

Trammell Crow Company

Heywood Stores Manchester Road

Bat Survey
Report

October 2022





Bat Survey Report
Heywood Stores, Oldham

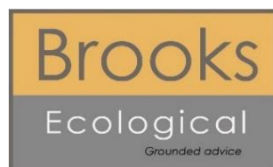
Trammell Crow Company Logistics (Heywood) Ltd

Report Reference: ER-6197-01

13/07/2022

Report Title:	Bat Survey Report ER-6197-01 Bat Survey Report
Report Reference:	ER-6197-01
Written by:	Sam Kitching BSc (Hons) MCIEEM Principal Ecologist
Technical Review:	Peter Brooks BSc (Hons), MA, MCIEEM, CEnv Managing Director
QA:	Jon Roberts MSci (Hons) Biodiversity Technician
Approved for Issue:	Peter Brooks BSc (Hons), MA, MCIEEM, CEnv Managing Director
Date:	13/07/2022

Brooks Ecological Ltd has prepared this report for the sole use of Trammell Crow Company Logistics (Heywood) Ltd. The information which we have prepared and provided is in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions. This report does not constitute legal advice. The report is in accordance with the agreement under which our services were performed. No warranty, express or implied, is made as to the advice in this report or any other service provided by us. This report may not be relied upon by any other party except the person, company, agent or any third party for whom the report is intended without the prior written permission of Brooks Ecological Ltd. This report presents a snapshot of the site at the date it was surveyed; the conditions and the species recorded present, or likely absent, can change rapidly. Resurvey is recommended to any third-party seeking reliance on this report. The content of this report may, in part, be based upon information provided by others and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Brooks unless otherwise stated in the report. This report is the copyright of Brooks Ecological Ltd. Unauthorised reproduction or usage by any person is prohibited.



Unit A, 1 Station Road, Guiseley,
Leeds, LS20 8BX
01943 884451
admin@brooks-ecological.co.uk
www.brooks-ecological.co.uk
Registered in England Number 5351418



Summary Statement

Survey has confirmed the likely absence of bats roosting within the surveyed buildings at Heywood Stores. Demolition of the existing buildings is therefore unlikely to impact bats or their roosts.

Introduction

1. Subsequent to recommendations set out in RSK Biocensus's report (dated December 2021), Brooks Ecological was commissioned by Trammell Crow Company Logistics (Heywood) Ltd to carry out a detailed bat emergence survey at the proposed development Site at Heywood Stores, Manchester Road, Heywood, OL10 2QR.
2. Survey was required on a number of buildings, which were assessed as providing features with low and moderate bat roost suitability. In accordance with current best practice guidelines, buildings of low suitability need a single evening emergence or dawn re-entry survey in order to confirm the presence or likely absence of roosting bats. Buildings of moderate suitability require a minimum of two surveys.
3. The assessment made in the RSK report was followed and informed the required survey effort for all buildings, with the exception of building 101, which appears to have been subject to some very minor repairs since the time of initial survey. The assessment of this building was subsequently downgraded to offering features of low bat roost suitability.
4. RSK have mapped full buildings as offering the assessed level of suitability; however, without exception these levels of suitability relate to isolated features. As such, survey effort was targeted to only cover areas from which bats could potentially emerge.

Figure 1 The surveyed buildings: pink = negligible suitability, green = low, orange = moderate. Full plan provided in Appendix A.



Method

5. Brooks Ecological specialises in bat surveys ranging from individual buildings through to complex sites requiring numerous visits with large teams. In terms of the survey effort, number of personnel, and number of visits required to be able to properly evaluate the building(s)'s use by bats, we refer to the Bat Conservation Trust Survey Good Practice Guidelines (2016). However, these guidelines are not prescriptive, and we approach each site individually as required using our professional judgement and significant experience base.
6. In this case, three visits with teams of up to nine surveyors were used to fully evaluate the potential use of the Site for roosting. This included two survey visits to cover all buildings, and a third visit to cover the required second survey of buildings with features of moderate suitability.
7. Surveys were carried out with surveyors positioned around the building to cover all aspects where bats could potentially emerge or return, and to establish activity levels around the Site.
8. The surveyors, using heterodyne detectors, were in place at least 15 minutes before sunset and left once all species of bat would be expected to have left a roost and patterns of activity within the Site had been appraised. Conditions and dates are summarised in Table 1 below.

Table 1 Survey conditions.

Date	Survey Type	Temp. Start/End	Weather
13/06/2022	Emergence	13/11°C	Dry, 30% cloud cover, light air (B1).
20/06/2022	Emergence	16/13°C	Dry, clear–5% cloud cover, calm (B0).
11/07/2022	Emergence	29/24°C	Dry, clear–thin cloud, calm (B0).

Box 1 *Bat roosts*

Bats roost in buildings and trees in different locations depending upon time of year and environmental factors such as position of the sun, proximity to heat sources and feeding grounds. The following types are commonly referred to:

Transitional roosts

Bats frequently gather early in the season (March to April) before dispersing to summer roosts. Bats can be found in high numbers in these roosts for a very short period. Transitional roosts can also be found shortly before hibernation in August to October when bats (depending upon species) can gather in roosts not used earlier in the season.

Maternity roosts

These are among the most important roosts and are normally occupied from May to August. Depending on the species involved, some maternity roosts can contain a very significant proportion of the local population.

Summer (non-breeding) roosts

Small groups of non-breeding female and male bats can gather in these roosts or bats from a local population may choose to roost individually. There are normally a large number of suitable locations for summer non-breeding roosts and these may be routinely used or used only on an occasional basis. Irregularly used summer roosts can be very hard to find without unreasonable survey effort.

Mating roosts

Around September bats will gather in roost to mate; these are often in different locations than summer or breeding roosts.

Hibernation roosts

As bats in hibernation roosts are highly vulnerable to disturbance and bats can be present in large numbers these are considered to be among the most important bat roosts. Many species of bats roost in large and nationally important hibernation roosts associated with underground sites, many of which are well known and protected. However, the most common bat in the UK (the common pipistrelle) is largely unaccounted for in winter but thought to disperse and roost individually or in small groups in thermally stable cracks and crevices in thick walls or trees.

Box 2 *Legal background*

Bats are afforded full protection under The Wildlife and Countryside Act (1981) plus amendments, and the Conservation of Habitats and Species Regulations 2010. Under these Acts it is an offence among others, to recklessly kill, injure or disturb bats. It is also an offence to destroy or obstruct a roost even if bats are not in occupancy at the time of the action.

There are no defences against contravention of the Habitats Regulations 2010 which means that it is important for detailed and well-designed bat surveys to be carried out, prior to carrying out activities that may impact upon bat roosts such as demolition of buildings or removal of trees.

Where bats are found within a potential development site, a license from Natural England may need to be secured if works that could otherwise contravene legislation are to be carried out. These licences are only issued where Natural England is satisfied that works are unavoidable and would not have a negative impact on the favourable conservation status of bats. A Natural England license requires that the potential development site has full planning permission and that bats were a material consideration of the planning permission.

Survey Results

Emergence - 13th June 2022 (sunset 21:38)

B101, B102, and B113

9. Surveyors were positioned to cover all features with bat roost suitability.
10. The first bat recorded was a common pipistrelle seen commuting through the Site to the southern edge of B101 and B102, having arrived from the northeast at 21:50. Common pipistrelles were seen following this route at 21:58 and 22:02.
11. From this point onwards, intermittent foraging by common pipistrelles was recorded along the trees on the Site's frontage. Foraging routes were extended to the southwest, with all bats having left the vicinity covered by surveys by 22:30.
12. No bats were seen or suspected to have emerged from these buildings.

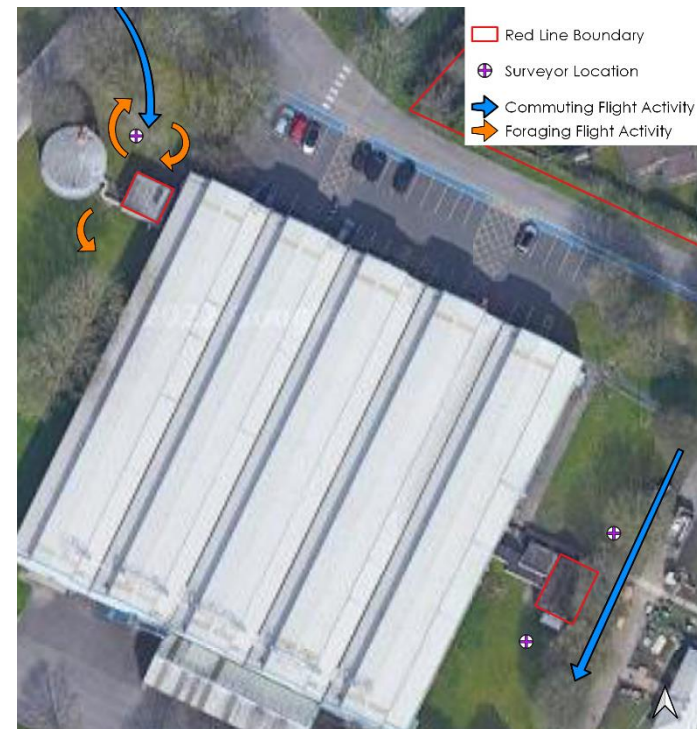
Figure 2 Summary of bat activity observed around B101, B102, and B113.



B112

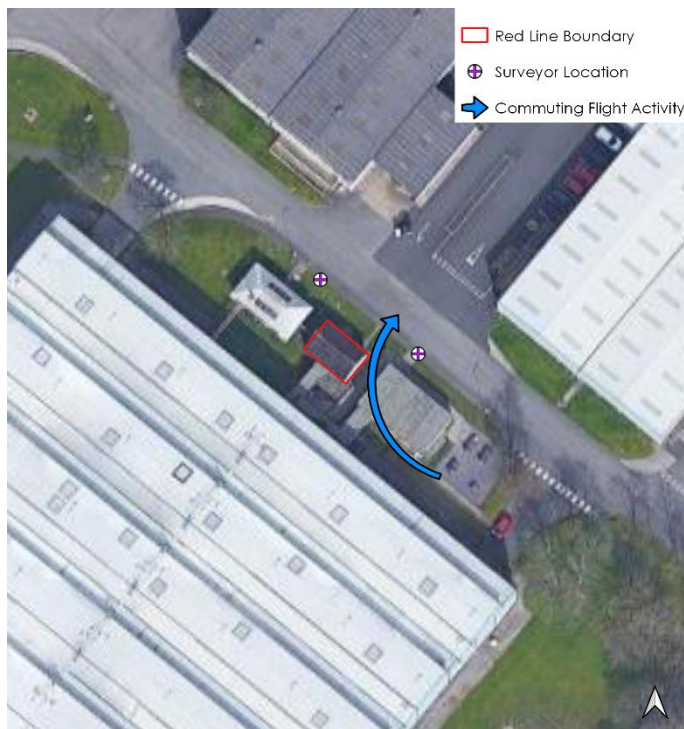
13. Surveyors were positioned to cover all features with bat roost suitability.
14. The first contact was logged at 22:02 when a common pipistrelle was noted commuting north to south past the southeastern aspect of the survey building.
15. At 22:03, two common pipistrelles were seen to arrive around the northern corner of the survey building. From this time, intermittent foraging was noted by these two bats, occasionally briefly moving off to the southwest, but ultimately leaving the area around the building in this direction. At 22:13, two common pipistrelles commuted past the northern corner of the building, making brief foraging passes en route but not remaining in the area for a prolonged period of time. This route was followed by one further bat at 22:26.
16. No bats were seen or suspected to have emerged from this building.

Figure 3 Summary of bat activity observed around B112.

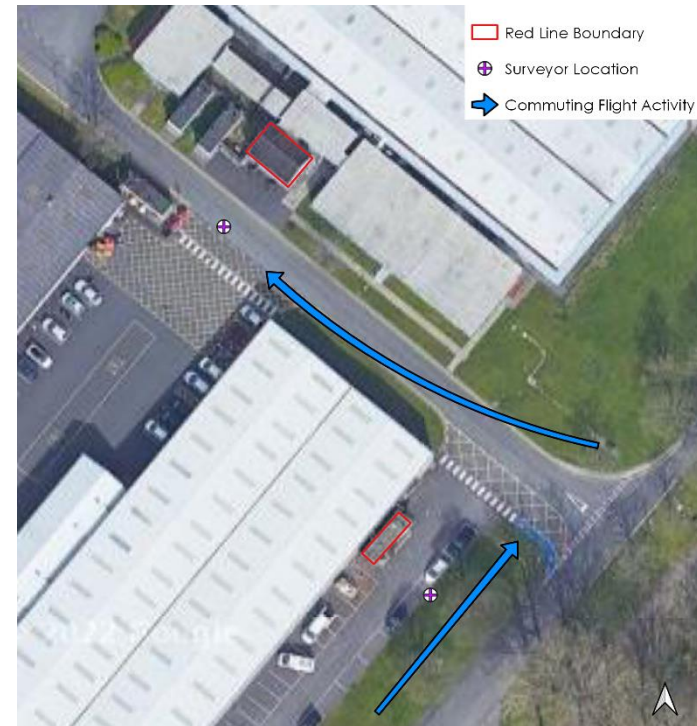


B111

17. Surveyors were positioned to cover all features with bat roost suitability.
18. Only one very brief contact of a single common pipistrelle bat was recorded, at 22:20, seen commuting from east to north past the building.
19. The area around this building is heavily illuminated. No bats were seen or suspected to have emerged from this building.

Figure 4 Summary of bat activity observed around B111.Emergence – 20th June 2022 (sunset 21:44)B110 and B118

20. Surveyors were positioned to cover all features with bat roost suitability.
21. The first bat recorded was a common pipistrelle seen commuting through the Site from east to west at 21:56, passing the southern elevation of B110. A second bat followed this route at 22:09.
22. The only other contact recorded throughout the duration of the survey was a single common pipistrelle, commuting south to north past B118 at 22:37.
23. No bats were seen or suspected to have emerged from these buildings.

Figure 5 Summary of bat activity observed around B110 and B118.

B122

24. Surveyors were positioned to cover all features with bat roost suitability.
25. The first bat recorded was a common pipistrelle seen arriving in the area to the rear of the survey building, having flown along the tree line from the north at 21:52. This bat remained foraging in the area for the duration of the survey.
26. At 22:05 and 22:10, individual common pipistrelles were seen to arrive in the survey area from the north. These bats joined the flight route observed by the first bat and also remained for the duration of the survey.
27. No bats were seen or suspected to have emerged from this building.

Figure 6 Summary of bat activity observed around B122.Emergence – 11th July 2022 (sunset 21:35)B102

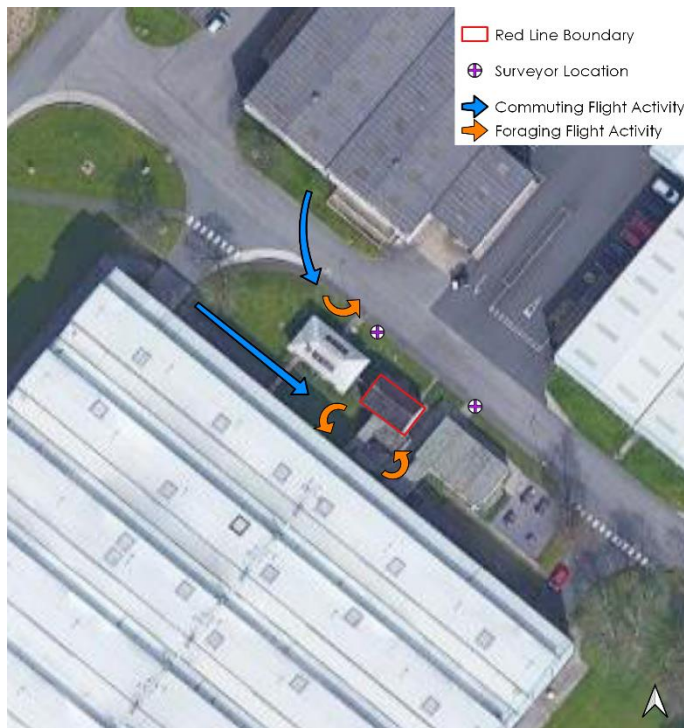
28. Surveyors were positioned to cover all features with bat roost suitability.
29. The first bat observed was a common pipistrelle seen commuting north to south along the Site's boundary tree line at 21:41, only 6 minutes after sunset.
30. At 21:53 a common pipistrelle was seen returning south to north along the boundary tree line, after which it remained to forage in the area. At 21:58 this was joined by a single soprano pipistrelle via the same route. By 22:15 the soprano pipistrelle had left the Site, while the common pipistrelle foraged in the area for the remainder of the survey.

Figure 7 Summary of bat activity observed around B102.

B111

31. Surveyors were positioned to cover all features with bat roost suitability.
32. The first bat observed was a common pipistrelle arriving and immediately returning to the north at 22:20. Brief foraging routes were noted in this area again at 22:22 and 22:24.
33. At 22:23 a single common pipistrelle was seen commuting along the north elevation of the large shed, into the survey area. This bat foraged behind the survey building, joined by a second bat at 22:25. Both bats remained in the area for approximately five minutes.
34. No bats were seen, or suspected to have emerged from the survey building.

Figure 7 Summary of bat activity observed around B111.



Evaluation & Conclusion

35. No bats were seen or suspected to have emerged from any of the surveyed buildings. With the exception of a very small number of isolated features, buildings on-Site offer very little roost suitability and large areas of the Site are well illuminated, reducing the value of the general habitat to bats. A general pattern of bats arriving from the northeast was noted across all surveys, and in some cases, very shortly after sunset. This suggests that roosting is present in existing residential properties in this area. Redevelopment of the Site would not be expected to impact these roosts.
36. Survey has demonstrated a likely absence of roosting within on-Site buildings. As such, the proposed demolition presents little risk of impacting upon bats or their roosts.
37. Once a final layout and landscape plan has been developed, further survey of trees to be removed may be required. This can be achieved through climbed inspection and undertaken at any time of year.

Standard Precaution

38. Although no evidence of roosting has been found and the likely absence of roosting has been concluded, it must be noted that bats frequently move between roost sites, can be very casual in their choice of roosting location, and can turn up unexpectedly at any time.
39. On this basis the developer should always be mindful of bats as a potential constraint and have a protocol in place should any bats be seen or suspected during works: works should stop, a suitably licenced ecologist consulted, and their advice followed.

Enhancement

40. The NPPF puts emphasis on development delivering biodiversity enhancement above and beyond mitigating or compensating for any impacts. To this end the new development should include integral bat roost features to offer suitable habitat in the long term.

References

Bat Conservation Trust (2016) *Bat Surveys for Professional Ecologists – Good Practice Guidelines*

Conservation of Habitats and Species Regulations (2010)
<http://www.legislation.gov.uk/ukxi/2010/490/contents/made>

English Nature (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough.

Institute of Lighting Professionals (2018) *Bats and artificial lighting in the UK*. Bat Conservation Trust Guidance Note 08/18.
<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

JNCC (2004) *The Bat Workers Manual*. Third Edition.

ODPM circular 06/05 (2005) *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System*
<http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity>

Appendix A Bat Roost Suitability Assessment produced by RSK Biocensus, December 2021.

