

**FORMER GAMECOCK PUB,
BOOTH STREET, MANCHESTER**

**PRELIMINARY BAT ROOST
ASSESSMENT**

A Report to: Curlew Alternatives Eighth Property LP

Report No: RT-MME-153624-02 Rev B

Date: March 2021
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REPORT VERIFICATION AND DECLARATION OF COMPLIANCE

This study has been undertaken in accordance with British Standard 42020:2013 “Biodiversity, Code of practice for planning and development”.

Report Version	Date	Completed by:	Checked by:	Approved by:
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The information which we have prepared is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental Management's Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

DISCLAIMER

The contents of this report are the responsibility of Middlemarch Environmental Ltd. It should be noted that, whilst every effort is made to meet the client's brief, no site investigation can ensure complete assessment or prediction of the natural environment.

Middlemarch Environmental Ltd accepts no responsibility or liability for any use that is made of this document other than by the client for the purposes for which it was originally commissioned and prepared.

VALIDITY OF DATA

The findings of this study are valid for a period of 12 months from the date of survey. If works have not commenced by this date, it may be necessary to undertake an updated survey to allow any changes in the status of bats on site to be assessed, and to inform a review of the conclusions and recommendations made.

NON-TECHNICAL SUMMARY

In February 2021, Curlew Alternatives Eighth Property LP commissioned Middlemarch Environmental Ltd to undertake a Preliminary Bat Roost Assessment at the former Gamecock Pub, Booth Street, Manchester. This assessment is required to inform a planning application associated with the demolition of the existing building and structure and the redevelopment of the site for Purpose Built Student Accommodation (PBSA) uses (Sui Generis use class) comprising 261 bedroom units with ancillary amenity space, a ground floor 'community hub' (proposed for Use Classes F2(b), E(b), E(3), E(f)) associated landscape works and infrastructure.

To fulfil the above brief to assess the potential for the existing buildings on site to support roosting bats, a Preliminary Bat Roost Assessment was undertaken on 17th February 2021.

The former Gamecock Pub had several potential ingress points and roosting opportunities for bats. These features included gaps within mortar, gaps under roof tiles, gaps behind uPVC/wooden cladding, lifted cladding joints and gaps beneath overhanging tiles. These features are considered to have high potential for use by roosting bats, providing potential access points into internal building structures and/or crevice roosting locations for bats. No evidence of bats was found during the assessment; however, the majority of the potential roosting features could not be fully assessed at the time of the survey and a large proportion of the building could not be surveyed internally.

Following the results of the Preliminary Bat Roost Assessment, the following recommendations have been made:

R1 Former Gamecock Pub

The former Gamecock Pub has been identified as having high potential to support roosting bats. Bat Surveys: Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2016) recommends that for structures with high bat roosting potential at least three dusk emergence and/or dawn re-entry surveys be undertaken during the bat emergence/re-entry survey season to determine the presence/absence of roosting bats within the structure. The bat emergence/re-entry survey season extends from May to September. At least two of the surveys should be undertaken during the peak season for emergence/re-entry surveys between May and August and one of the three surveys should be a dawn re-entry survey. If a roost is discovered during these surveys, a Natural England licence application may be required.

R2 Lighting

Any new lighting should be carefully designed to minimise potential disturbance and fragmentation impacts on sensitive receptors, such as bat species.

R3 Habitat Enhancement

In line with the National Planning Policy Framework, the development should aim to enhance the site for bats. Bat boxes should be installed to provide roosting habitat for species such as pipistrelle. The planting of species which attract night flying insects is encouraged as this will be of value to foraging bats, for example: evening primrose *Oenothera biennis*, goldenrod *Solidago virgaurea*, honeysuckle *Lonicera periclymenum* and fleabane *Pulicaria dysenterica*.

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1. INTRODUCTION

1.1 PROJECT BACKGROUND

In February 2021, Curlew Alternatives Eighth Property LP commissioned Middlemarch Environmental Ltd to undertake a Preliminary Bat Roost Assessment at the former Gamecock Pub, Booth Street, Manchester. This assessment is required to inform a planning application associated with the demolition of the existing building and structure and the redevelopment of the site for Purpose Built Student Accommodation (PBSA) uses (Sui Generis use class) comprising 261 bedroom units with ancillary amenity space, a ground floor 'community hub' (proposed for Use Classes F2(b), E(b), E(3), E(f)) associated landscape works and infrastructure.

To fulfil the above brief to assess the potential for the existing building on site to support roosting bats, a Preliminary Bat Roost Assessment was undertaken on 17th February 2021. In addition, Middlemarch Environmental Ltd has also been commissioned to undertake a Preliminary Ecological Appraisal for Curlew Alternatives Eighth Property LP at this site. The results of this assessment are detailed in Report: RT-MME-153624-01.

All UK bat species are legally protected species and they are capable of being material considerations in the planning process. A summary of the legislation protecting bats is included within Appendix 1. This section also provides some brief information on the ecology of British bat species.

1.2 SITE DESCRIPTION AND CONTEXT

The survey area comprised a parcel of land measuring approximately 0.1 hectares, located to the south of Manchester City Centre. The site was centred at National Grid Reference SJ 8414 9669 and, at the time of the survey, was occupied by the former Gamecock Pub and associated hardstanding car park and storage area. Small areas of grassland, bare ground, scrub and tall ruderal vegetation were present around the site, whilst scattered trees were identified along the western boundary. Boundary features, comprising walls and fencing, were also noted onsite.

The site was immediately bordered by Boundary Lane to the west, Booth Street West to the north and a small access road to the south. Beyond these roads, multi-storey commercial and residential buildings with associated greenspace were present to all sides. The wider landscape was dominated by a mixture of residential, commercial and industrial units. The River Medlock is located 710 m north of the survey area.

1.3 DOCUMENTATION PROVIDED

The conclusions and recommendations made in this report are based on information provided by the client regarding the scope of the project. Documentation made available by the client is listed in Table 1.1.

Document Name / Drawing Number	Author
Gamecock, Booth Street West, Manchester – GA Plan - Proposed - Ground Floor (Level 00) – Drawing: 10224-Z0-A-B5D8-G200-PL-00-001 Rev 01	Simpsonhaugh
Booth Street West – Manchester (Document Ref: 10224- SHP-RP-CP10 Revision 01)	Simpsonhaugh

Table 1.1: Documentation Provided by Client

2. METHODOLOGY

2.1 DESK STUDY

As part of the Preliminary Ecological Appraisal (Report RT-MME-153624-01) an ecological desk study (which included a search for records of bats) was undertaken within a 1 km radius of the site. The consultee for the desk study was Greater Manchester Record Centre.

Middlemarch Environmental Ltd then assimilated and reviewed the desk study data provided by this organisation. Relevant bat data are discussed in Chapter 3. In compliance with the terms and conditions relating to its commercial use, the full desk study data are not provided within this report.

The desk study included a search for statutory nature conservation sites designated for bats within a 10 km radius of the site.

2.2 FIELD SURVEY

In line with the specifications detailed in Bat Mitigation Guidelines (English Nature, 2004) and Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016), a Preliminary Bat Roost Assessment of the building was conducted during daylight hours. A visual assessment was undertaken to determine the presence of any Potential Roost Features (PRFs), together with a general appraisal of the suitability of the site for foraging and commuting. Table 2.1 provides examples of PRFs. Any accessible PRFs were inspected using binoculars, a torch and endoscope for evidence of possible bat presence. The building was surveyed externally and internally. For reasons of health and safety, the survey was only undertaken in areas accessible from 3.5 m ladders. Based on the PRF's present, the survey area was assessed using the suitability classes detailed within Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016), as detailed in Table 2.2.

Example of Potential Roost Features	
<u>Externally</u>	
<ul style="list-style-type: none"> • Access through window panes, doors and walls; • behind peeling paintwork or lifted rendering; • behind hanging tiles; • weatherboarding; • eaves; • soffit boxes; • fascias; • lead flashing; • gaps under felt (even including those of flat roofs); • under tiles/slates; • existing bat and bird boxes; and • any gaps in brickwork or stonework permitting access into access to cavity- or rubble-filled walls. 	
<u>Internally</u>	
<ul style="list-style-type: none"> • behind wooden panelling; • in lintels above doors and windows; • behind window shutters and curtains; • behind pictures, posters, furniture, peeling paintwork; • peeling wallpaper, lifted plaster and boarded-up windows; • inside cupboards and in chimneys accessible from fireplaces. • within attic voids: • the top of gable end or dividing walls; • the top of chimney breasts; • ridge and hip beams and other roof beams; • mortise and tenon joints; • all beams (free-hanging bats); • the junction of roof timbers, especially where ridge and hip beams meet; • behind purlins; • between tiles and the roof lining; and • under flat felt roofs. 	

Table 2.1: Potential Roost Features (Adapted from Collins, 2016)

Suitability	Description
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
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 habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
Negligible	Negligible habitat features on site likely to be used by roosting bats.

Table 2.2: Classification of Structures with Bat Potential (Adapted from Collins, 2016)

3. DESK STUDY

3.1 STATUTORY NATURE CONSERVATION SITES

The site is not located within 10 km of any statutory nature conservation sites designated for the presence of bats.

3.2 SPECIES RECORDS

The data search was carried out in February 2021 by Greater Manchester Record Centre. Records of bat species within a 1 km radius of the survey area provided by the consultee are summarised in Table 3.1. It should be noted that the absence of records should not be taken as confirmation that a species is absent from the search area.

Species	No. of Records	Most Recent Record	Proximity of Nearest Record to Study Area	Species of Principal Importance?	Legislation
Common pipistrelle <i>Pipistrellus pipistrellus</i>	15	2018	340 m west *	-	ECH 4, WCA 5, WCA 6, Local
Pipistrelle <i>Pipistrellus</i> sp.	5	2018	440 m east *	#	ECH 4, WCA 5, WCA 6, Local
Key: # : Dependent on species. * : Grid reference provided was six figures and as such, the record may be located within 100 m of the study site. ECH 4: Annex IV of the European Communities Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. Animal and plant species of community interest in need of strict protection. WCA 5: Schedule 5 of Wildlife and Countryside Act 1981 (as amended). Protected animals (other than birds). WCA 6: Schedule 6 of Wildlife and Countryside Act 1981 (as amended). Animals which may not be killed or taken by certain methods. Species of Principal Importance: Species of Principal Importance for Nature Conservation in England. Local: Priority Species on the Greater Manchester Biodiversity Action Plan.					

Table 3.1: Bat Species Records Within 1 km of Survey Area

The desk study also noted two confirmed bat roosts within a 1 km radius of the site. The closest of which was located 840 m north-west.

4. SURVEY RESULTS

4.1 INTRODUCTION

The Preliminary Bat Roost Assessment was conducted on 17th February 2021 by Charlotte Richardson MSc (Ecological Consultant) and Shona Sutherland BSc (Ecological Project Officer). Drawing C153624-02-01, illustrating the building on site and the results of the survey, is provided in Chapter 7.

Weather conditions were recorded and are presented in Table 4.1.

Parameter	Conditions
Temperature (°C)	9
Cloud Cover (%)	100
Precipitation	Nil
Wind Speed (Beaufort)	F1-2

Table 4.1: Weather Conditions During the Preliminary Bat Roost Assessment

4.2 CONSTRAINTS

Due to Covid-19 restrictions, it was not possible to complete internal inspections of the first floor of the main section or either of the eastern sections of the building, as they were occupied by tenants at the time of survey. In addition, some of the potential roost features identified were located at a height greater than 3.5 m, so it was not possible to fully inspect them.

4.3 SURVEY RESULTS

The building comprised multiple adjoining units of varying height and construction. the different sections are marked on Figure 4.1 for ease of reference throughout this section of the report.

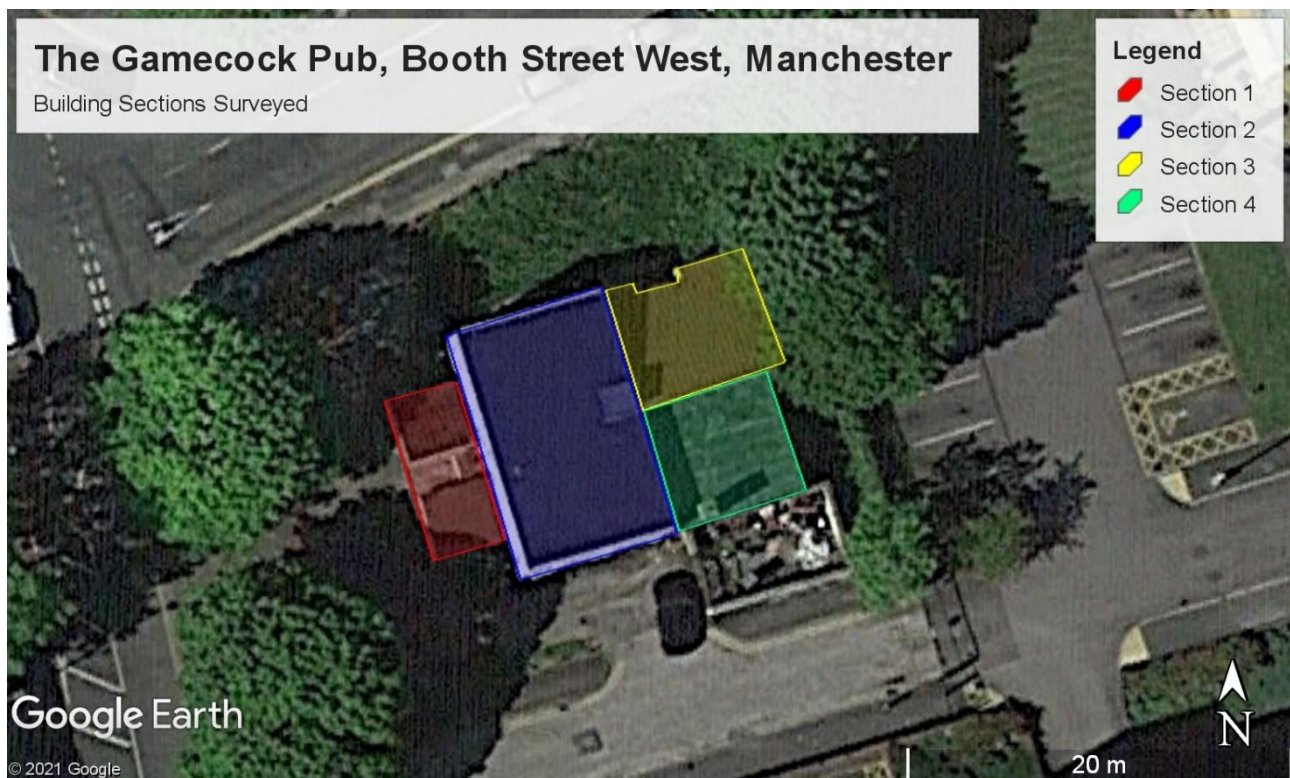


Figure 4.1: Sections of Building Subject to Assessment

4.3.1 Building 1

External Assessment

Section 1 - Entrance Area

This was a single storey toilet block located to the west of the main building section, with rendered brick walls. This section had two single pitched tiled roofs to the north and south, with a flat felted section in between. The flat section of roof was approximately 1 m below the pitched roof sections with inward looking windows and a skylight present in the intermediate space. The sloping roofs had concrete interlocking profile tiles, with abundant moss growth. uPVC fascia boards were noted along the edges of the sloped roofs, and these were in good condition and well-sealed, with cobwebs recorded below. A line of clay tiles overhung the ridge on both sides, and resembled fascias above the flat-roofed section. These tiles were generally in good condition and the undersides were sealed with mortar below. However, a gap in the mortar was identified at the ridge of the northern pitched section (Plate 4.1). Although free of debris, this gap was inspected, and was found to be relatively superficial, only extending for approximately 2 cm. Small gaps were also noted under several of the roof tiles on both roof pitches, where they were slightly raised. These gaps may provide potential roosting locations for crevice dwelling bat species or could provide access to the interior of the building. Due to the shape of the interlocking tiles, gaps were also noted behind each of the tiles at eaves level. However, these had all been filled with mortar, meaning that no bat access/roosting opportunities were available at eaves level.

On the western elevation, a wooden pub sign was present above a metal shutter door. The sign was in poor condition, with damaged horizontal back panelling exposed (Plate 4.2). A minor gap was present between the wall and wooded boards (0.5 cm), however this was cobwebbed, indicating no recent use by fauna.



Plate 4.1: Gap in Mortar Below Overhanging Ridge Tile



Plate 4.2: Damage to Panelling of Pub Sign on West Elevation of Section 1.

Section 2 - Main Section

The main section of the building had brick walls with wooden horizontal cladding present on the top half of the building on all sides. The roof on the main section was sloped at a 45° angle with concrete interlocking tiles and a dormer window present to the east. The ground floor windows and doors were covered by metal sheeting that was intact and tight fitting. On the western elevation, the cladding near the eaves had lifted slightly (Plate 4.3), creating a small gap which could not be fully inspected due to its height and location. In addition, a small number of damaged cladding joints were present where the panels met on the south-west corner. These were lifted or dislodged, and the gaps below appeared to extend into cladding (Plate 4.4), thus providing potential bat roost/access features. A hole in cladding on the south-west elevation at 2.5 m high was fully inspected and did not extend sufficiently to support roosting bats.

On the northern elevation, some of the cladding boards were missing from the wall, exposing the brickwork behind (Plate 4.5). Once again, gaps were noted on the underside of the remaining cladding, which may present roosting opportunities for bats.

Similar to the roofs discussed within Section 1, gaps were noted below the interlocking tiles at the eastern eaves. However, these had all been filled with mortar, meaning that no bat access/roosting opportunities were available at eaves level. To the west, gaps were noted under overhanging ridge tiles, some of which appeared to be clear of cobwebs or debris (Plate 4.6). Some of these gaps appeared to extend 3-4 cm, and as such, may provide a suitable roosting crevice of bats. Due to their height and location, these features could not be fully inspected.



Plate 4.3: Gap Between Cladding



Plate 4.4: Lifted and Missing Cladding Joints



Plate 4.5: Missing Cladding to North



Plate 4.6: Gap Beneath Overhanging Tile

Section 3 – North-East Extension

This was a single storey extension to the north-east of Section 2 (Plate 4.7). The north and east elevation were rendered with uPVC fascia boarding at the eaves which was in good condition and well-sealed. The northern elevation had wooden windows and section of this was meshed off. The roof was single pitched at a 45° angle with concrete interlocking profile tiles which had abundant moss growth on the eastern side. The tiles at the ridge once again hung over the side of the building on the southern side, approximately 1 m above the flat roof of Section 4. Some of these tiles to east appeared newer and tighter fitting than the rest. The interlocking tiles at the eaves on the north side once again had gaps behind them. However, no mortar was present behind these tiles, meaning that these could be a potential access/roosting feature. The gaps appeared to extend up to 15 cm (Plate 4.8).



Plate 4.7: North-East extension



Plate 4.8: Opening Under Overhanging Profile Roof Tiles

Section 4 – South-East Extension

This was a flat roofed single storey brick extension to the south-east of the main section. The uPVC fascia boarding present on the southern and eastern elevations was in good condition and well-sealed. The felt roof was also in good condition with a tall brick chimney stack with uPVC cladding on the top and sides, to the south of the roof. The chimney had 2-3 cm gaps between the cladding and brickwork (Plate 4.9), which were considered to provide a potential crevice for roosting bats. Due to their height and location, these gaps could not be fully inspected, but light cobwebbing could be seen from ground level.



Plate 4.9: Gap Under Chimney Cladding

No evidence of bats was found such as droppings, feeding remains, urine staining or scratch marks. However, the potential roosting features identified could not be fully assessed at the time of the survey.

Internal Assessment

Internally, Sections 3 and 4 were occupied by tenants and therefore could not be inspected under current Covid-19 restrictions.

Section 1 – Entrance Area

This was the main entrance to the pub and connected internally to Section 2. The access was through the flat roofed portion, whilst the two single pitched sections to the north and south formed the toilet blocks. Internally, the walls comprised brick and a skylight was present in the central hallway. The northern toilet was blocked internally at the time of survey by furniture. However, within the entrance to the southern toilet block, the ceiling was boarded with horizontal slats (Plate 4.10). Within the toilet itself, the wash basin area had a flat ceiling which was in poor condition, with a broken ceiling board noted to the south-east (Plate 4.11). This revealed an insulation layer comprising fibreglass insulation and silver foil in between the ceiling and the roof.

Section 2 – Main Section

The main section was two storeys, however only the ground level could be inspected at the time of the survey. The ground floor ceiling had no loft hatches and at the time of the survey was very cluttered with furniture (Plate 4.11). The ceiling comprised horizontal wooden boarding to the east (Plate 4.12) and patterned wallpaper to the west. The room had brick walls with both rendered and wallpapered sections. A mixture of wooden and uPVC windows were present on the north and south facing walls, which were well sealed and covered with metal grills on the outside. Lighting was installed within the pub but had not been used for a long time, with numerous cobwebs noted on the ceiling and walls. The pub was generally well sealed internally due to previous security issues with the site.

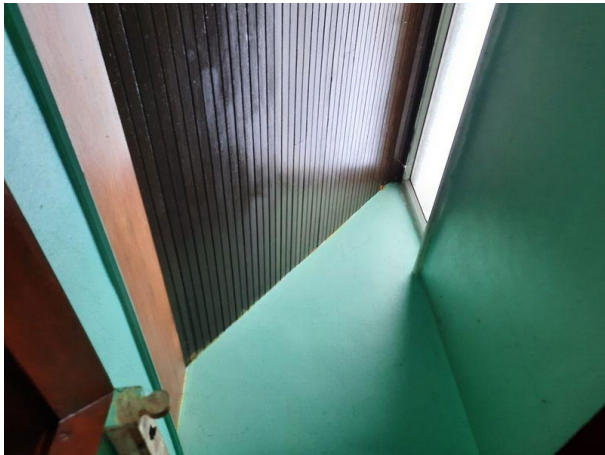


**Plate 4.10: Southern Toilet Block (Section 1)
with Horizontal Slats Lining Roof**



**Plate 4.11: Broken Ceiling Board in Southern
Toilet Block (Section 1)**



**Plate 4.11: Cluttered Ground Floor of Main
Section (Section 2)**

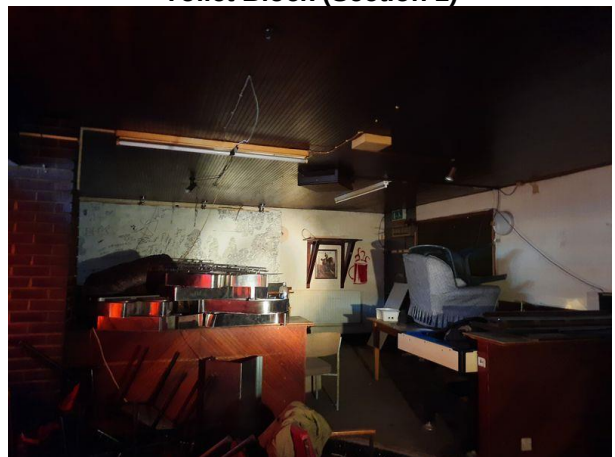


**Plate 4.12: Cluttered Ground Floor of Main
Section (Section 2)**

4.4 SITE AND SURROUNDING HABITATS

The survey area was situated within an urban environment, with well-lit roads and buildings surrounding the site. Rochdale Canal was located 955 m north of the survey area. Several small areas of open amenity green spaces are within the surrounding area, with many of the surrounding roads having scattered trees lining them. However, it is considered that the building has relatively limited connectivity to suitable foraging habitat within the wider landscape.

Habitats within 1 km of the site suitable for roosting, commuting and foraging include:

- Residential houses and associated gardens;
- Running water and standing waterbodies; and,
- Churches, schools, hospitals and associated grounds.

5. DISCUSSION AND CONCLUSIONS

5.1 SUMMARY OF PROPOSALS

It is understood that the works will involve the demolition of the existing building and structure and the redevelopment of the site for Purpose Built Student Accommodation (PBSA) uses (Sui Generis use class) comprising 261 bedroom units with ancillary amenity space, a ground floor 'community hub' (proposed for Use Classes F2(b), E(b), E(3), E(f)) associated landscape works and infrastructure.

5.2 ASSESSMENT OF BUILDING

The former Gamecock Pub had several potential ingress points and roosting opportunities. These features included:

- Gaps in mortar;
- Gaps under roof tiles;
- Gaps behind uPVC/wooden cladding; and,
- Lifted cladding joints; and,
- Gaps beneath overhanging tiles.

These features are considered to have high potential for use by roosting bats as these provide potential ingress points into internal building structures and/or crevice roosting locations for bats. No evidence of bats was found during the assessment; however the majority of the potential roosting features could not be fully assessed at the time of the survey and a large proportion of the building could not be surveyed internally.

5.3 POTENTIAL IMPACTS ON BATS

The proposed demolition works have the potential to disturb or destroy a bat roost if bats are found to be roosting within the public house. Therefore, further survey effort, in the form of nocturnal emergence and dawn re-entry bat surveys is required, to establish the presence/absence of roosting bats within the structure. A recommendation regarding further survey work is therefore made in Chapter 6.

There is also the potential for any new lighting, either temporary or permanent, at the site to impact existing foraging and commuting bat populations. The tree line to the west and the scrub habitats on site may offer some suitable foraging and/or commuting habitat for bats, whilst some of the immediately surrounding areas of greenspace may also be suitable for these purposes. It is understood that the trees on site will be lost to facilitate the proposed works, but that new replacement tree planting will be incorporated into the scheme. As such, providing that use of sensitive lighting is incorporated into the scheme, no long-term adverse impacts are anticipated on foraging and commuting bats. A recommendation in relation to this is made in Chapter 6, below.

To increase the value of the site for bats, a recommendation has also been made in Chapter 6 regarding the incorporation of plant species which attract night flying insects into the soft landscaping scheme.

6. RECOMMENDATIONS

All recommendations provided in this section are based on Middlemarch Environmental Ltd's current understanding of the site proposals, correct at the time the report was compiled. Should the proposals alter, the conclusions and recommendations made in the report should be reviewed to ensure that they remain appropriate.

R1 Former Gamecock Pub

The former Gamecock Pub has been identified as having high potential to support roosting bats. Bat Surveys: Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2016) recommends that for structures with high bat roosting potential at least three dusk emergence and/or dawn re-entry surveys be undertaken during the bat emergence/re-entry survey season to determine the presence/absence of roosting bats within the structure. The bat emergence/re-entry survey season extends from May to September. At least two of the surveys should be undertaken during the peak season for emergence/re-entry surveys between May and August and one of the three surveys should be a dawn re-entry survey. If a roost is discovered during these surveys, a Natural England licence application may be required.

R2 Lighting

In accordance with best practice guidance relating to lighting and biodiversity (Miles et al, 2018; Gunnell et al, 2012), any new lighting should be carefully designed to minimise potential disturbance and fragmentation impacts on sensitive receptors, such as bat species. Examples of good practice include:

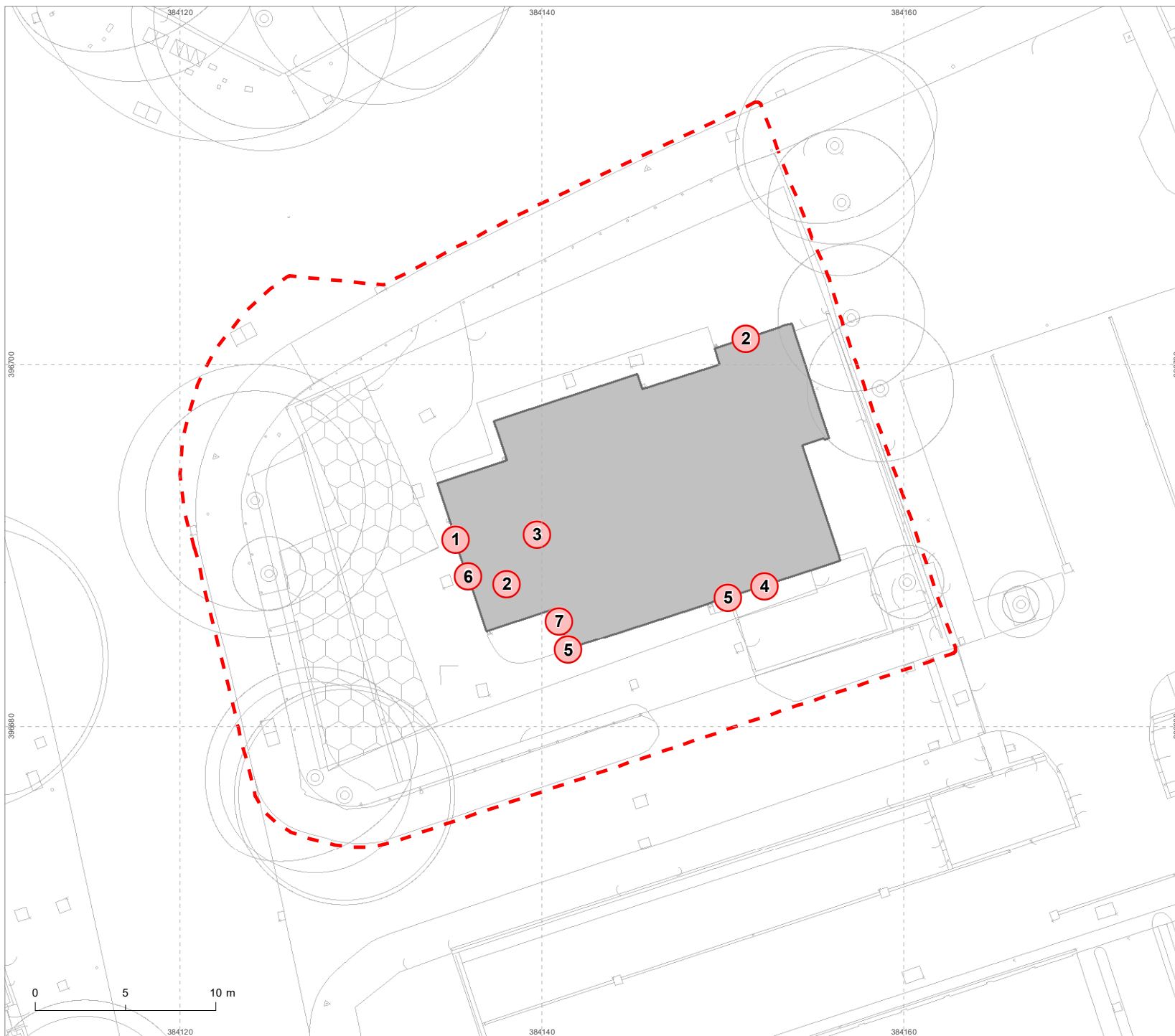
- Avoiding the installation of new lighting in proximity to key ecological features, such as dense scrub and scattered trees.
- Using modern LED fittings rather than metal halide or sodium fittings, as modern LEDs emit negligible UV radiation.
- The use of directional lighting to reduce light spill, e.g. by installing bespoke fittings or using hoods or shields. For example, downlighting can be used to illuminate features such as footpaths whilst reducing the horizontal and vertical spill of light.
- Where the use of bollard lighting is proposed, columns should be designed to reduce horizontal light spill.
- Implementing controls to ensure lighting is only active when needed, e.g. the use of timers or motion sensors.
- Use of floor surface materials with low reflective quality. This will ensure that bats using the site and surrounding area are not affected by reflected illumination.

R3 Habitat Enhancement

In line with the National Planning Policy Framework, the development should aim to enhance the site for bats. Bat boxes should be installed to provide roosting habitat for species such as pipistrelle. In general, bats seek warm places and for this reason boxes should be located where they will receive full/partial sun, although installing boxes in a variety of orientations will provide a range of climatic conditions. Position boxes at least 4 m above ground to prevent disturbance from people and/or predators. The planting of species which attract night flying insects is encouraged as this will be of value to foraging bats, for example: evening primrose *Oenothera biennis*, goldenrod *Solidago virgaurea*, honeysuckle *Lonicera periclymenum* and fleabane *Pulicaria dysenterica*.

7. DRAWINGS

Drawing C153624-02-01 – Preliminary Bat Roost Assessment



C153624-02-01-RevA

Legend

- Site boundary
- Building surveyed
- # Potential roosting features:
 - 1 Gaps in mortar
 - 2 Gaps under roof tiles
 - 3 Gaps behind uPVC/wooden wall cladding
 - 4 Gaps around chimney cladding
 - 5 Lifted cladding joints
 - 6 Broken boarding around pub entrance sign
 - 7 Gaps beneath overhanging tiles

Project
The Gamecock Pub, Booth Street, Manchester

Drawing
Preliminary Roost Assessment

Client
Curlew Alternatives Eighth Property LP

Drawing Number C153624-02-01-RevA	Revision Rev A
Scale @ A4 1:300	Date May 2021
Approved By CR	Drawn By RP

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The Conservation of Habitats and Species Regulations 2017.

APPENDIX 1

LEGISLATION

Bats and the places they use for shelter or protection (i.e. roosts) receive legal protection under the Conservation of Habitats and Species Regulations 2017 (Habitats Regulations 2017) and the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 (Habitats Regulations 2019). They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. This protection means that bats, and the places they use for shelter or protection, are capable of being a material consideration in the planning process.

Regulation 41 of the Habitats Regulations 2017, states that a person commits an offence if they:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats; or
- damage or destroy a bat roost (breeding site or resting place).

Disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

It is an offence under the Habitats Regulations 2017 for any person to have in his possession or control, to transport, to sell or exchange or to offer for sale, any live or dead bats, part of a bat or anything derived from bats, which has been unlawfully taken from the wild.

Changes have been made to parts of the Habitats Regulations 2017 so that they operate effectively from 1st January 2021. The changes are made by the Habitats Regulations 2019, which transfer functions from the European Commission to the appropriate authorities in England and Wales.

All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant.

The obligations of a competent authority in the 2017 Regulations for the protection of species do not change. A competent authority is a public body, statutory undertaker, minister or department of government, or anyone holding public office.

Whilst broadly similar to the above legislation, the WCA 1981 (as amended) differs in the following ways:

- Section 9(1) of the WCA makes it an offence to *intentionally* kill, injure or take any protected species.
- Section 9(4)(a) of the WCA makes it an offence to *intentionally or recklessly** damage or destroy, or *obstruct access to*, any structure or place which a protected species uses for shelter or protection.
- Section 9(4)(b) of the WCA makes it an offence to *intentionally or recklessly** disturb any protected species *while it is occupying a structure or place which it uses for shelter or protection*.

*Reckless offences were added by the Countryside and Rights of Way (CROW) Act 2000.

As bats re-use the same roosts (breeding site or resting place) after periods of vacancy, legal opinion is that roosts are protected whether or not bats are present.

The reader should refer to the original legislation for the definitive interpretation.

The following bat species are Species of Principal Importance for Nature Conservation in England: barbastelle bat *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, noctule *Nyctalus noctula*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, greater horseshoe bat *Rhinolophus ferrumequinum* and lesser horseshoe bat *Rhinolophus hipposideros*. Species of Principal Importance for Nature Conservation in England are material considerations in the planning process. The list of species is derived from Section 41 list of the Natural Environmental and Rural Communities (NERC) Act 2006.

ECOLOGY

At present, 18 species of bats are known to live within the United Kingdom, of which 17 species are confirmed as breeding. All UK bat species are classed as insectivorous, feeding on a variety of invertebrates including midges, mosquitoes, lacewings, moths, beetles and small spiders.

Bats will roost within a variety of different roosting locations, included houses, farm buildings, churches, bridges, walls, trees, culverts, caves and tunnels. At different times of the year the bats roosting requirements alter and they can have different roosting locations for maternity roosts, mating roosts and hibernation roosts. Certain bat species will also change roosts throughout the bat activity season with the bat colony using the site to roost for a few days, abandoning the roost and then returning a few days or weeks later. This change can be for a variety of reasons including climatic conditions and prey availability. Bats are known live for several years and if the climatic conditions are unfavourable at a particular roost, they may abandon it for a number of years, before returning when conditions change. Due to the matriarchal nature of bat colonies, the locations of these roosts can be passed down through the generations.

Bats usually start to come out of hibernation in March and early April (weather dependent), when they start to forage and replenish the body weight lost during the hibernation period. The female bats then start to congregate together in maternity roosts prior to giving birth and a single baby is born in June or July. The female then works hard to feed her young so that they can become independent and of a sufficient weight to survive the winter before the weather gets too cold and invertebrate activity reduces. Males generally live solitary lives, or in small groups with other males, although in some species the males can be found living with the females all year. The mating season begins in the autumn. During the winter bats hibernate in safe locations which provide relatively constant conditions, although they may venture outside to forage on warmer winter nights.