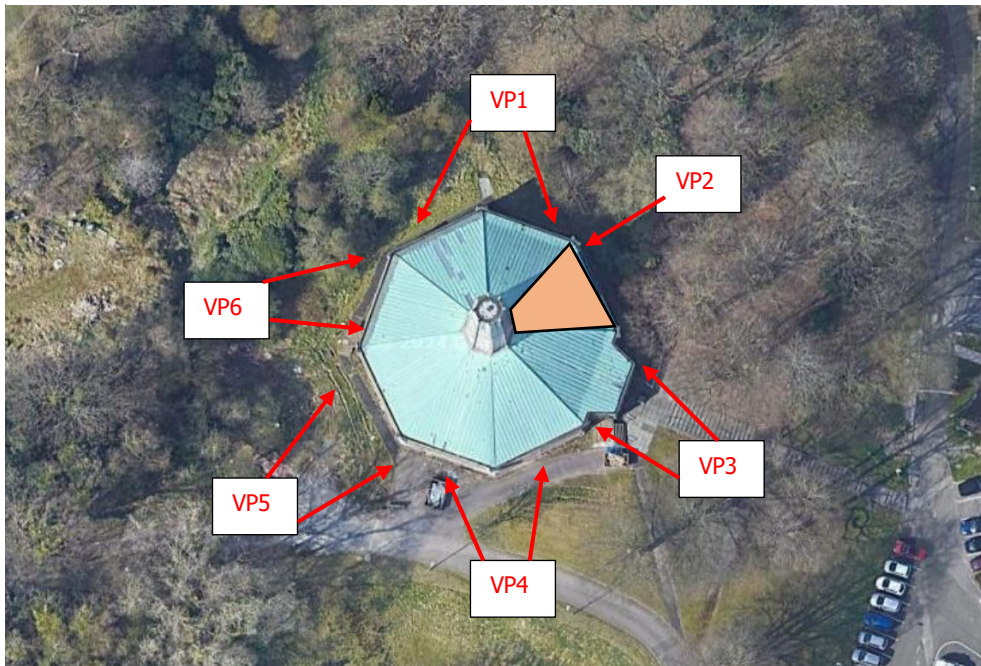
2. Methodology

Desk Study

Nocturnal Bat Surveys

- 2.1.1. Two nocturnal surveys were undertaken on 9th May 2024 and the 27th June 2024, by qualified surveyors. Infrared cameras (Nightfox Red, Digital Night Vision Goggles) were used to aid the surveys. Titley Scientific Chorus static detectors were deployed at each camera position on the second survey. Please refer to Figure 2 for locations of vantage points (VPs) used during the dusk survey.
- 2.1.2. A section of the roof was not clearly visible during the survey due to the trees surrounding the building, blocking the view. Please see Figure 2 where the area of the roof has been highlighted in orange. This limitation has been considered within the recommendations and limitations.

Figure 2 – Building surveyed, vantage points and area which was not fully visible.

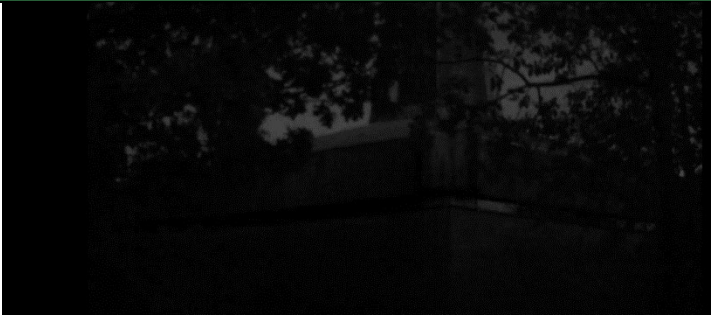


- 2.1.3. The surveys were undertaken in line with guidance as set out in Collins (2023 updated guidance). Surveyors used Echo Meter Touch and Titley Chorus's. All surveyors were suitably experienced undertaking bat emergence surveys. Please refer to Table 1 below for details of surveyors. The camera footage was reviewed by competent ecologists as soon as possible after the survey, using relevant media players. The Titley Chorus data was reviewed on Kaleidoscope Analysis Software. Please refer to Table 2 for the IRCs camera images at the darked points.

Table 1 - Bat Survey Details

Date	Sunset Time	Start	Finish	Surveyors	Weather Conditions
09/05/2024	20:54	20:39	22:24	VP1 – Camera VP2 – Rhiannon Hobbs VP3 - Camera VP4 – Lizzie Stores VP5 – Camera VP6 – Katie Smith	Temp Start: 17°C Temp End: 14°C Cloud: 0/8 Wind: 1 (Beaufort scale) Rain: None
05/06/2024	21:25	21:10	22:55	VP1 and VP2 – Cameras and Joshua Dixon VP3 and VP4 – Cameras and Allegra Lindsay VP5 and VP6 – Cameras and Miles McGaffighan	Temp Start: 11.8°C Temp End: 10.7 °C Cloud: 3/8 Wind: 1 (Beaufort scale) Rain: None

Table 2 – Camera Screenshots

Details	Image
09/05/2024 VP1	
09/05/2024 VP3	

09/05/2024 VP5	
05/06/2024 VP1	
05/06/2024 VP2	
05/06/2024 VP3	

05/06/2024 VP4	
05/06/2024 VP5	
05/06/2024 VP6	

Limitations

- 2.1.4. An area of the roof was not fully visible due to the surrounding trees which blocked the view, this constraint has been considered in the results and recommendations of the report.
- 2.1.5. During the first survey, cameras were only used to cover three Vantage Points (VPs) as the survey was completed at the beginning of May it was not certain that cameras were required on all VPs. After the first survey it was understood that cameras are to be used for all vantage points and therefore six cameras were used for the second survey. This is not considered a constraint to the survey results as three of the vantage points on the first survey were covered by people and the results were consistent across both surveys.

External Inspection

- 2.1.6. An updated external inspection of a drain along the southern aspect of the site was completed on 23/09/2024 to ascertain the value of the feature for roosting bats, as thought to be identified within

the nocturnal bat surveys. The inspection was completed by Caitlin O'Connor who holds a Level 1 Bat Class Licence and supervised by Jonathan Hayter who holds a Level 2 Bat Class Licence.

Ecological Clerk of Works

- 2.1.7. Supervision works were undertaken by Caitlin O'Connor on 09/10/2024 who holds a Level 1 Bat Class Licence and supervised by Jonathan Hayter who holds a Level 2 Bat Class Licence. The aim was to oversee the investigative destruction of the roof structure. No reroofing works were completed on this date.

3. Survey Results

Desk Study Results

- 3.1.1. The data search returned records of bats within the 1km of the site, species includes common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), unidentified pipistrelle (*Pipistrelle sp.*), brown long-eared bat (*Plecotus auritus*), natterers bat (*Myotis nattereri*), daubenton's bat (*Myotis daubentonii*) and noctule bat (*Nyctalus noctula*).
- 3.1.2. The data search also returned records of bat roosts within 1km of the site. Bat roosts were identified within the buildings on the wider Hopwood Hall Campus:
- One roost located within the Chapel building onsite in 2008 which consisted of one common pipistrelle emergence (Grid Reference: SD875082). It is understood that there have been no roost further locations identified and no works have been completed on the Chapel. No further detail of the roost was provided.
 - A previous maternity roost was located within the campus (Grid Reference: SD 87600 08100) in the Rochdale building which was identified as a maternity roost for common pipistrelle in 2010. The building is situated approximately 100m southeast of the site. It is understood based on consultation with magic.gov.uk that a licence for this roost was obtained in 2011 which allowed for the damage and destruction of the breeding and resting place (EPSM2010-2397).
 - Located within a large residential dwelling which is currently vacant (Grid Reference: SD87490830), located approximately 60m north of the site. It is not owned by the college campus but is situated within the centre of the campus grounds. This was identified in 2022 as a satellite roost and day roost for common pipistrelle, brown long-eared bat and unidentified myotis species. Bat droppings, emergences and re-entries have been recorded on the building. It is understood that there have been no licences obtained for this roost location on site.

Dusk Survey (09/05/2024)

- 3.1.3. Bat activity was recorded throughout the survey by all vantage points. Species identified during the survey includes common pipistrelle (*Pipistrellus pipistrellus*) and noctule (*Nyctalus noctula*). The species were identified commuting and foraging within the surrounding areas of the building and within the adjacent woodland. Bats were identified foraging over the grassland by VP4 which is located adjacent to the woodland, anticipated to support the bats with bat boxes identified on the

trees during the PEA. The first record of bat activity from this VP occurred at 21:10 and activity lasted throughout the survey till 22:00.

- 3.1.4. There were no roost locations identified by VP2, VP4 and VP6 during the survey.
- 3.1.5. A review of the IRC camera footage did not identify any bats emerging/ re-entering from the building from the points of view at VP1, VP3 and VP5.
- 3.1.6. **No roost locations were recorded during the dusk survey.**

Dusk Survey (05/06/2024)

- 3.1.7. Bat activity was recorded during the survey, there were less bats identified during the survey. The first bat was recorded at 21:49 and was identified as a common pipistrelle nearby VP5 and VP6 and it was identified from the adjacent woodland and foraging over the grassland. Bats were identified commuting around the building and into the open habitats and woodland for foraging purposes from throughout the survey from 21:30 – 22:20pm.
- 3.1.8. A review of the IRC camera footage (VP3) did not find any bats emerging from the building on all vantage points.
- 3.1.9. **No roost locations were recorded during the dusk survey.**

External Inspection

- 3.1.10. **The inspection found the drain to be inhospitable for roosting bats and concluded that a bat previously identified on the IR camera had commuted from around the Chapel and not emerged from a roost.** The drain comprised a water chute and hopper lined with metal flashing. The feature did not possess any suitable potential roosting features that may be exploited by crevice dwelling bats. Gaps between the metal flashing and external walls were identified, although these were filled with water and anticipated to do so indefinitely due to blocked drains across the extent of the building. Furthermore, no droppings were identified within this gap.
- 3.1.11. Overall, the inspection discounted roosting bats from the drain.

Ecological Clerk of Works

- 3.1.12. The investigative destruction works found to roof to be constructed with a base of concrete, overlain with MDF boards supported by timber battens with bitumen felt and the top layer of copper cladding. All layers were flush and did not provide any suitable lifts or crevices that may be exploited by roosting bats. The underlying MDF was found to be saturated with water, further deterring bats from roosting within the roof structure.
- 3.1.13. Discreet and suboptimal PRFs were identified in relation to slight lifts in the copper cladding however, these were mostly just above the guttering which was found to be blocked and filled with water. The guttering often prevented a flight path from the PRFs, making them provide negligible potential for crevice dwelling bats.
- 3.1.14. No evidence of bats was identified during the supervision works and the roof structure was found to be overall unsuitable for roosting bats.

4. Assessment

Impact Assessment

- 4.1.1. The proposed development works involve the refurbishment of the building. It is a listed building, and the extent of proposed works is unknown. The building was not found to support any roosting bats in 2024, however, previous records found a single bat roosting within the chapel in 2008. Considering the results and historic data the roost is classified as currently a non-active, historic roost site so it is suggested that works can proceed under a precautionary working method statement rather than the need for a European protected species license.

Working Methods

- 4.1.2. As a previous roost was identified in the building there remains a risk that the renovation of the building will cause an offence under the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (As amended).
- 4.1.3. Therefore, it is recommended that following Precautionary Working Methods (PWMs) are to be undertaken under the direct supervision of a licenced bat ecologist to reduce the risk of killing or injuring any bats:
- All contractors working on the site will be briefed with a Toolbox Talk by the licenced ecologist, on the legal protection afforded to bats and their roosts, and on how to proceed if a bat is discovered during the course of the work.
 - The licenced ecologist will undertake a daylight inspection to assess the status of the site for bats prior to works commencing on site. This will be conducted using an elevated platform, scaffolding, or ladders where necessary to inspect the wall for field signs of bats.
 - The licenced ecologist will re-assess the potential impacts and proposed working methods will be altered, if required to minimise risk of disturbing roosting bats.
 - If any bats are located during the proposed works, all works will cease, and Natural England is to be contacted immediately and a licence to be obtained.
 - Construction noise should be kept to a minimum, where feasible to minimise risk of noise disturbance.
- 4.1.4. If a bat or evidence of bats is discovered at any time, work must cease immediately, and a licenced bat ecologist must be called for advice and likely a EPSML license applied for.
- 4.1.5. Builders and contractors are explicitly forbidden from handling bats except in the case of finding a trapped or injured bat. In which case the bat may be moved into a safe and secure place (e.g., a box) and the registered ecologist must be contacted immediately.
- 4.1.6. Once the selected features have been removed under supervision, works can proceed in the absence of the licenced ecologist, at their discretion.

Lighting

- 4.1.7. All bats have some degree of sensitivity to artificial, night-time lighting. Introducing artificial lighting to areas that are not currently illuminated may sever important bat flight lines and discourage bats from using roost provisions. Any proposed lighting/existing lighting should follow the guidance outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting at Night” (2023).
- 4.1.8. An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:
- Keep site lighting to minimum levels.
 - Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
 - Lighting should feature peak wavelengths greater than 550nm.
 - Light placement should be downward facing to prevent excess horizontal or vertical light spill.
 - The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
 - The use of hard landscaping features to block light and create dark corridors.
 - Avoid illuminating habitats of value.
 - Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
 - Column heights of lighting can be considered to minimise light spill.

Summary

- 4.1.9. The building was not found to support roosting bats following the surveys undertaken in 2024. Previous records found an individual bat roosting within the chapel in 2008, however, considering all of the information this is now considered a historic roosting site. Precautionary Working methods are therefore being followed.
- 4.1.10. Due to the other known bat roosts within the campus, it is anticipated the historic roost now uses the other known roost locations on campus.
- 4.1.11. If a bat is identified roosting within the building during renovation work all activity will cease and a licence will be obtained from Natural England before any further work can proceed.

5. Bibliography

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