



Potential Bat Roost Assessment Report

Tree Survey at:

14A Kenworthy Lane
Northenden
Wythenshawe
Manchester
M22 4EJ

Job Ref: 21038-A

Client:

Tony Lanzbergin
Property Road Ltd.
Royle Green Road
Northenden
Wythenshawe
Manchester
M22 4NG

Tel: 07769938265

Email: tony@bergins.co.uk

Contents

Executive summary	2
Introduction.....	3
1 Instruction	3
2 Scope of the assessment.....	3
3 Site context.....	3
Methods.....	4
4 Preliminary bat roost assessment (building)	4
5 Limitations	5
6 Quality.....	5
Findings – building roost assessment survey	6
7 Overview.....	6
8 External inspection	6
9 Internal inspection.....	7
10 Surrounding habitat.....	7
11 Potential roost features	7
12 Bat evidence.....	7
Discussion.....	8
13 European protected species licence	8
14 Further survey	8
Conclusions.....	9
15 Conclusion	9
16 References.....	10
Appendices.....	11
17 Appendix 1: Legislation.....	12
18 Appendix 2: Photos of bat roost features.....	13
Appendix 3: topographical survey	16

Executive summary

Tree Survey Solutions were commissioned by Tony Lanzbergin to undertake a preliminary bat roost assessment for a proposed building demolition and rebuild scheme at Kenworthy Lane, Northenden, Manchester, M22 4EJ; central Ordnance Survey grid reference SJ 82866 90182.

A preliminary bat roost assessment was undertaken on 18 March 2022 during favourable weather conditions. Both internal and external inspections were undertaken of a single building.

No bat roosts or evidence of bats were identified during the preliminary bat roost assessment. The overall assessment categorises the building 'Low' potential for roosting bats.

Further survey is recommended in accordance with current guidelines (Collins 2016) in the form of a single emergence or return survey between May and August inclusive to determine presence/likely absence which will inform appropriate mitigation.

Introduction

1 Instruction

- 1.1 Tree Survey Solutions were commissioned by Tony Lanzbergin to undertake a preliminary bat roost assessment for a proposed building demolition and rebuild scheme at Kenworthy Lane, Northenden, Manchester, M22 4EJ; central Ordnance Survey grid reference SJ 82866 90182.

2 Scope of the assessment

- 2.1 The aims of the preliminary bat roost assessment are as follows:
- determine the likely presence/absence of bats and their roosts;
 - determine the suitability of the building to support roosting bats;
 - if present, determine the species, number of bats, access points and status of roost;
 - summarise the current site condition, including arrangement of lighting and vegetation;
 - assess whether additional surveys are required;
 - determine likely impacts of the proposed development; and
 - to inform whether a European Protected Species Licence is required and inform appropriate mitigation measures.

3 Site context

- 3.1 The proposed site is approximately 0.1 hectares in size, located at central Ordnance Survey grid reference: SJ 82866 90182. It comprises of a two-storey office block, currently disused with associated hard surfacing and garden space of adjacent residential buildings.
- 3.2 The site is located immediately within the residential area of Northenden, Manchester and is surrounded by residential dwellings with associated gardens on all boundaries. The river Mersey is located approximately 360m northeast of site, the M60 lies to the north and west of a similar distance. Northenden, Withington and Didsbury Golf Courses lie just beyond the river Mersey with open grassland, trees and open standing water.

- 3.3 In the wider context, the surrounding landscape is dominated by residential housing, interspersed with areas of open grassland, woodland and open standing water associated with the river Mersey.
- 3.4 Suitable bat foraging habitat was identified on site (trees, hedgerows and ornamental shrubs) and within the wider area (woodland, scattered trees and hedgerows and watercourses).
- 3.5 The building onsite has 'Low' suitability for roosting bats.

Methods

4 Preliminary bat roost assessment (building)

- 4.1 An inspection of the building on site was undertaken according to current guidelines (Collins 2016) on 18th March 2022 to assess the suitability for roosting bats and to search for evidence of current or recent use by roosting bats. The inspection was undertaken by a Natural England Bat Licensed Ecologist (Surveyor: Jamie Ingram, Natural England Bat Class Licence Level 2: 2016-23725-CLS-CLS). The survey was assisted by the use of binoculars and torches, an endoscope and ladders were there if required.
- 4.2 The inspection included a systematic search of the interior and exterior of the building (where access was available) to identify potential roost access points, roosting places and evidence of bats. Evidence searched for included: bats themselves, staining, droppings and feeding remains.
- 4.3 In addition to the inspection for bat evidence, the survey also sought to classify the suitability of the building for roosting bats based on the location, age, type of structure, features and evidence recorded, as well as surrounding habitat suitability. Each building was placed into one of the following categories (Collins, 2016):
- Confirmed roost – Bats or signs of bats discovered during the survey;
 - High – A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat;

- Moderate – A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status;
- Low – A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by a large number of bats. i.e. unlikely to be used as a maternity roost or hibernation site; and
- Negligible – No roosting features present likely to be utilised by bats.

5 Limitations

- 5.1 The results of the surveys undertaken are representative at the time of survey only.
- 5.2 No historic local biological records have been used to inform this report. Due to the scale of this proposal the preliminary bat roost assessment survey was considered sufficient to inform the assessment and decision on further survey.
- 5.3 No internal access was gained for the annexed storage outbuilding, however no internal access from the outside was observed and therefore is unlikely to influence the assessment.
- 5.4 Not all potential features were exhaustively inspected due to access restrictions (too high, too close to a fence and vegetation cover) as well as health and safety restrictions (roof working). These were not considered to prevent a valid preliminary assessment.

6 Quality

- 6.1 The surveys and assessments have been overseen by and the report checked and verified by a member of CIEEM, whom is bound by its code of professional conduct. All surveys and assessments have been undertaken with reference to the recommendations given in British Standard BS 42020: 2015.

Findings – building roost assessment survey

7 Overview

- 7.1 The building onsite (see topographical plan at **Appendix 3**) is considered to be of 'Low' suitability for roosting bats due to the presence of multiple potential features suitable for low number crevice dwelling bat species only (see **Appendix 2**: Photos of Potential Bat Roosting Features present).

8 External inspection

- 8.1 The building is a small two-storey disused office space, constructed of red brick-and-mortar with a rendered front, all brick mortar and render were intact.
- 8.2 The building has a pitched roof with slate tiles and ridge tiles. Tiles are intact on both aspects, a few of the ridge tiles are missing the mortar leaving access to small void gaps on both aspects.
- 8.3 A wooden fascia board is present on all aspects of the building. The fascia board is intact and well-sealed on the front and rear of building but has few gaps on the gable ends of the building the gaps are of a suitable size for a potential roost feature.
- 8.4 Ivy has grown on the north, western and eastern aspects of the building partially obscuring the wooden fascia board and brickwork mortar, however the ivy is thin and what can be seen is all intact.
- 8.5 PVC windows and doors are all intact and well-sealed. Roller shutters are present on the ground floor windows and door.
- 8.6 A flat felt-roofed single-storey storage outbuilding is annexed to the north of the building. This is constructed from breezeblock and mortar, all intact. Parts of the felt roof has lifted at the edge and the wooden fascia board has a few small gaps. The potential features are in close proximity to an adjacent fence.

- 8.7 Flood lighting is present on the front of the building but is likely to not be in use due to lack of occupancy of the building. Adjacent residential buildings also have sensor driven flood lighting which would increase light levels surrounding the building.

9 Internal inspection

- 9.1 The first floor comprises of a single open plan room used as an office space. Skylights and large open windows create high light levels internally. The room is plastered and in good condition. There is no accessible void between the room and the tiles and is likely insulated. Wooden beams and ridgeline timber are exposed but tightly sealed at the joints.
- 9.2 The ground floor comprises of more office space, a kitchen, toilet and storage room. All are well sealed with no external access for bats to enter the building.

10 Surrounding habitat

- 10.1 The surrounding habitat offers a wide range of opportunities for foraging and roosting with residential properties and associated gardens with trees, ornamental shrubs and hedgerows.

11 Potential roost features

- 11.1 Potential roost features present on the building include;
- gaps in the mortar of the ridge tiles;
 - gaps on the gable end wooden fascia boards;
 - gaps at the edge of the felt roof of annexed storage outbuilding; and
 - ivy is possibly obscuring potential roost features
- 11.2 All potential features have restricted suitability to crevice dwelling bats in low numbers.

12 Bat evidence

- 12.1 No evidence of bat presence was recorded internally or externally.

Discussion

13 European protected species licence

- 13.1 At present there is no requirement for a European Protected Species (EPS) Licence due to no roosts being identified in the building) on site.

14 Further survey

- 14.1 Current guidelines (Collins 2016) for buildings of 'Low' suitability for roosting bats recommend a single emergence or return survey between May – August inclusive, to determine presence or likely absence.
- 14.2 Determining presence or likely absence from further survey will provide vital information used for a full evaluation to inform planning. Information provided by further survey can be used to determine the following;
- status of a roost if present;
 - whether a European Protected Species Licence is required; and
 - appropriate mitigation, compensation and enhancement levels.

Conclusions

15 Conclusion

- 15.1 No bat roosts or evidence of bats were identified during the preliminary bat roost assessment. The overall assessment categorises the building 'Low' potential for roosting bats.
- 15.2 Further survey is recommended in accordance with current guidelines (Collins 2016) in the form of a single emergence or return survey between May and August inclusive to determine presence/likely inferred absence.
- 15.3 If further clarification or advice is needed, please don't hesitate to contact us.



Scott Reid (FdSc (arb), Dip Arb L4, ND Arb, TechArborA).

Tree Survey Solutions

Unit 19250

PO Box 4336

Manchester

M61 0BW

07411 611 725

info@treesurveysolutions.co.uk

www.treesurveysolutions.co.uk

and Jamie Ingram (BSc, ACIEEM)

Date of issue: 01.04.22

16 References

- 16.1 Altringham, J. D. (2011). *Bats: From Evolution to Conservation* (2nd ed.). Oxford University Press.
- 16.2 British Standards Institute. (2013). *Biodiversity – Code of Practice for Planning and Development*. BS 42020:2013.
- 16.3 Collins, J. (ed.) (2016). *Bat Survey Guidelines for Professional Ecologists: Good Practice Guidelines* (3rd ed.). The Bat Conservation Trust, London.
- 16.4 International Lighting Professionals and Bat Conservation Trust. (2018). *Bats and Artificial Lighting in the UK*.
- 16.5 Mitchell-Jones, A.J., & McLeish, A.P. Ed., (2004). *3rd Edition Bat Workers' Manual*, JNCC.

Appendices

17 Appendix 1: Legislation

Species	Legislation and key points
Bats	- Protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 (as amended). It is an offence to: - Deliberately capture, injure or kill a bat; - Deliberately disturb them; and - Damage or destroy a breeding site or resting place of such an animal. In some circumstances Natural England may permit the above, via European Protected Species (EPS) Licences. However, both Natural England and the LPA must satisfy themselves that the following three tests are met prior to issuing a licence/planning permission: - The development is of overriding public interest - There is no satisfactory alternative - The conservation status of the species will be maintained or enhanced. - Protected by the Wildlife and Countryside Act 1981 (as amended). It is an offence to: - Intentionally kill, injure or take any such animal; - Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and - Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection. - Protected under the Wild Mammals (Protection) Act 1996. It is an offence to: - Asphyxiate, beat, burn, crush, drag, drown, kick, mutilate, nail, or otherwise impale, stab or stone any wild mammal with intent to inflict unnecessary suffering.

18 Appendix 2: Photos of bat roost features



Plate 1: Missing mortar on ridge tiles at various locations



Plate 2: wooden fascia on southern aspect gable end forms small cavities where it is fixed to the wall



Plate 3: wooden fascia on southern aspect gable end forms small cavities where it is fixed to the wall.



Plate 4: Overhanging felt and damage to wooden fascia behind forms gaps



Plate 5: Ivy cover restricts views of other potential features

Appendix 3: topographical survey

Quickdraw Surveys Ltd, 58 Mavis Drive
Coppull, Lancashire, PR7 5AF

Telephone: 01257 795111

E-mail: admin@QuickdrawSurveys.co.uk
Web Site: www.QuickdrawSurveys.co.uk

Notes:

The survey has been related to the Ordnance Survey National Grid and level datum using Leica GPS SmartNet data.

The extent of tree canopies and tree bole sizes are estimated.

Only features that are accessible/visible at the time of survey can be detailed.

There are no gaurantees offered on the drainage information supplied.

Before commencing works please check important dimensions on-site.

Should there be any discrepancies, inconsistencies, omissions or queries please contact Quickdraw Surveys Ltd as soon as possible for a resolution.

Abbreviations:

Topographical Surveys

BT	British Telecom Cover	FPR	Post & Rail	RS	Road Sign
Bin	Litter Bin	FPW	Post & Wire	RWP	Rain water pipe
BL	Basement Light	FSF	Safety Barrier	SV	Stop Valve
BT	British Telecom Cover	FWM	Wire Mesh	Stay	Cable Stay
CPS	Conc Paving Slabs	FL	Floodlight	TB	Telephone Box
CTV	Cable Television Cover	FP	Flagpole	TL	Traffic Light
Elec	Electric Cover	G	Gully	TP	Telegraph Pole
EP	Electric Pole	GV	Gas Valve	VP	Vent Pipe
ER	Earthing Rod	Hyd	Hydrant	WM	Water Meter
Fence	Mixed Fencing	IC	Inspection Cover	WO	Water Outlet
FBW	Barbed Wire	JB	Junction box	UTL	Unable to Lift
FCB	Close Board	KO	Kerbs Outlet		
FOL	Corrugated Iron	LB	Letter Box		
FCL	Chain Link	LP	Lamp Post		
FCP	Conc Panel	Mkr	Utility marker		
F(DIL)	Dilapidated Fence	PM	Parking Meter		
FIR	Iron Railings	P	Post		
FOB	Open Board	RE	Rodding Eye		
FPC	Post & Chain	RNP	Road Name Plate		

ALev	Arch Level	ILev	Invert Level	ThLev	Threshold Level
BLev	Bed Level	PLEv	Parapet Level	ToF	Top of Fence Level
CLev	Cover Level	RLev	Ridge Level	ToW	Top of Wall Level
ELev	Eaves Level	SLev	Soffit Level	WLLev	Water Level

A2 Plot @ 1:200

Client	Property Road Ltd
Date	February 2022
Project	Topographical Survey No.14A Kenworthy Lane, Northenden, M22 4EJ.
Scale	1:200
Drawing Number	QDS/ 350/1175/TOP
Revision	0



