

Buildings 2, 3 and 10, Portugal Street East, Manchester M1 2WW

UPDATED LICENSED BAT SURVEY AND ASSESSMENT

December 2021

[ERAP (Consultant Ecologists) Ltd ref: 2021-383]

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Document Control

Survey Type:	Surveyors ¹	Survey Date(s)
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Reporting	Personnel	Date
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SUMMARY

- i. This updated bat survey and assessment presents the status of roosting bats at Buildings 2, 3 and 10 at Portugal Street East, Manchester M1 2WW. The assessment was requested in connection with proposals to demolish the buildings and redevelop the site. The survey updates surveys completed by ERAP (Consultant Ecologists) Ltd in 2017 and 2018 at the site.
- ii. This report presents the results of a desktop study and licensed bat survey carried out on 13th December 2021. The scope of survey undertaken is appropriate to identify potential ecological constraints associated with the proposals.
- iii. The site comprises three buildings located within an urban setting within Manchester city centre.
- iv. The proposals will have no adverse effect on statutory or non-statutory designated sites for nature conservation.
- v. The buildings remain of negligible suitability for use by roosting bats. The presence of roosting bats is reasonably discounted. The buildings have deteriorated since the 2017 and 2018 surveys but their nature conservation value remains as previously described in the 2017 and 2018 ecology reports.
- vi. The presence of roosting bats is reasonably discounted at the buildings; no further surveys are required to determine the presence or absence of roosting bats at the buildings.
- vii. The buildings are suitable for use by nesting birds; measures for the protection of nesting birds are presented at Section 5.3 of the previous ecology reports and remain applicable.
- viii. The recommendations for the protection of wildlife during the demolition of existing buildings and construction of the proposed development and for suitable enhancements to incorporate into the proposed development of the site subsequent to the demolition of the buildings (as presented in the previous ecological reports) remain appropriate for the site.

1.0 INTRODUCTION

1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Olympian Homes to carry out an updated bat survey and assessment of Buildings 2, 3 and 10 at Portugal Street East, Manchester M1 2WW (hereafter referred to as the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SJ 85187 97956. An aerial image of the site and its surrounding habitats is appended at **Figure 1** (source image: ESRI World Imagery).
- 1.1.2 The assessment was requested in connection with the approved demolition of the buildings in accordance with Manchester City Council Planning Approval 121467/FO/2018, for the following:
- 'Phased demolition of existing buildings including those within Plots A to E and delivery of public realm (including hard and soft landscaping, tree planting and street furniture), including a public square, highways improvements and associated works.'*
- 1.1.3 Buildings 2, 3 and 10 form 'Plot A' of the above proposal in accordance with *Portugal Street SRF RF17-475: Site Plan Drawing Number RFM-XX-00-DR-L-0000 Revision PL02* (re-form landscape architecture, 2019).
- 1.1.4 Surveys were formerly completed by ERAP (Consultant Ecologists) Ltd at the site in 2017 and 2018; the results of the surveys are presented in the following reports:
- 2017-275 *Land at Portugal Street East, Manchester M1 2WX: Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2017), which covers Building 10; and
 - 2018-297 *Land at Portugal Street East, Manchester M1 2WX: Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2018), which covers Buildings 2 and 3.
- 1.1.5 The two documents are hereafter collectively referred to as the 'previous ecology reports'. A summary of the findings of these reports is presented at **Section 3.1** for ease of reference.

1.2 Scope of Works

- 1.2.1 The scope of ecological works undertaken in December 2021 comprised:
- An updated desktop study and data search for known ecological information at the site and the local area;
 - An updated licensed daylight bat survey of the buildings;
 - The identification of any other potential ecological constraints on the proposals and the specification of the scope of mitigation and ecological enhancement required in accordance with wildlife legislation, planning policy guidance and other relevant guidance; and
 - The identification of any further surveys or precautionary actions that may be required prior to the commencement of any demolition activities.
- 1.2.2 Note that the 'Plot A' site boundary includes 'Rammon House', a building located to the west of Buildings 2, 3 and 10; an updated survey of this building has been previously completed as a separate report¹.

¹ 2020-183 *Updated Daylight Bat Inspection at Rammon House, Portugal Street East, Manchester M1 2WX* (ERAP (Consultant Ecologists) Ltd, 2020)

2.0 METHOD OF SURVEY

2.1 Desktop Study and Data Search

2.1.1 The following sources of information and ecological records were consulted:

- MAGiC: A web-based interactive map which brings together geographic information on key environmental schemes and designations, including details of statutory nature conservation sites;
- Greater Manchester Local Record Centre (GMLRC); and
- Greater Manchester Biodiversity Action Plan (BAP).

2.2 Bat Survey

Daylight Survey

Survey Personnel

- The updated survey of the site was carried out by Brian Robinson on 13th December 2021. The weather was dry and overcast with a light air (Beaufort scale 1) and an air temperature of 10°C at 9am.
- The site was assessed for its suitability to support roosting bats by Brian Robinson, Natural England Class Survey Licence WML CL18 (Bat Survey Level 2), Registration Number 2015-13161-CLS-CLS.
- The surveyor's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

Buildings

- The surveys were carried out in accordance with standard methodology including the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004), the *Bat Workers' Manual 3rd Edition* (Mitchell-Jones & Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* (Collins, J. (ed), 2016).
- An inspection of the external surfaces, walls and roofs of the buildings was carried out to find potential bat roosting habitat or accesses into internal areas where roosts may be present. Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks and other evidence were also carried out.
- The internal survey involved an examination of the accessible internal areas (including roof voids) to find roosting bats or evidence of past use of the buildings by bats such as droppings and prey remains.
- A list of equipment used is detailed at **Table 2.1**, below:

Table 2.1: Survey Equipment used during Daylight Bat Survey

Ladders
LED Lenser P14 torch
Panasonic DMC- FT1 digital camera
8x20 binoculars
Ridgid Micro Inspection Camera Borescope CA-100

- The suitability of each building has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*, (Collins, J. (ed), 2016), taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the building (including crevice dwelling species and species which can roost in the open in roof voids), and the suitability of the surrounding habitats for use by foraging and commuting bats.

Habitat Assessment for Commuting / Foraging Bats

- 2.2.9 Habitats within and adjacent to the site were assessed for their value and suitability for commuting and foraging bats in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*, (Collins, J. (ed), 2016). Reference has been made to the categories and descriptions / examples, presented at **Table 2.2**, below.

Table 2.2: Consideration of Suitability of Foraging and Commuting Habitat for Bats

Suitability	Communing Habitat	Foraging Habitat
Negligible	Negligible habitat features on site likely to be used by commuting bats.	Negligible habitat features on site likely to be used by foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated i.e. not very well connected to the surrounding landscape by other habitat.	Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree or patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens.	Habitat that is linked to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape and is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. Habitats close to and connected to known roosts.	High-quality habitat that is well-connected to the wider landscape and is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Habitats close to and connected to known roosts.

2.3 Other Ecological Considerations

- 2.3.1 Other ecological considerations detected whilst on site and relevant to the proposals are noted within this report, such as the potential for nesting birds, and presence of invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) noted during the updated inspection.

2.4 Survey and Reporting Limitations

- 2.4.1 The survey was completed outside the bat active season, when any field signs of bats may have weathered from the external elevations of the building. Daylight bat inspections can be completed at any time of year, however and it is considered that a reliable assessment of the likely presence or absence of bats has been possible.
- 2.4.2 The survey was completed when plant species may be in a state of senescence; the surveyor is experienced in identifying plant species from their vegetative characteristics however, and a reliable assessment of the presence or absence of invasive plant species listed under Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) was possible.
- 2.4.3 All measurements within this report are approximate only, and have been either measured (using QField) or estimated whilst on site or calculated using mapping software (QGIS) or internet-based mapping services such as MAGiC and Google Earth.

2.5 Evaluation Methods

- 2.5.1 Government advice on wildlife, as set out in the *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2021) and associated government circulars has been taken into consideration. Legislation relating to protected species, such as those listed under Schedules 1, 5, 6 and 8 of the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species*

Regulations 2017, is referenced where applicable, and any impacts to protected species are evaluated in accordance with current guidance.

3.0 SURVEY RESULTS

3.1 Desktop Study and Data Search

Designated Sites for Nature Conservation

Statutory Designated Sites for Nature Conservation and SSSI Impact Risk Zones

- 3.1.1 The site is not and does not form part of any statutory designated site for nature conservation.
- 3.1.2 The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for the Rochdale Canal SSSI and Special Area of Conservation (SAC) which is located 4.8 kilometres to the north-east and designated for its aquatic plant communities and the presence of Floating Water-plantain (*Luronium natans*). The SSSI Impact Risk Zone requires the Local Planning Authority to consult with Natural England on likely risks from the following development categories (Ordnance Survey, 2021):
 - a. Airports, helipads and other aviation proposals.
 - b. Any industrial / agricultural development that could cause air pollution (including industrial processes, livestock and poultry units with a floorspace greater than 500m², slurry lagoons and digestate stores greater than 750m² and manure stores greater than 3500 tonnes).
 - c. General combustion processes greater than 50 megawatts energy input, including energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis / gasification, anaerobic digestion, sewage treatment works and other incineration / combustion.
- 3.1.3 The proposals do not match any of the development categories which would require further consultation with Natural England.

Non-statutory Designated Sites for Nature Conservation

- 3.1.4 The site is not and does not form part of any non-statutory designated site for nature conservation.
- 3.1.5 The site is located within 2 kilometres of two Sites of Biological Importance (SBI), non-statutory designated sites for nature conservation in Manchester. The SBIs are summarised at **Table 3.1** below.

Table 3.1: Non-statutory Designated Sites within 1 kilometre to the Site

SBI Name	Distance and Direction from the Site	Reasons for Designation
Ashton Canal (West)	0.09 kilometres to the east	Canal (Fw3)
Rochdale Canal, Stott's Lane - Ducie Street Basin	0.37 kilometres to the north-east	Canal (Fw3); Floating Water-plantain (GSG1)

Priority Habitats Inventory

- 3.1.6 The Priority Habitats Inventory² was checked via MAGiC map. No Priority Habitats are reported for the site.

Protected and Notable Species

- 3.1.7 Records from GMLRC are pending and will be provided in an updated version of the report.

² A spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

Summary of Previous Ecological Reports

- 3.1.8 Building 2 was described in 2018 (in terms of its suitability for use by roosting bats) as follows:

'Building 2 is a detached single-storey workshop used by a printing company and is constructed from walls of mortared brick. It supports a pitched roof of corrugated asbestos sheeting, with parapet walls present at each elevation. Coping stones are present at both gable ends.

Internally the building supports a void above a suspended ceiling, which could not be accessed for reasons of Health and Safety.

No bats or signs of bats were detected internally or externally.

Building 2 is considered (in the context of its surrounding habitats) to be of 'negligible' suitability for use by roosting bats, in accordance with Table 4.1 of Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn), (Collins, J. (ed), 2016).

The presence of roosting bats is reasonably discounted at Building 2.'

- 3.1.9 Building 3 was described in 2018 (in terms of its suitability for use by roosting bats) as follows:

'Building 3 is a detached single-storey workshop constructed from walls of mortared brick to 2 metres, above which single-ply corrugated metal sheeting is present, supported on a timber frame. The building supports a single-pitch roof of corrugated metal sheeting and plastic skylights.

No bats or signs of bats were detected internally or externally, and the building does not support any features suitable for use by either crevice dwelling species (such as common pipistrelle) or bats which roost in the open in voids, such as brown long-eared.

Building 3 is considered (in the context of its surrounding habitats) to be of 'negligible' suitability for use by roosting bats, in accordance with Table 4.1 of Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn), (Collins, J. (ed), 2016).

The presence of roosting bats is reasonably discounted at Building 3.'

- 3.1.10 Building 10 was described in 2017 (in terms of its suitability for use by roosting bats) as follows:

'The Transport for Greater Manchester building is an industrial unit constructed from mortared brick walls with a shallow pitched roof of corrugated asbestos sheeting. The roof is sealed against the brickwork with flashing. The doors and windows, composed variously of timber and steel frames, are also all well-sealed providing no opportunities for bats to access internal areas of the building.

No bats or signs of bats were detected during the inspection of the building, and no locations or features suitable for access into the internal areas of the building by bats were identified. The building is considered unsuitable for use by roosting bats.'

3.2 Bat Survey Results

Daylight Survey: Buildings

- 3.2.1 Photographs are appended at **Section 6.1**, and a plan of the site is appended at **Section 6.2 (Figure 2)**

Building 2

- 3.2.2 Refer to **Photos 1 to 5**. The building is now disused but otherwise remains as described in the previous ecology reports. No bats or signs of bats were detected at the building. Building 2 remains of negligible suitability for use by roosting bats. The presence of roosting bats is reasonably discounted at Building 2.

Building 3

- 3.2.3 Refer to **Photos 6 to 9**. The building remains as described in the previous ecology reports. No bats or signs of bats were detected at the building. Building 3 remains of negligible suitability for use by roosting bats. The presence of roosting bats is reasonably discounted at Building 3.

Building 10

- 3.2.4 Refer to **Photos 10 to 14**. The building has suffered minor water damage at its north-eastern end, but otherwise remains as described in the previous ecology reports. No bats or signs of bats were detected at the building. Building 10 remains of negligible suitability for use by roosting bats. The presence of roosting bats is reasonably discounted at Building 10.

Habitat Assessment for Commuting and Foraging Bats

- 3.2.5 The habitats within and surrounding the site is composed primarily of buildings and hard standing and is well-lit. In terms of Table 4.1 of Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn), (Collins, J. (ed), 2016), the habitats within and surrounding the site is of 'negligible' suitability for use by foraging and commuting bats.

3.3 Other Ecological Considerations

- 3.3.1 The buildings are suitable for use by nesting birds; all wild birds are protected whilst they are nesting under the *Wildlife and Countryside Act 1981* (as amended). This is considered further at **Section 4.0** below.

4.0 EVALUATION AND CONCLUSION

- 4.1 It is proposed to demolish Buildings 2, 3 and 10. This updated bat survey and assessment has demonstrated that the proposed demolition of the buildings at the site is feasible and acceptable in accordance with ecological considerations and the National Planning Policy Framework.
- 4.2 It is considered that the site is sufficiently small and distant from all designated sites for nature conservation that the proposed development will have no impact upon them. The SBIs in the local area are not linked to the site (either hydrologically or by wildlife corridors) and the site does not support any habitats which will contribute to the nature conservation value of the SBIs.
- 4.3 The presence of roosting bats is reasonably discounted at the buildings; no further surveys are required to determine the presence or absence of roosting bats at the buildings.
- 4.4 The buildings are suitable for use by nesting birds; measures for the protection of nesting birds are presented at Section 5.3 of the previous ecology reports and remain applicable.
- 4.5 The recommendations for the protection of wildlife during the proposed development and for suitable enhancements to incorporate into the proposed development of the site subsequent to the demolition of the buildings (as presented in the previous ecological reports) remain appropriate for the site.

5.0 REFERENCES

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6.0 APPENDIX: PHOTOGRAPHS AND FIGURES

6.1 Photographs



Photo 1: Building 2, north-eastern and north-western elevations



Photo 2: Building 2, south-western elevation



Photo 3: Building 2, south-eastern elevation



Photo 4: Building 2, internal area



Photo 5: Building 2, north-eastern gable end



Photo 6: Building 3, north-eastern and north-western elevations



Photo 7: Building 3, south-eastern elevation



Photo 8: Building 3, north-western elevation



Photo 9: Building 3, internal area



Photo 10: Building 10, south-western and north-western elevation



Photo 11: Building 10, north-eastern elevation



Photo 12: Building 10, south-eastern elevation



Photo 13: Building 10, south-western elevation



Photo 14: Building 10, internal area

6.2 Figures

Figure 1: Aerial Image of the Site and its Surroundings

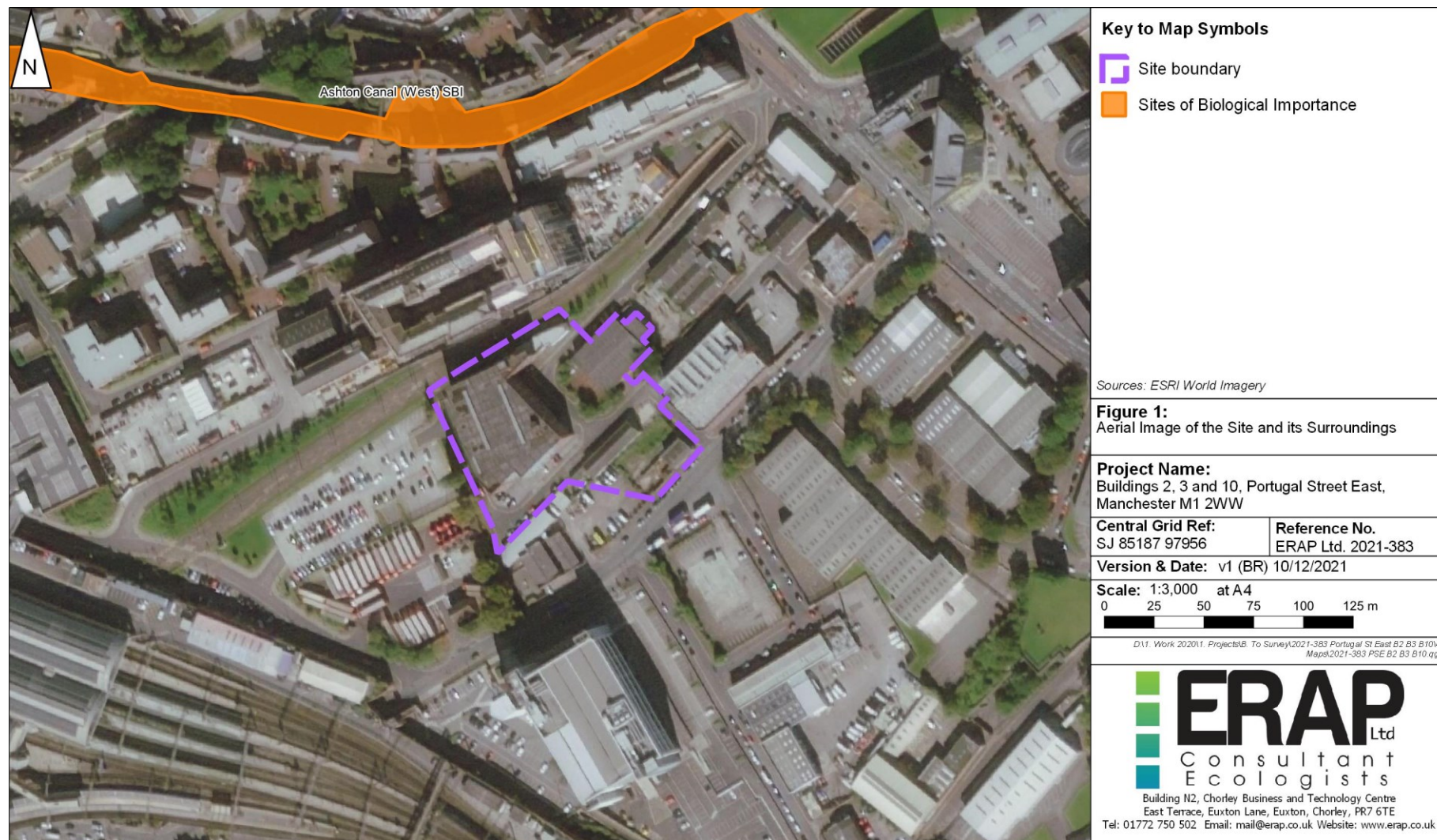


Figure 2: Plan to Show Site Boundary and Building Locations

