

LONGSIGHT YOUTH CENTRE MANCHESTER

Nocturnal Bat Survey Report

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Report Control Sheet

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1 INTRODUCTION

1.0 SCOPE & PURPOSE

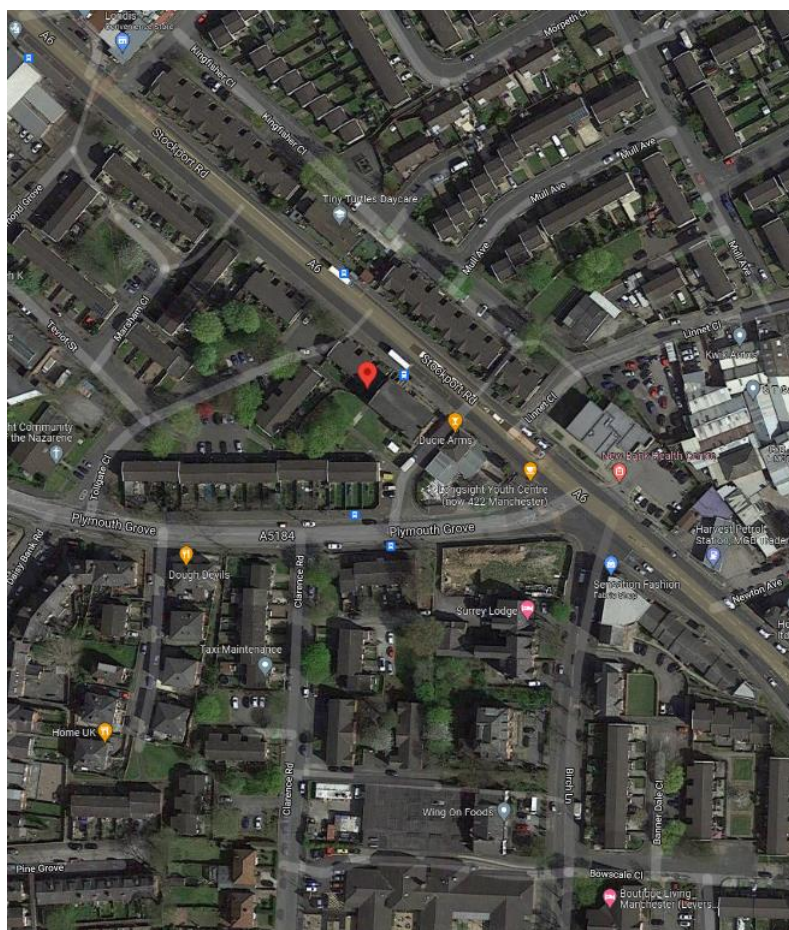
1.1.1. Collington Winter Environmental Ltd was commissioned by Manchester City Council to undertake a Preliminary Roost Assessment and Nocturnal Bat Survey of the site at Longsight Youth Centre, Manchester. This report has been produced to inform a planning application at the site.

1.1.2. The author of this report is Olivia Collington BSc (Hons), MEnvSc, CEnv, Director and Principal Ecologist at Collington Winter Environmental Ltd. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning permission. Olivia holds a Class 1 Natural England Bat Licence and is experienced assessing sites for bat roosting potential.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located off Pilsworth Road in Heywood.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The objectives of the Preliminary Roost Assessment are as follows:

- Identify any areas of bat roosting potential within the building
- Assess the value of the building for roosting bats
- Search for signs of bats
- Provide recommendations on any further surveys or mitigation required for bats

1.3.2. The objectives of the Nocturnal Bat Survey are as follows:

- Identify any bats roosting within the building.
- Assess the value of the building for roosting bats.
- Identify the species assemblage of bats using the site.
- Provide recommendations on any further surveys or mitigation required for bats.

2 METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. A Preliminary Roost Assessment (PRA) of the site was undertaken on 27th July 2021 by Austin Morley BSc (Hons). Austin is suitably experienced undertaking bat and bird surveys.

2.2.2. The survey was undertaken following guidance set out in Collins (2016). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.

2.2.3. The building was assessed as per categories listed in Table 4.1 Collins (2016) and reproduced in Table 2.1 below.

Table 2.1 Assessment Criteria for Bat Roosting Potential

Bat Roosting Potential	Description
Negligible	Negligible 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 habitats to be used on a regular basis by larger numbers of bats.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.
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 for longer periods of time.

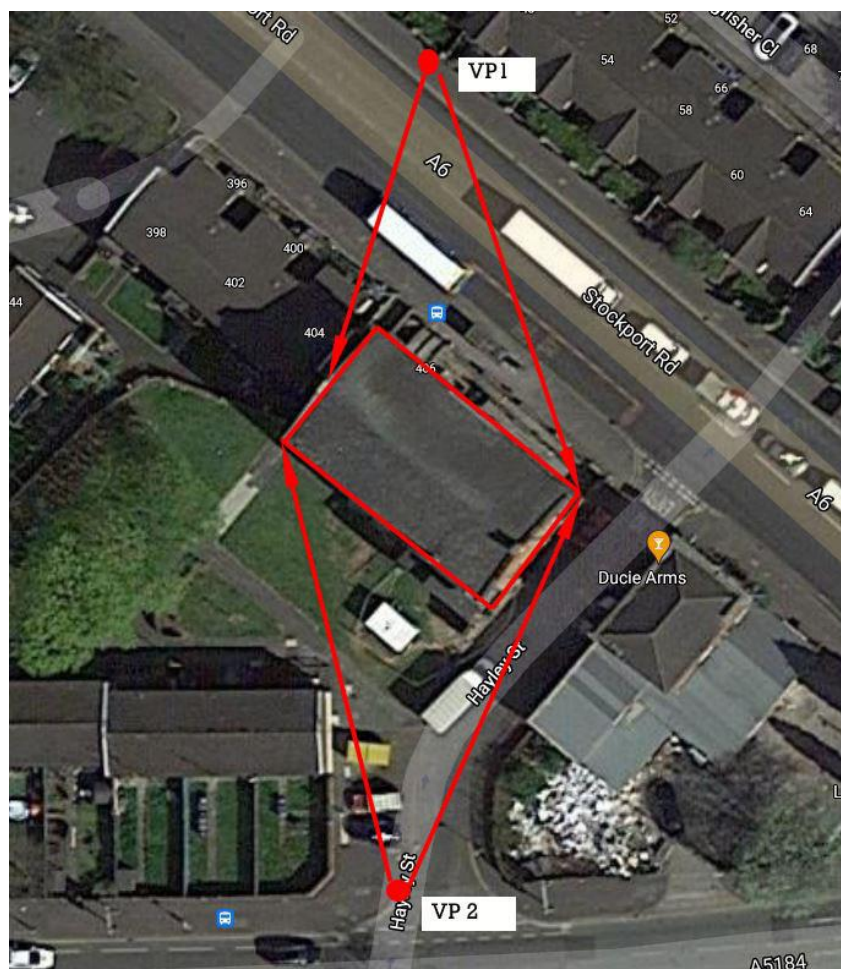
2.2.4. Any loft features were accessed by ladders where safe and appropriate. Lofts would only be entered where confidence can be given as to structural security. Where this is unknown, an assessment would be made from the loft hatch.

2.3. NOCTURNAL BAT SURVEY

2.3.1. The first nocturnal survey was undertaken as a dusk survey on 4th August 2021. The second survey comprised a dawn re-entry survey undertaken on 31st August 2021.

2.3.2. Please refer to Figure 2.1 for locations of vantage points used during both surveys.

Figure 2.1 Surveyor Locations



2.3.3. The surveys were undertaken in line with guidance as set out in Collins (2016). Surveyors used heterodyne handheld bat detectors. All surveyors were suitably experienced undertaking bat emergence surveys. Please refer to Table 2.1 below for details of surveyors.

Date	Sunset/ Sunrise Time	Start	Finish	Surveyors	Weather Conditions
04/08/2021	20.59	20.44	22.30	Ian Myatt (2018-37098-CLS-CLS) Tobie Wharton	Temp at start/end 17.5 Celsius Cloud start: 8 Cloud finish: 8 Wind: 1 max (Beaufort scale)
31/08/2021	06.15	04.45	06.30	Tobie Wharton Gary Edwards	Temp at start/end 15 Celsius Cloud start: 7/8 Cloud finish: 8/8 Wind: 0 (Beaufort scale)

2.3.4. The surveys were undertaken during suitable weather conditions.

2.4. SURVEY LIMITATIONS

2.4.1. During the PRA, only features accessible from ground level could be inspected in detail, with binoculars used to inspect the roof and upper storeys from the external. Therefore, potential roosting features could have been missed during the inspection.

2.4.2. During the Nocturnal Bat Surveys VP 1 was located on the main A6 road, opposite the subject building. General traffic noise, and noises emitted by cars via the bat detector were hindering survey effort. Also, there was a street light directly in line of sight which could have hindered visual detection of bats roosting.

3 SURVEY RESULTS

3.1. SITE CONTEXT

- 3.1.1. The property is located in the urban centre of Manchester and is surrounded by areas of residential housing. The site is located on Stockport Road which is found to be well lit by streetlights. It is anticipated that only common, light tolerant species of bat would be present within the local area.

3.2. PRELIMINARY ROOST ASSESSMENT

- 3.2.1. Externally, the building comprised a two-storey building comprised of brick with sandstone larches and ornamental features. Overall, the external brickwork appeared to be in a good condition with no obvious crevices present. The roof was not easily visible from ground level with only limited visuals available. The overhanging eaves on the northern elevation hosted some gaps between the fascia's where they appear lifted in some areas.
- 3.2.2. On the western elevation, some crevices in the brick work were noted as well as the eaves in this section being in a poor state of repair with sections fully lifted away from the brick wall which could provide opportunities for crevice dwelling bats.
- 3.2.3. To the southern elevation, works appear to have started on the walls with the brick wall having been taken down exposing gaps between the wall and extension which appear to facilitate access into the building.
- 3.2.4. On the eastern elevation the brick work appeared intact with no features present. On the extension, boarded windows were present.
- 3.2.5. Internally the main building appeared largely well sealed with some areas of works already having been completed with newly replastered and painted rooms. No opportunities for roosting bats were observed internally within the main building.
- 3.2.6. Internally within the extension, several features were present which could provide roosting value for bats by way of missing bricks and mortar and boarded windows and doors which created gaps to facilitate internal access. Upper floors had already been removed, and internally the extension was found to be light inside. Breeding feral pigeon were recorded within this area. No bat droppings or signs of bats were identified; however, rat droppings were located.
- 3.2.7. No live bats or bat droppings were identified internally or externally.
- 3.2.8. In accordance with Best Practice Guidance (Collins, 2016) the building was assessed as providing **moderate bat roosting potential**. The opportunities present within the building would be suitable for crevice dwelling bat species.
- 3.2.9. Please refer to Table 3.1 for descriptions of the buildings and bat roosting potential.

Table 3.1 Building Descriptions

Feature	Photograph
Longsight Youth Centre eastern elevation.	
Internally, the main building was painted and plastered with no opportunities for roosting bats identified.	
Western elevation of Youth Centre. Some crevices in the brick work were present.	

Southern elevation hosting several gaps and crevices in brickwork which could provide opportunities for roosting bats.



Internally, the extension hosted several features which could provide opportunities for roosting bats, including gaps in brickwork.



3.3. NOCTURNAL BAT SURVEY

- 3.3.1. No roosting behaviour was observed during the dusk emergence survey. Very low numbers of bats were recorded during the survey, being common pipistrelle only.
- 3.3.2. During the dawn re-entry survey, very low numbers of bats were recorded, all being common pipistrelle. A single re-entry into the building was recorded at 05.56 at the rear of the building at the approximate location shown on Figure 3.1 below. The bat was observed re-entering underneath the wooden soffit board at the staircase.

Figure 3.1 Approximate Location of Bat Roost



3.4. INTERPRETATION

- 3.4.1. The surveys found a single common pipistrelle day/ transitional roost used by a single individual. This is categorised as a roost of “low conservation significance” (English Nature, 2004). No other roosting behaviour was recorded in relation to the building.
- 3.4.2. Very low numbers of common pipistrelle were recorded using both surveys. The site and surrounding roads were found to be well lit from street lighting and as such only light tolerant species were recorded.

4 RECOMMENDATIONS AND MITIGATION

- 4.1.1. A single common pipistrelle bat was recorded roosting within the building during the survey, which was assessed as being a transitional/ summer day roost of common pipistrelle. No other bats were recorded roosting during the surveys.
- 4.1.2. Transitional/ day roosts of common pipistrelle are categorised as “low conservation significance” in accordance with the Bat Mitigation Guidelines (2004). The loss of this roost type due to development is not considered significant.
- 4.1.3. It is recommended that the proposed development proceed under a Natural England Low Impact Bat Licence. Alternative roost provision in the form of multipurpose bat boxes will be required, and these could be installed within the boundary treeline to be retained. The licence would be applied for once planning permission has been granted and all relevant wildlife conditions discharged. Please refer to the draft Method Statement provided below.
- 4.1.4. 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.
- 4.1.5. It is recommended that post development, multipurpose bat boxes be installed within the site to provide opportunities for roosting bats as an enhancement measure. It is anticipated four boxes would be appropriate for the size of the site.

4.2. METHOD STATEMENT

- 4.2.1. A Bat Mitigation Class Licence (BMCL) is to be used for the site which is applicable for the destruction of up to three “low conservation status roosts” which include feeding, day, night and transitional roosts. The site will be registered under a BMCL of a suitably qualified ecologist. The following Working Methods will be followed under the supervision of a licenced bat ecologist to reduce the risk of killing/ injuring bats.
- 4.2.2. Pre commencement works are as follows:
 - Before demolition can commence, two general purpose bat boxes will be installed in a suitable location. Boxes must be positioned on a southwest or south east facing aspect, a minimum of 4m from the ground and must remain in situ for a minimum of 5 years. Please refer to Figure 1 for the proposed locations of the bat boxes.
 - The Registered Consultant will undertake a daylight inspection to assess the status of the site for bats prior to works commencing. The Registered Consultant will check for fresh droppings and accurately assess levels of bat activity.
 - All contractors will be inducted to the site with a Toolbox Talk provided by the Registered Consultant. The Toolbox Talk will cover the legal protection afforded to bats and their roosts, contractors legal responsibilities and how to proceed if a bat is discovered during the course of the work.
 - The Registered Consultant will attend site on the day of the scheduled demolition works to undertake a search for bats prior to works commencing. This will include the use of a cherry picker or other safe working platform to fully inspect the building. Any bats found will be relocated to the installed bat boxes. The initial stages of work will be supervised by the licenced ecologist.
 - If bats are encountered during works, the Registered Consultant will capture them wearing thin gloves. Any bats found that do not need to be taken into care will be placed into one of the bat boxes, which will act as a receptor throughout works.

- Once the features with suitability for bat roosting have been removed under supervision, and confidence is given that no roosting bats remain present, works can proceed in the absence of the licenced ecologist. If a bat is discovered at any unsupervised time, works must cease immediately, and a licenced bat handler contacted immediately for advice. Contractors are explicitly forbidden from handling bats, except if the bat is trapped, injured or in immediate danger in which case it should be carefully placed in a safe and secure location such as a box, and the Registered Consultant contacted immediately for advice.

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