



Our Ref: CW20-030-LS-001

Your Ref: /

26th August 2021

UPDATED BAT INSPECTION – VICTORIA AVENUE EAST, MANCHESTER

Collington Winter Environmental Ltd were instructed by Aldi (UK) Ltd to undertake an updated daytime bat inspection at The Imperial Restaurant, Victoria Avenue East, Manchester.

A previous Preliminary Roost Assessment and Ecological Appraisal was undertaken on the site in August 2020 (Report Ref CW20-030 R1) where the building was assessed as providing low bat roosting potential based on a small number of features identified on the external which could, at best, support low numbers of crevice dwelling bat species. Features identified included gaps at the soffit board, crevices in brickwork and slipped roof tiles. No signs of bats were observed internally or externally.

A subsequent nocturnal dusk emergence survey was undertaken in August 2020. No bats were observed roosting within the building, and roosting bats were assessed as currently absent from the site. No further survey work was recommended regarding bats.

Given the length of time since the previous survey (over 12 months), it was recommended that a Verification Visit be undertaken to ensure the building remained in the same state as when previously surveyed, and that there has been no increase in bat roosting potential.

An updated Bat Inspection was undertaken on 25th August 2021 by Collington Winter Environmental Ltd. The survey included a full external and internal walkover of the building.

During the survey, the building was found to be in the same state as when previously surveyed in August 2020. Internally, the building remained in use as a restaurant, and the same external opportunities for bats were identified. No new roosting features were identified on the building.

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Conclusion

The building was found to be in the same state as when surveyed in August 2020 with no change in bat roosting potential identified. In 2020, nocturnal surveys found no bats using the building. Given the results of the updated inspection, the conclusions of the 2020 report remain valid.

No further survey work is deemed necessary for development to proceed at this site.

It is recommended a Sensitive Lighting Strategy be provided which details lighting levels within the proposed development and provision of "Dark Zones". Proposed "Dark Zones" would be located along the northern boundary of the site to ensure this treeline can continue to be used by commuting and foraging bats. Lighting within the site should be of sensitive wavelengths for bats if possible:

- Warm white tones are preferable to blue toned lights (3000k)
- LED light will be used where applicable as they produce less UV.
- Lights will be downward facing and positioned to avoid light spill skywards.

Proposed construction lighting is to follow the protocols outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting in the UK" (2018) to minimise disturbance and sky-glow off site.

It is recommended that post development, multipurpose bat boxes be installed within the site to provide opportunities for roosting bats. It is anticipated three boxes would be appropriate for the size of the site.

Yours sincerely



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For and on behalf of Collington Winter Environmental Ltd

