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Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

1 Redcross Street, Rochdale, Greater Manchester, OL12 0NZ

Client:

Michelle Kelly

Report date:

22nd July 2024

Project:

This report is prepared to inform a planning application for the proposal described as:

‘Demolition of the on-site building’

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2024).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024.](#)

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2024) 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 lead surveyor for advice.

Executive Summary

No bat roosts were identified at the site. Consequently, no impacts on bats or their roosts are foreseen.

In the unlikely event that a bat or evidence of bats is discovered during the development, all work must stop and a bat licensed ecologist contacted for further advice.

The creation of additional habitat for bats is recommended in accordance with the local authorities' duty to request enhancements under the NPPF (2023).

Full report follows.

The site surveys were designed and managed by Katie Whitfield BSc (Hons), Assistant Ecologist

See surveyor locations in the **BERS plan in Appendix 1**

Limitations

No limitations to the survey.

Field Survey	
Dusk Emergence Survey 1	
Building B1	
<i>Building inspection prior to survey</i>	An internal check was conducted by Kayleigh Davies, Graduate Ecologist (Accredited Agent on Natural England Bat License Number. 2019-41480-CLS-CLS) prior to the bat emergence and re-entry survey, inspecting the loft hatch and overview of the site interior which was observed to be the same as the PRA conducted by Arbtech in 2023. No bat evidence was observed, internal humidity was 57% and temperature recorded at 12°C. Internal inspection of the site: Loft hatches: 

		Overview of internal space:					
							
Surveyor and position		Lead Surveyor 1 – Katie Whitfield – 2 years bat survey experience - observing the east elevation Surveyor 2 – Julie Robinson – 1 year bat survey experience - observing the east elevation Surveyor 3 – David Scott – 1 year bat survey experience – observing the north elevation Surveyor 4 - Botond Hajdo – 1 year bat survey experience – observing the southeast elevation Surveyor 5 – Kayliegh Davies – 3 years bat survey experience – observing the west elevation					
Weather (start/end)		Temperature (°C): 18 Relative humidity (%): 71 Cloud cover (%): 30 Wind (m/s): 1 Rain: None			Temperature (°C):15 Relative humidity (%):81 Cloud cover (%): 40 Wind (m/s): 1 Rain: None		
Equipment used		Echometer Touch x5, Heterodyne detector x5, IR camera x5, IR torches x5					
Results							
Date of survey	Sunset Start - End	Species and numbers	Roost type	Structure reference	Roost location	Access points	Dimensions and explanation of roost location

17/07/2024	Sunset 21:28 21:13- 22:58	N/A	N/A	N/A	N/A	N/A	N/A
Surveyor observations							
<i>Surveyor 1</i>	No emergences. No activity was seen or heard throughout the survey.						
<i>IR positioned next to surveyor 1</i>	The IR footage showed the same results as recorded by surveyor 1, with no additional bat activity recorded.						

<i>Surveyor 2</i>	No emergences. One common pipistrelle was heard not seen foraging in the distance at 22:06.	
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<i>IR positioned next to surveyor 2</i>	The IR footage showed the same results as recorded by surveyor 2, with no additional bat activity recorded.	
Surveyor 3	No emergencies. First activity was a common pipistrelle commuting off site from east to west at 21:52 to the north of the building. Sporadic foraging and commuting continued from 21:58 to 22:08 until the last activity at 22:48.	

<i>IR positioned next to surveyor 3</i>	The IR footage showed the same results as recorded by surveyor 3, with no additional bat activity recorded.	
Surveyor 4	No emergences. First activity was a common pipistrelle at 21:51 heading northeast to southwest on site above B1. Foraging behaviour of common pipistrelles was then observed off site, around the flats and ornamental tree behind the surveyors at 21:58, 22:02 and 22:08.	

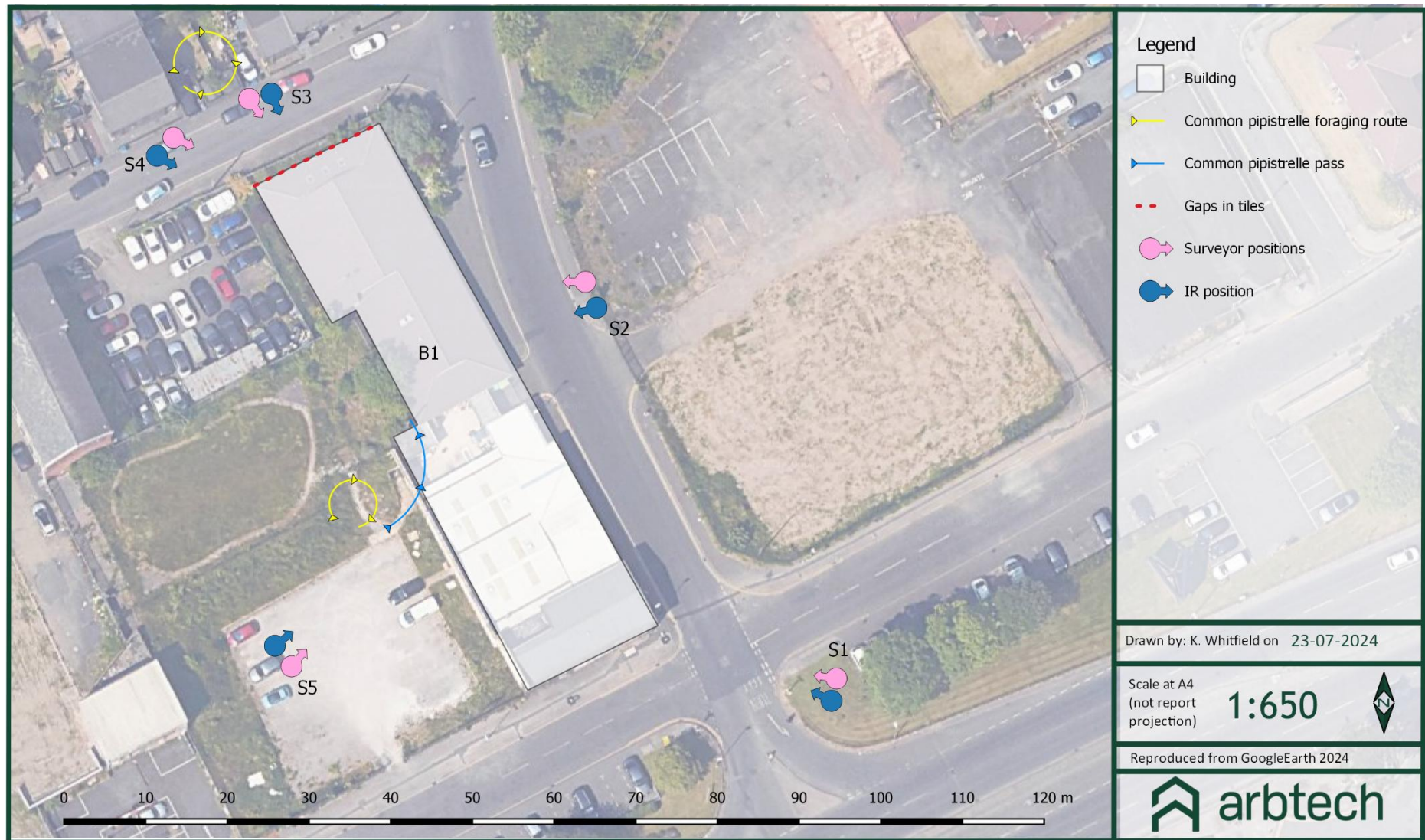
<i>IR positioned next to surveyor 4</i>	The IR footage showed the same results as recorded by surveyor 4, with no additional bat activity recorded.	 An infrared (IR) night vision image showing a building with a gabled roof and a white picket fence in the foreground. The scene is illuminated by IR light, making the fence and foliage appear bright white against a dark background. A yellow timestamp in the bottom right corner reads "07/10/2024 22:52:24".
<i>Surveyor 5</i>	No emergencies. First activity was a common pipistrelle at 22:00 commuting west to east on site and then quickly turning to the north of B1. Three more passes were observed by common pipistrelles flying along the scrub area to the north of surveyor 5. Final activity was a common pipistrelle heard but not seen at 22:50.	 A daytime photograph of a long, single-story building with a light-colored, possibly white, facade. Two cars are parked in a gravel lot in front of the building: a dark-colored car on the left and a white car on the right. The sky is a clear blue.

<i>IR positioned next to surveyor 5</i>	The IR footage showed the same results as recorded by surveyor 5, with no additional bat activity recorded.	 A black and white infrared (IR) photograph of a building at night. The building is a multi-story structure with a flat roof and a prominent chimney. A bright light source, likely a spotlight, illuminates the side of the building, creating a strong contrast with the dark sky. In the foreground, two vehicles are parked: a dark sedan on the left and a white SUV on the right. A yellow timestamp in the bottom right corner of the image reads "07/17/2024 22:45:15".
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Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	No bats were observed emerging from the building during the emergence survey, and no evidence of bats was found during the preliminary assessment survey. A notable pathways was identified by surveyor 5 along the hedgerow towards the building which was highlighted to be a foraging pathway.
<i>Impact Assessment</i>	Destruction of the hedgerow on site could disrupt a foraging route for common pipistrelles. Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any further impacts on bats. However, bats are highly mobile creatures that switch roosts regularly and therefore the usage of a site by bats can change over a short period of time. Any bats that begin using the building during the intervening period between the surveys being undertaken and works commencing could be injured or killed and their roosts destroyed.
<i>Recommendations</i>	The hedgerow on stie should be retained if possible. Moreover, a low impact lighting strategy will be adopted for the site during and post development, which will include light spill on to the hedgerow being avoided as this has been observed as a foraging route. A precautionary working method will be implemented during and post-development. This will include the following measures:

	The potential roost features will be removed by hand prior to any mechanical demolition. In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contracted for further advice
<i>Enhancements</i>	If a new build is constructed on site an installation of one bat box at the site is recommended to provide additional roosting habitats for bats. Bat boxes will be positioned 3-5mm above ground level with a clear flight path to and from the entrance, away from artificial light. The bat boxes will be a specification suitable for common pipistrelle bats such as the Beaumaris Woodstone Bat Box or a similar alternative brand.

Version control			
Status	Issue	Name	Date
Draft	0.1	Katie Whitfield, BSc (Hons) Assistant Ecologist	23/07/2024
Second Draft	0.2	Kayleigh Davies, BSc (Hons), MSc, Graduate Ecologist	14/08/2024
Final	1.0	Katie Whitfield, BSc (Hons), Assistant Ecologist	14/08/2024

Appendix 1: BERS plan

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