

Bat Survey Report

Station Road, Milnrow, Oldham

Reference: 81-470-R4-1

Date: May 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	81-470-R4-1
------------------	-------------

REV REF:	DESCRIPTION	AUTHOR	CHECKED	AUTHORISED	DATE
R1-1	First issue	ZSW	HM	CK	22/05/24

This report has been prepared for the sole benefit, use, and information of the client. The liability of Environmental Engineering Partnership Limited T/A E3P with respect to the information contained in the report will not extend to any third party. This report has been prepared by the qualified persons as listed below.

WRITTEN BY	QUALIFICATIONS	POSITION
Zach Squire-Watt	BSc (Hons)	Graduate Ecologist

REVIEWED BY	QUALIFICATIONS	POSITION
Huw Morgan	BSc (Hons), MEnvSc, CEnv, MCIEEM	Principal Ecologist

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



EXECUTIVE SUMMARY

Site Address	Station Road, Milnrow, Oldham, OL16 4HQ
Coordinates	E 392781, N 412382
Site Area	Approximately 1.87 ha
Current Site Use	The site comprised a warehouse and office building, and hardstanding associated with Maqio Toys, with an area of vegetation in the south-east of the site. Residential development surrounds the site to the south and west, with a tramline and the River Beal to the west and east respectively.
Proposed Development	Development proposals include the extension of the existing warehouse, works to the roof and construction of a new warehouse unit.
Results	Several common pipistrelles were identified utilising the site for foraging and commuting, mainly in association with the River Beal and treeline to the east of the site. No bats were observed emerging from the building and no bats were observed within proximity to any potential roost features.
Conclusions and Recommendations	No further surveys, or a Natural England Bat Licence, are required for the renovation works to proceed. In the unlikely instance that any bats are located within the building during the works, works should cease, and a suitably qualified ecologist should be contacted. It is recommended that works be 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 hrs before works commence. 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. Survey Limitations 8

3. SURVEY RESULTS..... 9

3.1. Dusk Emergence Survey 01st May 9

4. CONCLUSIONS AND RECOMMENDATIONS..... 10

4.1. Conclusions 10

4.2. Recommendations 10

5. REFERENCES 11

APPENDIX I SURVEY FORMS..... 12

APPENDIX II VANTAGE POINT LOCATIONS 15



1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Obsidian Design & Build Ltd to undertake a Nocturnal Bat Emergence Survey at Station Road, Milnrow, Oldham; hereafter referred to as “the site”.

The report was produced by Graduate Ecologist Zach Squire-Watt, BSc (Hons) MSc QCIEEM, who has experience undertaking Preliminary Roost Assessments (PRAs) and Nocturnal Bat Surveys at many sites across the UK.

1.2. PROPOSED DEVELOPMENT

Development proposals include the extension of the existing warehouse, works to the roof and construction of a new warehouse unit.

1.3. SITE DESCRIPTION

The site is located in the south of Milnrow. Station Road defines the site’s north-western boundary and meets Dale Street approximately 100 m north of the site. A tramline and the River Beal define the site’s western and eastern boundaries respectively. Please refer to Figure 1 for the approximate site location.

Figure 1 **Approximate Site Location**





1.4. PREVIOUS SURVEYS

E3P completed a Preliminary Ecological Appraisal (PEA) on the site in October 2023 (report reference: 81-470-R2). The site primarily comprised the warehouse building and associated hardstanding, with areas of ephemeral/short perennial, tall ruderal, scattered scrub, dense scrub, amenity grassland, treelines and scattered trees. The on-site wall, building and scattered trees were assessed for their suitability to support roosting bats, following guidance set out in Collins (2023). Table 1 details the findings of the Preliminary Roost Assessment (PRA) undertaken during the PEA.

Table 1 Details of Bat Roost Potential

BAT ROOST POTENTIAL	BUILDING REFERENCES
Negligible	Wall, Scattered trees, Treeline
Low	Building

1.5. OBJECTIVES

The objectives of the Nocturnal Bat Survey 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 any recommendations.



2. METHODOLOGY

2.1. NOCTURNAL SURVEYS

One Bat Emergence Survey was undertaken following guidance set out in Collins (2023). The survey was conducted using Canon XA60 4K Camcorders, Echo Meter Touch 2s, and Titley Scientific Chorus Recorders (Set to Continuous mode) and was undertaken by competent and suitably trained bat surveyors. See Table 2 for details of the survey.

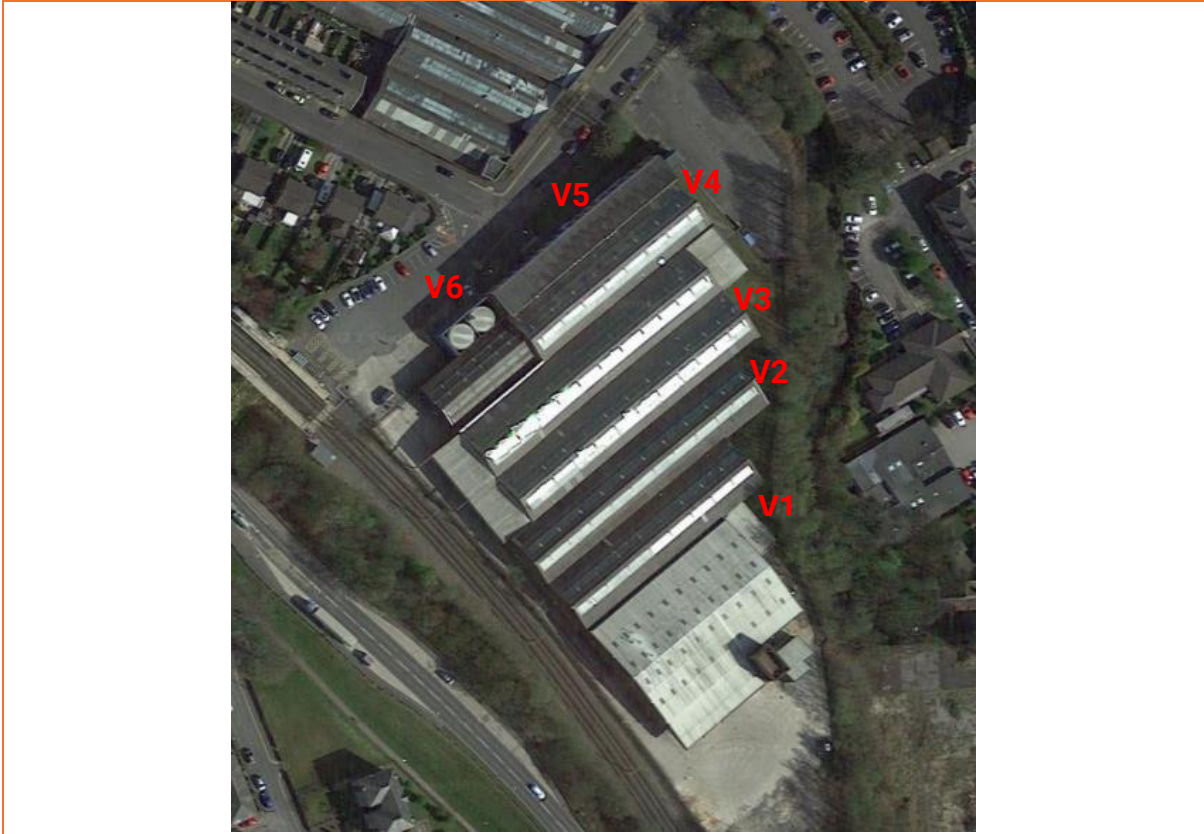
Table 2 Emergence Survey Details

SURVEY	DATE	SUNSET/SUNRISE	SURVEY TIMINGS	WEATHER CONDITIONS
DUSK SURVEY 1	01/05/2024	20:39	20:23-22:08	Dry, 14°C, 5% cloud cover, light breeze

Six camcorders were positioned around the building to observe the areas of the highest bat-roosting potential during the nocturnal surveys (see Appendix II). Five camcorders were monitored by suitably qualified bat surveyors, with the aid of either an Echo Meter Touch 2 or a Titley Scientific Chorus Recorder. One camcorder was monitored by a chorus recorder. Licensed ecologists present during the surveys included Carlin Jones (2023-11074-CL17-BAT).

Please refer to Figure 2 for the Vantage Point Locations.

Figure 2 Vantage Point Locations





2.2. DATA ANALYSIS

Echo Meter Touch 2s and chorus recorders were used to record bat calls during the survey. Data from these instruments was converted from WAV to ZCA using Wildlife Acoustics Kaleidoscope Software and was analysed using AnalookW. The recordings from the camcorders were analysed by Benjamin Hartley on the 14th May 2024. This involved reviewing the footage for any emergences.

2.3. SURVEY LIMITATIONS

Nocturnal Bat Surveys are completed following guidance set out in Collins (2023) and are carried out by competent and trained surveyors. V4 was slightly visually constrained by a spotlight on the north east side of the building which caused difficulties with the infrared camcorder, however this is not deemed to be a constraint as a surveyor was also located at this vantage point. Other vantage points were not visually constrained during the survey, other than that of low light conditions which was aided by the cameras, and all potential roosting features were observed throughout the survey time period. All surveys were conducted in optimum weather conditions, following guidance set out in Collins (2023).



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. DUSK EMERGENCE SURVEY 01ST MAY

During the dusk emergence survey, there was a moderate amount of foraging and commuting activity of common pipistrelle (*Pipistrellus pipistrellus*) throughout the site, mainly in association with the River Beal and treeline to the east of the site. The first pass was a common pipistrelle observed at V1 at 20:56, 17 minutes after sunset. There was steady activity at V1 - V5 throughout the survey with the final bat, a common pipistrelle, recorded at V3 at 22:08. This indicates that the bats are roosting locally, but not within the site itself or adjacent to the site.

No bats were observed emerging from the surveyed building in relation to the potential roost features.



4. CONCLUSIONS AND RECOMMENDATIONS

4.1. CONCLUSIONS

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 bats are located within the building. Therefore, no further assessment, mitigation or Natural England Bat licencing is required for works to proceed.

4.2. RECOMMENDATIONS

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 be 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 hrs before works commence. If a nest, or nest in construction, is located, then a stand-off distance should be maintained until the young have fledged.



5. REFERENCES

- ✿ Bat Conservation Trust (2023). Bats and Artificial Lighting at Night Guidance Note 8.
- ✿ Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- ✿ E3P (2023) Preliminary Ecological Appraisal: Station Road, Milnrow, Oldham. 81-470-R2.
- ✿ Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

END OF REPORT

APPENDIX I

SURVEY FORMS





SURVEY FORMS

1ST MAY 2024

Date: 01/05/2024
Sunset: 20:38
Start time: 20:23
End time: 22:08

Weather conditions: Dry, 14°C, 5% cloud cover, light breeze

Surveyor: Phoebe Parry (V1)

TIME	SPECIES	ACTIVITY
20:56	Common pipistrelle	Foraging along the eastern site boundary
20:59	Common pipistrelle	Foraging along the eastern site boundary
21:03	Common pipistrelle	Continuous foraging along the eastern site boundary
21:55	Common pipistrelle	Continuous foraging along the eastern site boundary

Surveyor: Chorus Recorder (V2)

TIME	SPECIES	ACTIVITY
20:59	Common pipistrelle	Commuting N to S
21:05	Common pipistrelle	Foraging N to S along treeline to the east of site
21:06	Common pipistrelle	Commuting N to S then foraging overhead
21:53	Common pipistrelle	Heard not seen
21:56	Common pipistrelle	Heard not seen
22:05	Common pipistrelle	Heard not seen
22:07	Common pipistrelle	Heard not seen
22:08	Common pipistrelle	Heard not seen

Surveyor: Carlin Jones (V3)

TIME	SPECIES	ACTIVITY
20:59	Common pipistrelle	Commuting N to S
21:05	Common pipistrelle	Foraging N to S along treeline to the east of site
21:06	Common pipistrelle	Commuting N to S then foraging overhead
21:53	Common pipistrelle	Heard not seen
21:56	Common pipistrelle	Heard not seen
22:05	Common pipistrelle	Heard not seen
22:07	Common pipistrelle	Heard not seen
22:08	Common pipistrelle	Heard not seen

Surveyor: Max McCormick (V4)

TIME	SPECIES	ACTIVITY
21:06	Common pipistrelle	Commuting along the eastern site boundary
21:50	Common pipistrelle	Heard not seen
21:54	Common pipistrelle	Heard not seen



Surveyor: Hannah Brodie (V5)

TIME	SPECIES	ACTIVITY
21:05	Common pipistrelle	Heard not seen
21:08	Common pipistrelle	Commuting N to SE towards building
21:10	Common pipistrelle	Heard not seen
21:20	Common pipistrelle	Heard not seen
21:50	Common pipistrelle	Heard not seen
21:54	Common pipistrelle	Heard not seen
22:00	Common pipistrelle	Heard not seen
22:04	Common pipistrelle	Heard not seen

Surveyor: Benjamin Hartley (V6)

TIME	SPECIES	ACTIVITY
21:10	Common pipistrelle	Heard not seen
21:39	Common pipistrelle	Heard not seen

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)

