

Preliminary Bat Roost Assessment Report



**Tyler
Grange**

King's House, Manchester

4th February 2022

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Summary

- S.1. This Preliminary Roost Assessment (PRA) report has been prepared by Tyler Grange Group Ltd. on behalf of Bruntwood LTD. in relation to King's House, Manchester, M3 2NU, hereafter referred to as 'the site'. The site is centred on OS grid reference SJ 83583 98328.
- S.2. This report has been completed in order to accompany a planning application to conduct alterations at rooftop level to replace existing roof coverings and create additional space for plant equipment.
- S.3. Following the PRA, the building was assessed as having negligible potential to support roosting bats. No direct evidence (i.e. droppings) was found to suggest the presence of roosting bats at the time of survey. Considering this and the urban environment of the site, it is therefore considered that no further nocturnal emergence/re-entry surveys will be required.
- S.4. Impacts on bat roosts is considered to be unlikely, however, mitigation has been proposed to control for the unlikely event of an undiscovered roost.



Section 1: Introduction

- 1.1. This Preliminary Roost Assessment (PRA) report has been prepared by Tyler Grange Group Ltd. on behalf of Bruntwood LTD. in relation to King's House, Manchester, M3 2NU, hereafter referred to as 'the site'. The site is centred on OS grid reference SJ 83583 98328, and its location is shown on **Figure 1.1** below with the red line showing the site boundary.



Figure 1.1 – Site context and Boundary
(Aerial Imagery © Google 2021)

- 1.2. This report has been completed in order to accompany a planning application to conduct alterations at rooftop level to replace existing roof covering and create additional space for plant equipment.
- 1.3. The aim of the survey was to assess the suitability of the building to support roosting bats. This was to inform requirement for any further surveys, establish the presence or likely absence of roosting bats and further needs for mitigation.



Section 2: Methodology

Building PRA

- 2.1 The PRA survey was undertaken on 21st October 2021 by Nick Bell, an experienced ecologist, full member of CIEEM, and Natural England Class 1 licensed bat surveyor, and David Paton, an experienced field ecologist and qualifying member of CIEEM. The weather was dry and sunny, with a light breeze.
- 2.2 This survey followed standard methodologies outlined within Bat Survey for Professional Ecologists Good Practice Guidelines (Collins 2016), Bat Workers' Manual (3rd Edition)(MitchellJones, A.J. and McLeish, A.P., 2004) and Bat Mitigation Guidelines (Mitchell-Jones, A.J., 2004).
- 2.3 Externally, the building was inspected from both ground level and roof level at different aspects using binoculars and a high-powered torch. The external inspection focussed on features suitable for bats to gain access to potentially suitable roosting areas. This included features such as soffits and fascias, lifted led flashing, lifted roof tiles and around windows and gaps within stone and brickwork.
- 2.4 Internally, the building was inspected on all floors using a high-powered torch to identify potential roost features and signs of bat activity (i.e. droppings, urine splashes, as well as live or dead bats), and all rooms and walls were visually examined in order to identify potential access points for bats.
- 2.5 The potential of the building to support roosting bats was categorised in accordance with criteria shown in **Table 2.1** below.

Table 2.1: Building assessment criteria – adapted from Collins, 2016 (hereafter referred to as the BCT Guidelines).

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
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 larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree 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 (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree 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.



- 2.6 The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since this report was written, advice should be sought as to whether update work is required. The findings of this report should not be relied upon without this advice.

Limitations

- 2.7 The weather conditions preceding and during the PRA were optimal, and as such a high level of confidence is placed in the results of the survey.
- 2.8 Some external features were assessed from ground level and not at height, and therefore could not conclusively determine the absence of conspicuous evidence left by crevice-dwelling species such as pipistrelle bats (i.e. droppings). Evidence of this can only be found during the destruction of these features, which has not been done at this stage.
- 2.9 Internal roof voids were only inspected where access permitted – some internal areas were therefore not inspected in this manner.

Quality Assurance

- 2.10 All ecologists at Tyler Grange Group Ltd. are members of CIEEM or are working towards membership and act under direction of members and abide by the Institute's Code of Professional Conduct.



Section 3: Results

General Building Description

- 3.1. The building is present on King Street West, Manchester, has a brick-built structure and is in close proximity to a busy high street (A56/Deansgate) to the east, as well as the river Irwell to the west (Photographs seen in **Appendix 2**). Previous use of the building included commercial use and office space, and the design currently incorporates:
- Five storeys, not including roof level.
 - Mixture of brick-built structure and concrete features on all floors.
 - Multi-levelled roof area with a combination of flat and pitched roofs.

Internal Assessment

- 3.2. As proposals only impact the top floor and rooftop levels of this building, only these areas were surveyed during the internal PRA assessment.
- 3.3. The top floor consisted of a number of rooms previously used as office space, along with an access point into a loft space and a stairway up to roof level. There were a number of damaged/missing ceiling tiles, but all windows and other potential features through which bats could enter the building were properly sealed.
- 3.4. The pitched roof areas meant that multiple loft spaces/roof voids were present in the building. Loft spaces were lined internally, and supported by wooden beams throughout, creating a number of suitable locations for bats to rest. The lining was fully intact, and a number of obstructions such as pipes/wiring was present throughout the loft space. Access to one of the loft spaces was not possible, but the other internal voids were inspected in full.

External Assessment

- 3.5. From ground-level upwards, the walls were predominantly brick-built, with ornamental concrete features (e.g. pillars, window frames). The rooftop had two distinct levels, including both flat areas and pitched roofs. Multiple chimneys protruded from roof-level, and a single turret with tiled covering was present in the far north-east of the rooftop area. The perimeter of the accessible flat areas of the roof was made up of a guard wall or rail to prevent falls.

Building PRA

- 3.6. Internally, no direct evidence (i.e. droppings, urine stains, live bats) was found of bats roosting within any of the floors, and no potential access points were identified.
- 3.7. Externally, a number of potential roost features were identified. These are also displayed in **13975_P01**, and include the following:
- Lifted or cracked lead flashing.



- Gaps underneath fascia boards.
- Ornamental vent covers.

Assessment of Roost Features

- 3.8. While some of these roost features could in some circumstances be considered to have low potential to support roosting bats, given the urban nature of the site and associated light/noise pollution, it is considered highly unlikely that bats would use the site as a resource or roosting habitat. Furthermore, given the small scale of development, and the restriction of the site boundary and associated works to the rooftop level, not all of the identified roost features will be impacted on.
- 3.9. Therefore, the site is considered to have negligible potential for roosting bats.



Section 4: Impacts, Mitigation and Enhancement

Site Proposals

- 4.1. The site proposals consist of plans to conduct alterations at rooftop level to replace existing roof covering and create additional space for plant equipment.

Potential Impacts

- 4.2. Given the scale of development proposals, the only roost features likely to be impacted by development works are the gaps underneath a fascia board and some lifted lead flashing present at rooftop level. During any alteration of these features, there is a potential to disturb or harm roosting bats. However, as mentioned previously, given the urban environment and volume of light pollution in the area, it is considered highly unlikely that the roost features impacted by the development have any potential to support roosting bats. As such, with appropriate mitigation, the proposed development will be in accordance with the legal protection afforded to bats under the Conservation of Habitats and Species Regulations 2019 (as amended) and Wildlife and Countryside Act 1981 (as amended)

Mitigation

- 4.3. As the building is considered to have negligible potential to host populations of roosting bats, no further nocturnal emergence/re-entry surveys will be required for this site
- 4.4. To mitigate for the potential for undetected bat roosts, due to their transient nature, a toolbox talk should be given to all demolition contractors before works commence and if any signs of bat use are detected or any bats are discovered during construction, works should cease immediately, and an appropriately qualified bat-licensed ecologist be contacted.



Section 5: Conclusions

- 5.1. The PBRA survey characterised the building as having negligible potential to support roosting bats, and therefore no further nocturnal emergence/re-entry surveys shall be required.
- 5.2. Direct impacts as a result of the proposed development on bat roosts are considered highly unlikely. However, due to the transient nature of bat roosts, during the construction phase a toolbox talk has been recommended to brief contractors on the signs of bat occupation and the steps to take if bats are discovered.
- 5.3. If more than 12 months elapses between when the PBRA survey was undertaken and the start of development of the building, an update survey may be required.
- 5.4. Provided the recommendations outlined in this report can be implemented fully and successfully, then development proposals would comply with all relevant wildlife legislation and planning policies.



Appendix 1: Legislation and Planning Policy

- A1.1. UK bat species are protected through European and National legislation together with national and local planning policy.
- A1.2. As European protected species, all UK bats receive legal protection in England under the Conservation of Habitats and Species Regulations 2017 (HabRegs) (as amended) and the Wildlife and Countryside Act (WCA) 1981 (as amended).
- A1.3. In addition, planning policy set out in the National Planning Policy Framework (February 2019) requires planning authorities to consider bats (alongside other protected species) when determining planning applications and to ensure that development proposals do not lead to an adverse effect on the conservation status of bats or other protected species.
- A1.4. Four species of bat *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros* are designated as Annex 2 species which under the HabRegs, important sites for these species can be designated as Special Areas of Conservation (SAC).
- A1.5. Several species of bats *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* are listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. 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.
- A1.6. All British species of bat are listed on Schedule 2 of the HabRegs as a European protected species (EPS) of animal. Regulation 41 (1) makes it an offence to:
- Deliberately capture or injure a bat;
 - Deliberately disturb a bat; or
 - Damage or destroy a breeding site or resting place of a bat.
- A1.7. The definition of disturbance of animals within the HabRegs relates to disturbance which is likely to:
- Impair their ability to survive, to breed or reproduce, or to rear or nurture their young.
 - Impair their ability to hibernate or migrate.
 - Affect significantly the local distribution or abundance of the species.
- A1.8. 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;



- A1.9. All British bats are also listed under Schedule 6, Section 11 of the WCA 1981 (as amended), which states that bats cannot be killed or taken by certain methods, such as traps and nets, poisons, automatic weapons, electrical devices, smoke / gases etc.
- A1.10. Section 41 of the NERC Act 2006, which states that decision-makers such as Local Planning Authorities must have regard to Species of Principal Importance (SoPI) in all their activities, including when making decisions on planning applications.
- A1.11. The following bat species are SoPIs: barbastelle; Bechstein's; noctule; soprano pipistrelle; brown long-eared; greater horseshoe bat; and lesser horseshoe bat. 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.
- A1.12. All bat species are included in the Greater Manchester Local Biodiversity Action Plan.



Appendix 2: Site Photographs



Photograph A2.1: Site area from roof level.



Photograph A2.2: Central rooftop area of site.





Photograph A2.3: Western rooftop area of site.



Photograph A2.4: Eastern rooftop area of site





Photograph A2.5: Gaps underneath fascia board.



Photograph A2.6: Internal roof void.





Photograph A2.7: Internal roof void and ceiling lining



Photograph A2.8: External north aspect of building.





Photograph A2.9: North aspect of building with ornamental vent covers



Plans:

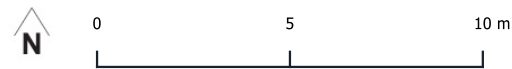
Plan 1: 14426/P01 Bat Roost Features Location Plan





Legend

- Site Boundary
- Gap under Facia Board
- Lifted lead flashing
- Ornamental vent cover
- Roof Void - No Access Points



Project	King's House, Manchester
Drawing Title	Bat Roost Features Plan
Scale	As Shown (Approximate)
Drawing No.	14426/P01
Date	December 2021
Checked	DP/JD



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