
DAYTIME BAT SURVEY & ECOLOGICAL SCOPING SURVEY

ANCOATS WORKS, MANCHESTER



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**RACHEL
HACKING
ECOLOGY**

Bowden Hall,
Bowden Lane,
Marple, Stockport
SK6 6ND
0161 465 8971

www.rachelhackingecology.co.uk
mail@rachelhackingecology.co.uk



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1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Ltd was commissioned in 2021 by Banidev Ltd c/o Capital & Centric Ltd and Kamani Property Ltd to undertake a daytime bat survey and ecological scoping survey at the property 'Ancoats Works', including the former Bank of England Public House off Pollard Street, Ancoats, Manchester (O.S. grid reference: SJ 85702 98472). The proposed development site currently comprises a large warehouse building with upper floor office spaces, which is used for storage only; and a former public house, which is no longer occupied. A large hardstanding car park is also present on the site. The site backs on to the Ashton Canal.

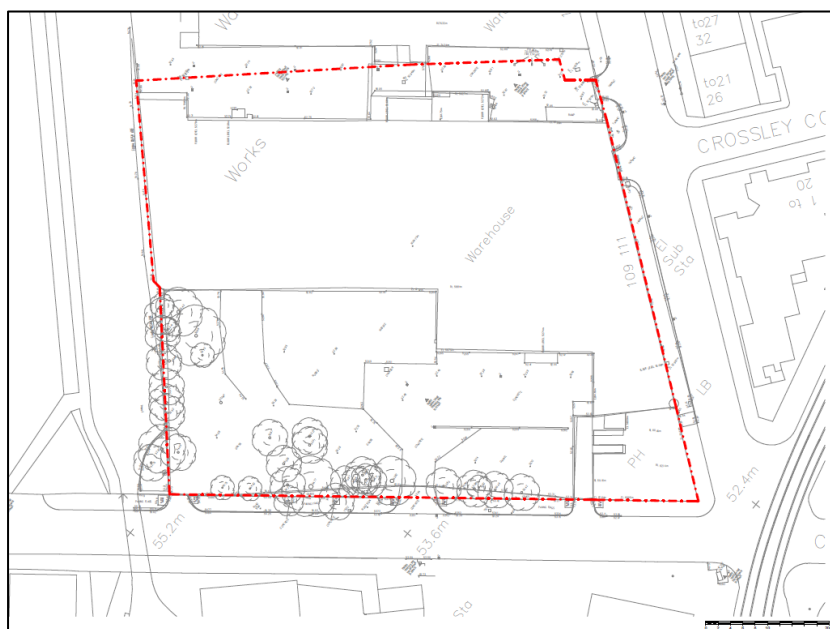


Figure 1 showing the site location

Description of Development

- 1.2 The site will be the subject of a full planning application for a residential-led development to provide 183 no. apartments and 10 no. duplex apartments (Use Class C3) and flexible commercial space (Use Class E/ sui generis) across two new development blocks and refurbishment of the southern part of the Ancoats Works building including its Pollard Street façade, together with landscaping, parking, cycle parking, supporting infrastructure and associated works, following the demolition and partial demolition of existing buildings on site.

Biodiversity in Planning

- 1.3 Biodiversity is a material consideration, and Local Planning Authorities have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.



Legal Context

- 1.4 All bat species are protected under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit), which make it an offence to:
- Deliberately kill, injure or capture a bat;
 - Deliberately disturb bats;
 - Damage or destroy a breeding site or resting place of a bat.
- 1.5 The Wildlife & Countryside Act 1981 (as amended) contains further provisions making it an offence to intentionally or recklessly:
- Obstruct access to any structure or place which any bat uses for shelter or protection; or
 - Disturb any bat while occupying a structure or place which it uses for that purpose.
- 1.6 Proposed development works that are likely to disturb or destroy bats or their roosts will need to obtain a licence from the relevant Statutory Nature Conservation Organisation (e.g., Natural England) prior to work commencing.
- 1.7 All bird species are protected at their nest under The Wildlife and Countryside Act 1981 (as amended).

2.0 METHODOLOGY

Daytime Bat Survey

- 2.1 A daytime bat survey of the site was undertaken to search for, and to assess the potential for, a bat roost within the buildings on the site, which comprise a large warehouse building and a former public house.
- 2.2 An external survey was carried out, which included, for example, looking for gaps between any soffit boards and walls, gaps between window frames and the walls, and looking for bat droppings on the walls and window ledges. An internal survey was also carried out, with particular focus on gaps in walls, cracks in roof beams, and any evidence of bat activity, such as bat droppings, in the internal spaces.
- 2.3 A pair of close-focussing binoculars and a high-powered torch were used to search for evidence of bats externally.

Ecological Scoping Survey

- 2.4 In addition to the daytime bat survey, an ecological scoping survey was carried out on the wider site, to search for other protected species issues, such as Badger and Otter. This included a search for invasive species, such as Japanese Knotweed.

Personnel and Seasonal Timing

- 2.5 Joel Hacking (Senior Ecologist) carried out the daytime bat and ecological scoping survey on the 13th October 2021. Joel is experienced and fully trained in protected species surveys and holds a Natural England Level 2 Class Survey Licence for bats (Ref: 2016-24701-CLS-CLS). The weather at the time of the survey was warm and dry.

Survey Constraints

- 2.6 Daytime bat surveys can be conducted at any time of the year. The structures could be surveyed fully internally and externally, therefore there were no constraints to the survey.

3.0 RESULTS

Site Description

- 3.1 The property at Ancoats Works comprises a large warehouse building with office spaces on the upper floors, and a former public house. The warehouses are used for storage only, and the public house is unoccupied. A large car parking area is present on the site, with a small number of self-seeded trees present on the site boundaries.

Ancoats Works / Warehouses

External Assessment

- 3.2 The property external brickwork is intact, though the bricks are damaged in places with recessed mortar (see Photograph 1). The brick chimneys are complete and intact. The window lintels are complete, providing a firm seal around the windows. The coping stones around the edges of the roof are complete, though gaps between the stones are present.



Photograph 1 showing the external brickwork

- 3.3 The roof of the building is pitched and tiled, with all roof tiles in position and flush to one another (see Photograph 2). The decorative clay ridge tiles are in situ and mortared. Small amounts of lead flashing occur at the base of the chimney stacks, and this is flat and flush to the brickwork. Vegetation is penetrating several parts of the building (see Photograph 3).



Photograph 2 showing the brickwork



Photograph 3 showing the exterior of the building from the canal towpath

- 3.4 The roof above the warehouses is pitched and constructed from sheet-metal (see Photograph 4). The roofing is intact, with all panels flush to one another. The roofing above the upper floor offices also has pitched, metal roofing (see Photograph 5), and this is also complete and intact. The three-storey section of the building has parapet walls.



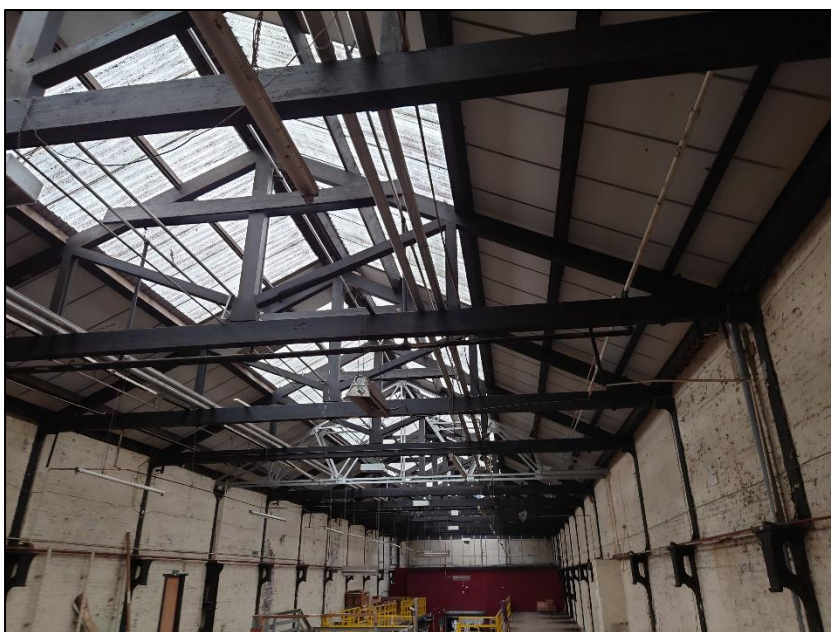
Photograph 4 showing the roof of the warehouses



Photograph 5 showing the roof of the upper floor

Internal Assessment

- 3.5 The warehouses are open to the roof, with no separate roof voids present (see Photograph 6). The roof beams are constructed from wood, with no cracks or gaps for bats to exploit. The interior of the warehouses is well-lit via roof skylights. The internal walls are complete and mortared, offering no suitable crevices. The upper floor offices also have no separate roof voids (see Photograph 7).



Photograph 6 showing the interior of the warehouses



Photograph 7 showing the upper floor of the office spaces

- 3.6 The ground floor of the office spaces offers no suitable bat roosting cavities. The ceiling joists are complete, offering no crevices for bats to use (see Photograph 8). No evidence of bat activity was found inside the Ancoats Works buildings.



Photograph 8 showing the interior ground floor of the warehouse area



Bank of England Former Public House

External Assessment

- 3.7 The former public house is constructed from brick and has a pitched, tiled roof. The building is in a derelict state of repair (see Photographs 9 and 10). The external brickwork is complete, with only minor amounts of damage to the bricks. The front and side elevations are rendered, with only minor cracks appearing in the external render. The windows and doors are boarded up.



Photograph 9 showing the exterior of the former public house

- 3.8 The roof is pitched and tiled (see Photographs 10 and 11). The roof is in a poor state of repair with tiles and ridge tiles missing. Parts of the roof have collapsed. The roofing above the two single-storey extensions to the side both have a complete roof. The lead flashing around the chimney pipe is flat. The wooden soffits at the roof edges are in a poor state of repair, with the soffits rotten in places. The bargeboards on the rear of the building are firmly attached to the brickwork.



Photograph 10 showing the roof of the former public house



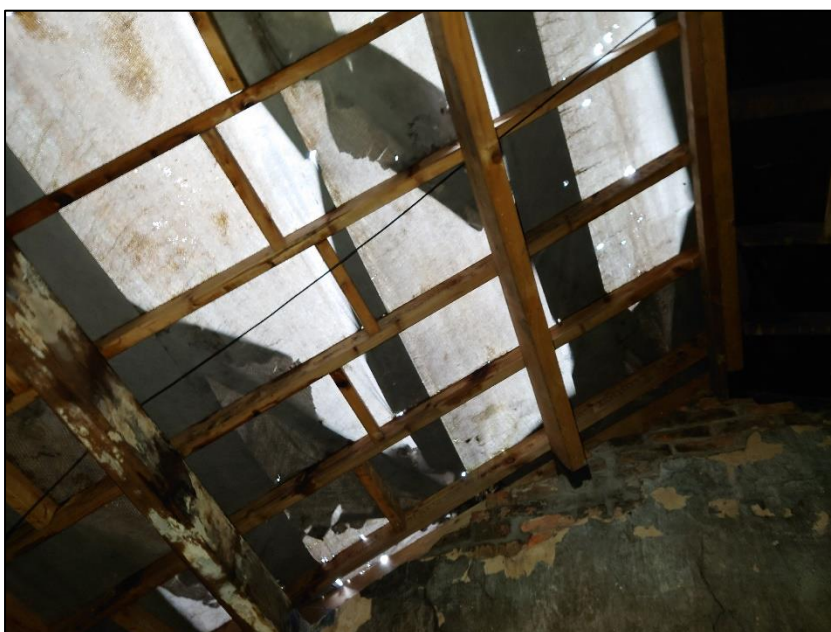
Photograph 11 showing the roof of the former public house

Internal Assessment

- 3.9 The former public house has one large roof void (see Photographs 12 and 13). The roof timbers are in a poor state of repair. The roof void is considerably damp internally. The roof felt is missing in large parts of the roof. No evidence of bat activity, such as bat droppings, could be found inside the roof void.



Photograph 12 showing the roof void of the former public house



Photograph 13 showing the poor state of the roof

- 3.10 The property has an extensive cellar space. The cellar is entirely enclosed, with no external access possible. None of the internal walls offer suitable bat roosting cavities. No evidence of bat activity was found inside the cellar.

4.0 ECOLOGICAL SCOPING SURVEY

- 4.1 The property has no mature trees on the site, with only a few scattered self-seeded Willow trees *Salix* sp. around the site boundaries (see Photograph 14). None of the trees offer suitable bat roosting features. The remainder of the site is dominated by hardstanding, with small areas of scrub adjacent to the buildings (see Photograph 15).



Photograph 14 showing the semi-mature trees on the site boundary



Photograph 15 showing the hardstanding and scrub

- 4.2 The Ashton Canal lies immediately adjacent to the building (see Photograph 16). No evidence of Otter or Water Vole could be found directly adjacent to the building or within a reasonable distance of the site. The canal (Ashton Canal (West)) is designated

as a Site of Biological Importance. No other designated sites are present on or immediately adjacent to the site. The nearest statutory protected site is Clayton Vale Local Nature Reserve, which lies approximately 1.3km from the site boundary.



Photograph 16 showing the canal adjacent to the building

- 4.3 No ponds occur on the site or within 250m of the proposed development site.
- 4.4 The scrub habitats provide suitable nesting bird habitat. Nesting birds can be mitigated for by allowing no works to potential nesting habitats to be carried out within the bird nesting season (which is generally March – August) unless a nesting bird survey is undertaken first.
- 4.5 No evidence of other protected species such as Badger was found on site or adjacent to the site.
- 4.6 No invasive, non-native species as listed on Schedule 9 Part II (plants) of The Wildlife and Countryside Act 1981 (as amended) are present on site.

5.0 SUMMARY AND RECOMMENDATIONS

Summary of Findings

- 5.1 No evidence of bat activity was found at the property at Ancoats Works or the adjacent Bank Of England former public house. Given the results of the survey, the property is considered to offer negligible bat roost suitability.
- 5.2 No evidence of other protected species could be found on the site. The scrub on the site offers suitable habitat for nesting birds.

Recommendations

- 5.3 It is the opinion of the author of this report that the development can proceed without the need for further survey work (e.g. bat activity surveys) or bat mitigation due to the negligible potential of the buildings to support bats. However, if the work is delayed by longer than two years from the date of this survey, a further bat survey will be required to update the findings.
- 5.4 It should be noted that bat absence is very difficult to prove definitively due to their mobility and size, and single or small numbers of bats are able to roost in extremely small spaces, such as in gaps between panels. The development work should be undertaken with care, for example with roof tiles lifted rather than dragged.
- 5.5 If during development works a bat (or an accumulation of bat droppings) is discovered at any time, work is to temporarily cease whilst an experienced bat ecologist is contacted for guidance and assistance. This can be Rachel Hacking Ecology (0161 465 8971) who undertook the initial survey, any licensed bat worker, or the Bat Conservation Trust (BCT) helpline (0345 1300 228).
- 5.6 If vegetation removal is to be carried out within the bird nesting season (generally March to August), a nesting bird survey will be required immediately prior to work commencing.

6.0 REFERENCES

Collins, J. (ed.). (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition*. Bat Conservation Trust. London.

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