

Preliminary Bat Roost Assessment (PRA)

39 Deansgate, Manchester

Our Ref: 12095_R01b_5th July 2021_JM_CW

1.0 Introduction

- 1.1. This report has been prepared by Tyler Grange Group Limited on behalf of Kames Property Income Fund to inform a planning application for demolition of the existing 39 Deansgate building and construction of a new building in its place. The extent of the demolition is shown in Appendix 1.
- 1.2. The current building is located in Deansgate within Manchester city centre, at the intersection of Deansgate & Saint Mary's Gate, grid reference SJ 83765 98521. It comprises a mixed-use, 9 storey concrete framed building, with cladding on the first two storeys.
- 1.3. Development proposals comprise erection of a 17 storey building comprising office use (Use Class B1) and flexible ground floor commercial units (Use Class A1, A2, A3 and A4), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building.
- 1.4. The aim of the survey was to establish the likelihood of roosting bats being affected by proposed works.
- 1.5. In line with the National Planning Policy Framework (NPPF) and the Manchester Core Strategy, recommendations for enhancement of the site following works are provided within this document.

2.0 Methods

- 2.1. The PRA survey was undertaken on the 2nd July 2019 by Steven Coyne, an experienced ecologist and licensed bat surveyor (Natural England class survey licence CL18 level 2).
- 2.2. Externally, the building was inspected from the ground and from the roofs at points where there was access. The external inspection focussed on identifying features suitable for bats to gain access to potentially suitable roosting areas. This included gaps around windows, around access points to the building and within masonry.

https://www.manchester.gov.uk/download/downloads/id/18981/final_core_strategy.pdf

¹ Collins J. (ed) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn) The Bat Conservation Trust London



- 2.3. The building did not possess any accessible roof voids and the flat roof of the building was accessible. As such, there were no access constraints during the building inspection.
- 2.4. Evidence of bat occupation looked for droppings & urine splashes, as well as live or dead bats.
- 2.5. The potential of the building to support roosting bats was made using professional judgement, based on criteria described in the Bat Mitigation Guidelines .

3.0 Building Description

- 3.1. The existing building at 39 Deansgate comprises a 9-storey concrete framed building known as 'Speakers House'. There are multiple flat roofs on different storeys and a parking deck on the 3rd storey, with some of the upper floors set back from Deansgate. The first two storeys have a recent clad facade. A photographic record is provided in Appendix 2.

4.0 Results

- 4.1. No potential roost features were found during internal or external surveys of the building, which given the concrete construction, is as expected. The building is therefore considered to be of negligible potential to support roosting bats.
- 4.2. The area surrounding the building is also highly urbanised with no natural features such as hedgerows or trees within the vicinity of the building which would provide connecting habitat to features such as the River Irwell, likely to be used by foraging bats and which lies some 120m to the west.
- 4.3. A feral pigeon nest was found near the upper level of the car park, on the floor with two well developed chicks.

5.0 Conclusion & Recommendations

- 5.1. No potential roost features were found during the PRA survey, and the building is therefore considered to be of negligible potential for roosting bats. As such, no further surveys for bats are required to comply with relevant legislation and planning policies.
- 5.2. A feral pigeon nest was found near the upper level of the car park on the floor, with two well developed chicks. As such, a nesting bird check of the building should be performed prior to demolition to comply with relevant legislation within the Wildlife & Countryside Act 1981, which protects all birds and their nests while they are in use or under construction. Any nests found would be subject to monitoring until the chicks have fledged prior to demolition. The nest can then only be deemed inactive by a suitably experienced ecologist.



- 5.3. Though the current building is of negligible potential for bats, opportunity exists to enhance the planned new building for bats, which will be enacted through provision of a Landscape & Ecological Management Plan (LEMP). This will include provision of bat boxes on the roof of the building which would providing roosting opportunities for bats which use the River Irwell as a foraging corridor. Further enhancements through a green roof and bug hotel will also provide a local food source. These enhancements would be in accordance with the National Planning Policy Framework (NPPF) & the Manchester Core strategy, and would also contribute toward BREEAM credits.



Appendix 1: Extent of Demolition

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DO NOT SCALE FROM THIS DRAWING
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AREA MEASUREMENT
The areas are approximate and can only be verified by a detailed dimensional survey of the completed building. Any decisions to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or otherwise, should include due allowance for the increases and decreases inherent in the design development and building processes. Existing buildings may present anomalies in relation to surveyed/drawn plans that may also effect the stated areas. All areas are subject to Town Planning and Conservation Area Consent and detailed Rights to Light analysis. Figures relate to the likely areas of the building at the current stage of the design and are calculated using one of the following (as stated in the accompanying areas schedule) IPMS1, IPMS2, IPMS3, Gross External Area (GEA), Gross Internal Area (GIA) or Nett Internal Area (NIA) methods of measurement from the RICS Property Measurement 1st edition.

KEY
 To be demolished

REV.	DATE	AMENDMENT
P01	20/12/19	Planning Issue
P02	July 2021	Planning Issue

KEYPLAN

CLIENT
Aegon Property Income Fund
(formerly 'Kames Property Income Fund')

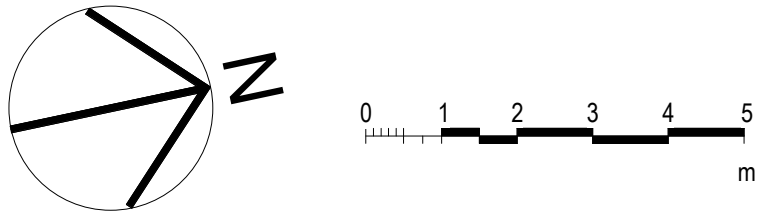
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PROJECT
39 Deansgate
SCALE@A1 DATE ORIGINATOR CHECKED AUTHORISED
1 : 100 DEC.19 MM MM TO'B

Demolition Plan

Stage 3
STATUS PURPOSE FOR ISSUE SR NO.
S2 PLANNING 6145
DRAWING NO. REV.
6145 - SRA - XX - ZZ - DR - A - 02805 P02



Demolition Plan
1 : 100





Appendix 2: Photographic Record



Photograph 1 - Building facade showing concrete construction with relatively recent cladding.



Photograph 2 - Example of flat rooftop atop 39 Deansgate.



Photograph 3 - Semi-open car park comprising 3rd Storey.



Photograph 4 - Pigeon nest found on floor of car park level during building inspection