

Bat Survey Report



Deacon Business Park
21st June 2023



**Tyler
Grange**

TG Report No. 15353_R04_NB

Project No:	Report No.	Date	Revision
15353	R04	21st June 2023	-
Admin QA	Author	Checked	Approved
Charlie Woods	Nick Bell BA (Hons) QCIEEM	Joseph Dance BSc (Hons) MCIEEM	Joseph Dance BSc (Hons) MCIEEM

Disclosure:

This report, all plans, illustrations, and other associated material remains the property of Tyler Grange Group Ltd until paid for in full. Copyright and intellectual property rights remain with Tyler Grange Group Ltd.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Ltd Terms & Conditions, Tyler Grange Group Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.



Contents:

Summary

Section 1: Introduction 1

Section 2: Legislation and Methodology 2

Section 3: Results and Recommendations 4

Plans:

Plan 1: 15353 / P11 Bat Survey Plan



Summary

- S.1. This report has been prepared by Tyler Grange Group Ltd for Gerald Eve LLP. It sets out the findings of a suite of nocturnal bat surveys, to inform a planning application for proposals at Deacon Business Park, Knowsley (hereafter referred to as 'the site'), which involves the demolition of an existing industrial building and the erection of a new storage and distribution warehouse of circa 41,000 sq m / 440,000 sq ft, within the development footprint.
- S.2. Following a Preliminary Bat Roost Assessment of all trees and buildings on site in November 2022, three buildings were graded as having bat roosting potential; these buildings were subject to the appropriate number of nocturnal bat roost surveys, depending on their assessed potential to support roosting bats.
- S.3. No bats were observed emerging from any of the three buildings during the bat roost surveys. It is therefore considered unlikely that the buildings support bat roosts, and therefore can be subject to demolition without breach of legislation protecting bats.



Section 1: Introduction

Introduction

- 1.1. This report has been prepared by Tyler Grange Group Ltd for Gerald Eve LLP. It sets out the findings of a suite of nocturnal bat surveys, to inform a planning application for proposals at Deacon Business Park, Knowsley (hereafter referred to as 'the site'), which involves the demolition of an existing industrial building and the erection of a new storage and distribution warehouse of circa 41,000 sq m / 440,000 sq ft, within the development footprint.
- 1.2. The site is located on Moorgate Road North at National Grid Reference SJ 42529 97568 measuring approximately 8.91 hectares. It is understood that the ecology work is required to accompany a full planning application for the demolition of the existing industrial building and construction of a new storage and distribution warehouse, with associated infrastructure and landscaping.

Context

- 1.3. The site was subject to an 'extended' Phase I habitat survey on 7th November 2022 by Tyler Grange¹. The survey included a Preliminary Bat Roost Assessment (PBRA) of the buildings and trees on site. Buildings B3 and B5 (see **15353/P11**) were graded as having **low bat roosting potential**, with the annexe of B2 (B2a) being graded as providing **moderate bat roosting potential**. Based on best practice guidelines (described in Section 2), buildings B3 and B5 were subject to one nocturnal bat survey, with B2a being subject to two nocturnal bat surveys. This report documents the results of those surveys.

¹ Tyler Grange: Preliminary Ecological Appraisal, 15353_R02_PEA_ECG_CW_21022023



Section 2: Legislation and Methodology

Legislation

- 2.1. As European protected species, all UK bats receive legal protection in England under the Conservation of Habitats and Species Regulations 2018 (as amended)² and the Wildlife and Countryside Act 1981 (as amended)³. In addition, planning policy set out in the National Planning Policy Framework 2019⁴ requires planning authorities to consider bats when determining planning applications and to ensure that development proposals do not lead to an adverse effect on the conservation status of bats.
- 2.2. Several species of bats (barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *R. hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus*) are listed as Species of Primary Importance (SoPI) under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006⁵. These are the species found in England which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework. Decision-makers such as Local Planning Authorities must have regard to SoPI in all their activities, including when making decisions on planning applications.
- 2.3. All British species of bat are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2018 (as amended) as a European protected species (EPS). Regulation 43 (1) makes it an offence to:
- Deliberately capture, injure an EPS;
 - Deliberately disturb an EPS; or
 - Damage or destroy a breeding site or resting place of an EPS.
- 2.4. All British bats are listed in Schedule 5 of the WCA, and in England and Wales are protected under Section 9 subsections 4b, 4c and 5 which makes it an offence to:
- Disturb any bat while it is occupying a structure or place which it uses for shelter or protection; or
 - Obstruct access to any structure or place which any such animal uses for shelter or protection.
 - Sell, offer or expose for sale, or have in possession or transport for the purpose of sale (any live or dead wild Schedule 5 animal or any part or anything derived from such an animal); or

² Conservation of Habitats and Species Regulations 2018: <https://www.legislation.gov.uk/uksi/2018/1307/made>

³ Wildlife and Countryside Act 1981 (as amended): <https://www.legislation.gov.uk/ukpga/1981/69/contents>

⁴ National Planning Policy Framework 2019: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁵ Natural Environment and Rural Communities (NERC) Act <https://www.legislation.gov.uk/ukpga/2006/16/contents>



- Publish or cause to be published any advertisement likely to be understood as conveying that they buy or sell, or intends to buy or sell, any of those things.

2.5. All British bats are also listed at Schedule 6, which protects bats from being killed or taken by certain methods under Section 11 of the WCA. These methods include traps and nets, poisons, automatic weapons, electrical devices, smoke / gases etc.

2.6. All native bat species are listed on the Lancashire biodiversity action plan (BAP) species list.

Nocturnal Bat Roost Surveys

2.7. In accordance with the Bat Conservation Trust (BCT) guidelines⁶, buildings with low potential (B3, B5) require a minimum of one nocturnal bat roost surveys, while buildings with moderate bat roosting potential (B2a) require a minimum of two nocturnal surveys. Surveys were therefore undertaken following such guidelines.

2.8. Weather conditions and timings are shown in **Table 2.1** below. Bat detectors used during these surveys included Elekon Batlogger and EchoMeter Touch 2.

2.9. In accordance with the published guidance⁶, dusk surveys began 15 minutes before sunset and continued for a minimum of 1.5 hours after sunset. Surveyors were strategically placed, surrounding the buildings (See Plan **15353/P11** for surveyor locations).

2.10. Where appropriate, analysis of the bat calls were analysed post survey using Elekon Bat Explorer sound analysis software.

Table 2.1: Dates, Times and Weather Conditions for Nocturnal Bat Roost Surveys

Survey	Date	Sunset	Start time	End time	Weather Conditions	Surveyors
Emergence Building B2a V1	02/05/2023	20:42	20:27	22:12	Wind (Beaufort): 1 Temp (°C): 14 Precipitation: None: Cloud Cover (%): 80	Elizabeth Barrett, Olivia McKechnie
Emergence Building B2a V2	06/06/2023	21:34	21:19	23:04	Wind (Beaufort): 1 Temp (°C): 19 Precipitation: None: Cloud Cover (%): 80	Sophie Kirk, Laura Jones
Emergence Building B3 V1	02/05/2023	20:42	20:27	22:12	Wind (Beaufort): 1 Temp (°C): 14 Precipitation: None: Cloud Cover (%): 80	David Paton, Will Robson
Emergence Building B5 V1	02/05/2023	20:42	20:27	22:12	Wind (Beaufort): 1 Temp (°C): 14 Precipitation: None: Cloud Cover (%): 80	Bethany Pythian, Elliot Grundy

⁶ Bat Conservation Trust: Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd edition [online] <https://www.bats.org.uk/>



Section 3: Results and Recommendations

Results

- 3.1. Buildings B2a, B3 and B5 were subject to nocturnal bat roost surveys on 2nd May 2023 and 6th June 2023. **No bats were observed emerging from the three surveyed buildings.**
- 3.2. Generally observations were very limited, with few bat passes observed. Species were restricted to common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus*. All surveyors observed only two bat passes throughout the three surveys conducted on 2nd May, with no bat passes being observed on 6th June.

Recommendations

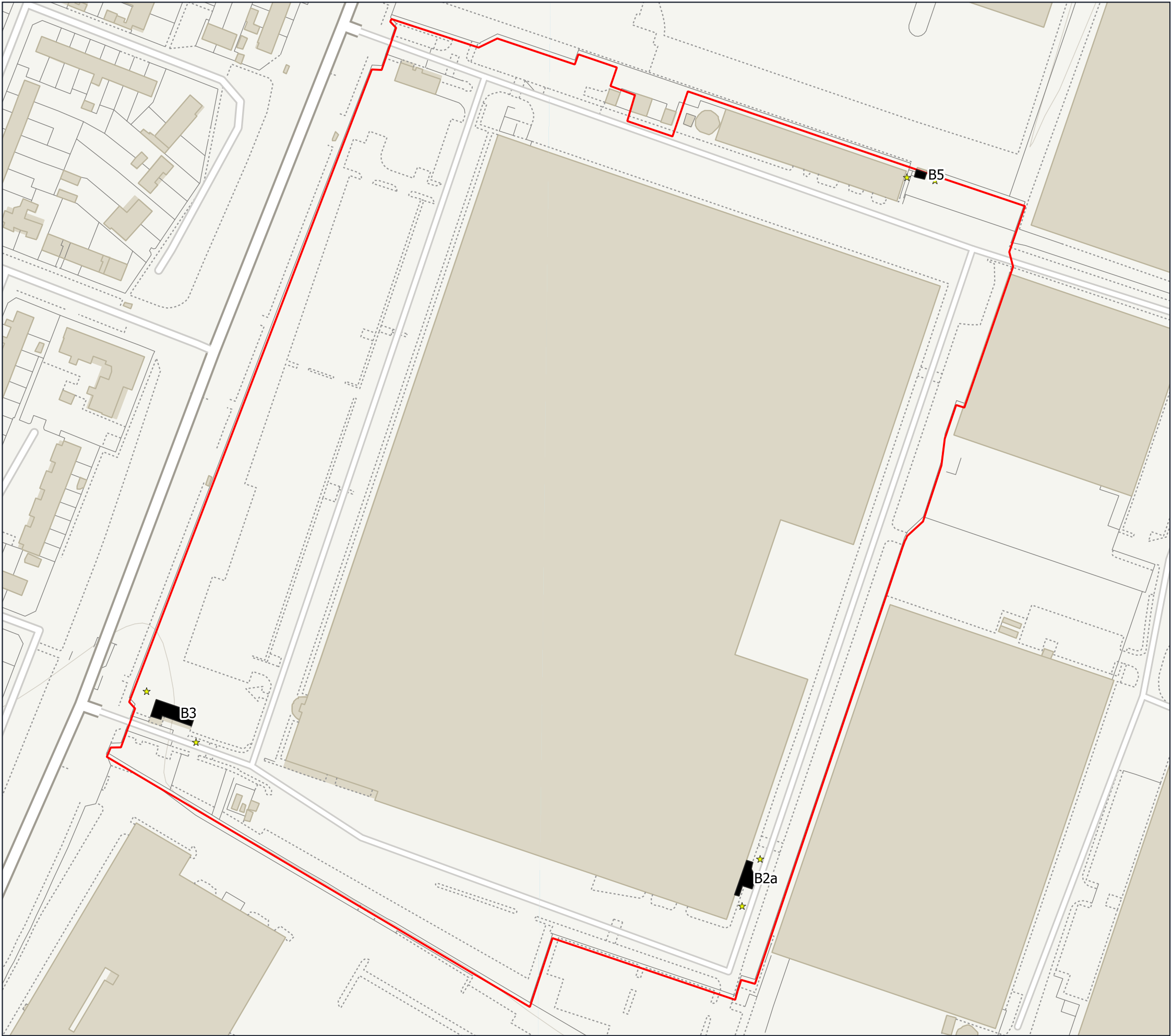
- 3.3. There were no bat emergences observed during the nocturnal bat roost surveys, with bat activity levels being low. It is therefore considered unlikely that the buildings support roosting bats. All buildings on site can therefore be demolished without breaching legislation and regulations afforded to roosting bats.



Plans:

Plan 1: 15353 / P11 Bat Survey Plan





-  Redline Boundary
-  Bat Survey Buildings
-  Surveyor Locations



Project	Deacon Business Park
Drawing Title	Bat Survey Plan
Scale	As Shown (Approximate)
Drawing No.	15353/P11
Date	June 2023
Checked	NB/DM



3 Jordan Street, Deansgate, Manchester, M15 4PY
T: 0161 236 8367 E: info@tylergrange.co.uk W: www.tylergrange.co.uk



Step into our world

www.tylergrange.co.uk



**Tyler
Grange**

Landscape | **Ecology** | **Arboriculture**