

2 Elmlea
Altrincham
Trafford
WA15 8WN
31st March 2020

To whom it may concern

Bat emergence survey at Benefice Farm, 15 Mill House Lane, Croft WA3 7AH

I can confirm that an update bat emergence survey (updating bat survey included in *the PEA, PBRA and Bat Survey Report, Benefice Farm, 15 Mill House Lane, WA3 7AH*, D. Hackett, 23rd September 2020) was conducted at this site on the night of August 28th 2021, during optimal weather conditions, following best practice procedures, half an hour before dusk and one and a half hours after dusk, with the assistance of two experienced bat surveyors using Bat Box and Echometer touch survey equipment, at the same survey stations as set out in 2020 survey, to cover all sight lines.

No bat emergences were observed, but there were several records of common pipistrelle commuting across the rear of the site. The timing of the emergence would suggest that the bats were emerging from a property further to the south-east of the site.

In summary: there was no record of bats at this location in either of the 2020 or 2021 surveys, and the potential presence of bats at this location should not, therefore, be a constraint to demolition of this property.

Yours faithfully



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Consultant Ecologist