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ERAP (Consultant Ecologists) Ltd Reference: 2020-183

16th June 2020

Dear John,

Updated Daylight Bat Inspection at Rammon House, Portugal Street East, Manchester M1 2WX

1.0 INTRODUCTION

- 1.1 This letter report details the findings of an updated daylight bat inspection at Rammon House, Portugal Street East, Manchester, M1 2WX, hereafter the 'site'.
- 1.2 The report is required to inform the proposed demolition of the building, and updates the previous ecological reports for the site, namely *2018-183 Updated Daylight Bat Inspection at Rammon House, Portugal Street East, Manchester M1 2WX* (ERAP (Consultant Ecologists) Ltd, 2018) and *2017-275 Land at Portugal Street East, Manchester M1 2WX: Ecological Survey and Assessment* (ERAP (Consultant Ecologists) Ltd, 2017), hereafter the '2017 report, 2018 report and the 'previous reports'¹. The 2017 report covered a wider area than the site; this survey and the 2018 report update the findings at Rammon House only.
- 1.3 Where suitable, the findings, assessment and recommendations of the previous reports are summarised and referred to.

2.0 METHOD OF SURVEY

2.1 Daylight Bat Survey

- 2.1.1 The site was assessed for its suitability to support roosting bats by Brian Robinson. Brian holds a 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).

¹ The 2018 survey was completed by Brian Robinson B.Sc. (Hons) MCIEEM of ERAP (Consultant Ecologists) Ltd, and the 2017 report includes data collected at the site on 6th August 2015 and 27th July 2017 by Mr John Harrison-Bryant, Natural England Class Survey Licence (bats, Level 2) Registration Number 2015-10251-CLS-CLS.

- 2.1.2 The updated survey was completed on 12th June 2020. The weather was dry with sunny intervals, with a light air (Beaufort Scale 1) and a maximum air temperature 18°C during the survey. The conditions and time of year were favourable for the ecological survey.
- 2.1.3 The survey was 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, (ed) 2016).
- 2.1.4 An inspection of the external surfaces, walls and roof of the building 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.
- 2.1.5 The internal survey involved an examination of the accessible internal areas (no roof voids are present) to find roosting bats or evidence of past use of the building by bats such as droppings and prey remains.
- 2.1.6 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
Fenix HL50 head torch
Canon Ixus digital camera
8x20 binoculars
Panasonic DMC- FT1 digital camera
Ridgid Micro Inspection Camera Borescope CA-100

- 2.1.7 The suitability of the building has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*, (Collins, (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 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.

Bird Species

- 2.1.8 Bird species observed and heard during the survey were recorded, and the building was assessed for its value to roosting and nesting birds.

2.2 Survey Limitations

- 2.2.1 The whole site was accessible, and the survey was completed at a suitable time of year. No survey limitations were experienced.

2.3 Evaluation Methodology

- 2.3.1 Government advice on wildlife, as set out in the *National Planning Policy Framework* (Great Britain Department for Communities and Local Government, 2012) 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.
- 2.3.2 The presence of any Priority Species, as listed under Section 41 of the *NERC Act 2006* is noted, and habitats are assessed in terms of their suitability and value for these species. The presence of habitats

and/or species listed by the Greater Manchester Biodiversity Action Plans has been taken into account in the evaluation of the site.

3.0 RESULTS

3.1 Daylight Bat Survey

3.1.1 Photographs of the site are appended at **Section 8.1** and figures of the site are appended at **Section 8.2**. An aerial image of the site and its surrounding habitats is presented at **Figure 8.1**, and a plan of the site is presented at **Figure 8.2**.

3.1.2 Rammon House is described in the 2017 report as follows (paragraphs 3.3.6 to 3.3.10):

'Rammon House is single three-storey warehouse and former factory building within a footprint of approximately 2510m². The building is constructed from mortared brick walls which support a flat roof covered with bitumastic roofing felt, and parapet walls at each elevation. A single-storey extension is present at the north-east elevation with rendered walls and a flat roof of concrete.

The metal window frames on the northern, eastern and western elevations and timber window frames at the southern elevation are all well sealed. All windows on the ground floor are covered by metal grills and the doors have metal shutters. Louvered ventilation panels support a fine-wire mesh behind, preventing access for bats into internal areas.

There are three mortared brick rooftop box rooms, constructed from single-ply mortared brick supporting flat concrete roofs. These extensions contain the roof access, lift machinery and house plant. There are also two further rooftop extensions, which are 0.5 metres high and 30 x 2 metres long and with flat roofs of bitumastic roofing felt.

Internally, the three floors of the building are sub-divided into warehouse storage areas and offices. Suspended ceilings are present above some of the offices, however the majority of the top floor is open to the ceiling, which is supported on metal and concrete beams and girders.

No bats or signs of bats were detected during the inspection of the exterior or interior of the building. No locations suitable for access into the internal areas of the building by bats were identified.

No change in conditions, or the suitability of the building to support roosting bats, was detected in the 2017 survey compared to the 2015 survey.'

3.1.3 The 2018 report states that: *'The building remains as described by the 2017 report; no significant changes have occurred to the building, which remains unsuitable for use by roosting bats in 2018.'*

3.1.4 The 2020 found that the building had not improved in terms of its suitability for use by roosting bats; the building remains of negligible suitability for use by roosting bats in accordance with *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* (Collins, (ed) 2016).

3.1.5 Since 2018 the building has been subject to a high degree of vandalism internally, otherwise the findings of the previous reports remain accurate.

3.2 Birds

3.2.1 No sign of nesting birds was detected at Rammon House in 2020 or in 2018. The findings of the 2017 report remain accurate in relation to the building's suitability for use by roosting and nesting birds, and are presented below (paragraph 3.3.20):

'The flat, undisturbed, concrete roof of Rammon House is suitable for some species of nesting birds, such as gull species. In addition, the trees, shrubs and scrub provided suitable nesting habitat for passerine bird species, such as magpie and wood pigeon which were detected at the site.'

- 3.2.2 The precautionary measures outlined for the protection of nesting birds within the 2017 report are presented at **Section 5.0** for ease of reference.

4.0 EVALUATION AND ASSESSMENT

- 4.1 The building remains as described within the previous reports, and remains of negligible suitability for use by roosting bats in accordance with *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* (Collins, (ed) 2016). The presence of roosting bats is reasonably discounted at the building. The recommendations presented at Section 5.0 of the 2017 report remain suitable for the protection of wildlife during the proposed demolition of the building.
- 4.2 For ease of reference the relevant recommendations from the 2017 report are presented at **Section 5.0**, below.

5.0 RECOMMENDATIONS

5.1 Precautionary Measures for the Protection of Bats During Demolition of Rammon House

- 5.1.1 No timing restrictions or specifications are required for the demolition of the building.
- 5.1.2 It is recognised that bats are occasionally found in unexpected locations. There is no requirement for a licensed bat surveyor to supervise the demolition works, but all contractors must be aware of the following protocol should a bat be found during the building's demolition: If at any time during demolition bats are detected, all works must cease in that area immediately, and ERAP (Consultant Ecologists) Ltd. (01772 750502) or Natural England must be contacted for further guidance. Bats must not be handled by site personnel.

5.2 Birds

- 5.2.1 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are breeding. It is advised that any building demolition that will affect habitats suitable for use by nesting birds is scheduled to commence outside the bird nesting season.
- 5.2.2 Commencement of works during the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist. The bird breeding season typically extends between March to August inclusive.
- 5.2.3 If breeding birds are detected the Ecologist will issue guidance in relation to the protection of the nesting birds in conjunction with the scheduled works. This may involve cordoning off an area of the site until the young birds have fledged.

6.0 CONCLUSION

- 6.1 The updated bat survey has demonstrated that Rammon House remains unsuitable for use by roosting bats; demolition of the building is reasonably unlikely to have any impact upon roosting bats or their habitats.
- 6.2 No signs of nesting birds were detected during the survey; the building supports features which may be suitable for use by nesting birds however. Best practice precautionary measures for the protection of wildlife

during the demolition of the building are presented at **Section 5.0** above. It is considered that the demolition can be completed in accordance with all relevant wildlife legislation and planning policy.



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Senior Ecologist

7.0 REFERENCES

- CIEEM, 2013. *Technical Guidance Series Competencies for Species: Bats*. Winchester: Chartered Institute of Ecology and Environmental Management.
- Collins, J., (ed) 2016. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. London: The Bat Conservation Trust.
- ERAP (Consultant Ecologists) Ltd, 2017. *2017-275 Land at Portugal Street East, Manchester M1 2WX: Ecological Survey and Assessment*, Preston: ERAP (Consultant Ecologists) Ltd.
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- Mitchell-Jones, A., 2004. *Bat Mitigation Guidelines*. Peterborough: English Nature.
- Mitchell-Jones, A. J. & Mcleish, A. P., 2004. *Bat Workers' Manual, 3rd Edition*. Peterborough: Joint Nature Conservation Committee.

8.0 APPENDICES: PHOTOGRAPHS AND FIGURES

8.1 Photographs (All Taken June 2020)



Photo 1: Eastern elevation, northern end



Photo 2: Eastern elevation, southern end



Photo 3: Southern elevation



Photo 4: Western elevation, southern end

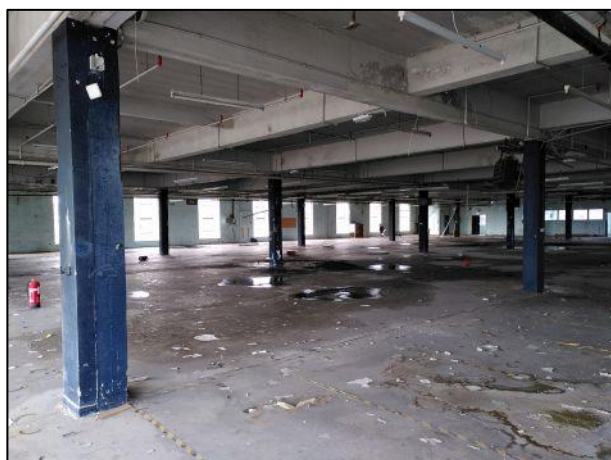


Photo 5: Third (upper) floor



Photo 6: Second (middle) floor



Photo 7: Ground floor



Photo 8: Ground floor

8.2 Figures

