

Ancoats Dispensary, Old Mill Street, Manchester M4 6FL

LICENSED BAT AND BIRD SURVEY AND ASSESSMENT

October 2020

[ERAP (Consultant Ecologists) Ltd ref: 2020-194]

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CONTENTS

Summary	3
1.0 Introduction	4
1.1 Background and Rationale.....	4
1.2 Scope of Works	4
2.0 Method of Survey	4
2.1 Desktop Study and Data Search.....	4
2.2 Vegetation and Habitats	4
2.3 Daylight Licensed Bat Survey.....	5
2.4 Bat Activity Presence / Absence Survey	6
2.5 Survey and Reporting Limitations.....	7
2.6 Evaluation Methods	7
3.0 Survey Results	7
3.1 Desktop Study and Data Search.....	7
3.2 Vegetation and Habitats	9
3.3 Daylight Licensed Bat Survey.....	9
3.4 Dawn Re-entry Survey	10
4.0 Evaluation and Assessment	10
4.1 Description of Proposals.....	10
4.2 Designated Sites for Nature Conservation.....	10
4.3 Vegetation and Habitats	10
4.4 Protected Species and Other Wildlife	10
5.0 Recommendations	11
5.1 Introduction	11
5.2 Best Practice Measures to be Applied During Works	11
5.3 Nesting Birds	11
5.4 Lighting	11
5.5 Provision of Opportunities for Nesting Birds	11
6.0 Conclusion.....	12
7.0 References.....	12
8.0 Appendix 1: Table	14
9.0 Appendix 2: Figure.....	18

List of Tables

Table 2.1: Consideration of Suitability of Foraging and Commuting Habitat for Bats	5
Table 2.2: Survey Equipment Used / Available for Use During Daylight Bat Survey	6
Table 2.3: Dawn Re-entry Survey Date, Weather Conditions and Surveyors	6
Table 3.1: Records of Protected Species Within a 1 Kilometre Radius of the Site	8
Table 8.1: Photographs.....	14
Table 8.2: Activity Survey 1, Date: 14 th September 2020, Sunrise time: 06:42 Start time: 05:00	17

List of Figures

Figure 1: Google Earth Image to Show Site and Surveyor Positions During Bat Activity and Dawn Re-entry Survey.....	18
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Document Control

Survey Type:	Surveyors ¹	Survey Date(s)
Daylight survey and assessment	Victoria Burrows	11 th September 2020
Dawn re-entry survey	Victoria Burrows, Sue Lonsdale and Richard Lowe	14 th September 2020
Reporting	Personnel	Date
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¹ Licence reference numbers

Bats
Victoria Burrows, Natural England Class Survey Licence (bats, Level 2) Registration Number 2015-10390-CLS-CLS

Barn owl
Victoria Burrows Natural England Class Survey Licence Registration Number CL 29/00061

SUMMARY

Introduction and Scope

- i. ERAP (Consultant Ecologists) Ltd was commissioned to carry out a licensed bat and bird survey and assessment of the Ancoats Dispensary building off Old Mill Street, Manchester in September 2020. The survey and assessment are required in connection with a planning application proposing the restoration of the dilapidated Grade II listed building and redevelopment for residential use.
- ii. This report presents the results of a desktop study and data search, a daylight licensed bat survey and assessment, including a dawn re-entry survey, carried out in September 2020. The survey was carried out by a licensed, qualified and experienced ecologist with assistants. The scope of survey undertaken is appropriate to identify potential ecological constraints, the remit of mitigation required and opportunities for biodiversity associated with the proposals.

Results of Survey and Assessment

- iii. The Ancoats Dispensary Grade II listed building is located within the Ancoats area of Manchester city centre and comprises a brick building with no roof supported by extensive scaffolding. Old Mill Street and associated residential and office buildings are present to the north-west. Land to the south-west and south-east is currently occupied by an operational construction site. Bare ground / a former site compound and residential buildings are present to the north-east. Within 100 metres of the building are the Ashton Canal and the Rochdale Canal and associated locks and wharfs.
- iv. The site has no statutory or non-statutory designation for nature conservation. Direct and indirect adverse effects on statutory and non-statutory designated sites for nature conservation are reasonably discounted, refer to **Section 4.2**.
- v. Vegetation at the site is limited to self-seeded ruderal herbs and grasses of common and widespread species within the floors and curtilage of the building and occasional rupestral herbs on the elevation walls of the building. No invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were detected.
- vi. The extensive scaffolding and walkways at eaves height around the building were accessed during the daylight licensed bat survey and assessment. No evidence of current or previous use of the building by roosting bats was detected. Owing to the exposed condition of the dilapidated building and its location on a well-illuminated urban street, the building is assessed to be of negligible to low suitability for use by roosting bats.
- vii. To comply with the guidance at Table 7.3 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn) (Collins, J. (ed), 2016) and to address the safety access limitations experienced during the daylight survey one bat activity survey was carried out. No bat emergence or re-entry activity was detected. The only bat activity detected was two brief common pipistrelle passes over the land to the west of the site at approximately 30 minutes before sunrise.
- viii. With the exception of feral pigeon, no evidence of use of the building by nesting birds was detected.
- ix. It is considered that an appropriate and proportionate level of survey has been applied to determine the presence / likely absence of roosting bats. No further surveys for roosting bats or other protected species are required to comply with the relevant survey guidelines and inform the planning application and decision.

Conclusion

- x. The restoration and redevelopment proposals at Ancoats Dispensary can be achieved with no adverse effect on designated sites for nature conservation, ecologically valuable habitats and roosting bats. Mitigation and actions to be applied for the protection of nesting birds will be implemented.
- xi. Other actions to ensure compliance with wildlife legislation, relevant planning policy and best practice will be implemented and are described in **Section 5.0**.

1.0 INTRODUCTION

1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned to carry out a licensed bat and bird survey and assessment of the Ancoats Dispensary building off Old Mill Street, Manchester, M4 6FL (hereafter referred to as the 'site') in September 2020. The Ordnance Survey (OS) grid reference at the centre of the site is SJ 85442 98432.
- 1.1.2 The survey and assessment are required in connection with a planning application proposing the restoration of the dilapidated Grade II listed building and redevelopment for residential use.

1.2 Scope of Works

- 1.2.1 The scope of ecological works undertaken in September 2020 comprised:
- A desktop study and data search for known ecological information at the site and the local area;
 - Assessment of the ecological value of the habitats within the site with the use of the National Vegetation Classification (NVC) and the Ratcliffe criteria, as presented in *A Nature Conservation Review* (Ratcliffe, 1977);
 - A daylight licensed bat survey of the building and trees followed by a dawn re-entry survey;
 - Survey and assessment of the suitability of the building for use by nesting birds, including species listed on Schedule 1 of the *Wildlife and Countryside Act 1981* (as amended);
 - The identification of any 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 works.

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 Plans (BAP).

2.2 Vegetation and Habitats

- 2.2.1 The self-seeded plant species within the damp interior of the building were viewed from the scaffold with the assistance of binoculars.
- 2.2.2 Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the *Wildlife and Countryside Act 1981* (as amended) and species which are indicators of important and uncommon plant communities. Plant nomenclature follows *New Flora of the British Isles 3rd Edition* (Stace, 2010).

- 2.2.3 Searches were carried out for the presence of invasive species, including those listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), including Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).

2.3 Daylight Licensed Bat Survey

Surveyor, Survey Date and Weather Conditions

- 2.3.1 The daylight licensed bat survey and assessment was carried out by Victoria Burrows, Natural England Class Survey Licence WML CL18 (Bat Survey Level 2), Registration Number 2015-10390-CLS-CLS, on 11th September 2020. The weather conditions were dry, sunny with a light air (Beaufort scale 1) and an air temperature of 17°C.
- 2.3.2 Victoria's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

Habitat Assessment for Commuting / Foraging Bats

- 2.3.3 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 below.

Table 2.1: Consideration of Suitability of Foraging and Commuting Habitat for Bats

Suitability	Commuting 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.

Daylight Survey and Inspection: Building

- 2.3.4 The survey was carried out in accordance with standard methodology described in 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).
- 2.3.5 The extensive scaffolding and walkways at eaves height around the building were accessed during the daylight licensed bat survey and assessment and an inspection of the external surfaces and walls was carried out to find potential bat roosting habitat or accesses into crevices 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.
- 2.3.6 There is no roof covering at the building and the internal areas could only be viewed from above from the elevated walkways. No other access was possible for health and safety reasons. Despite the access limitations it is confirmed that inspections of areas such as gaps around the window frames and inspections

of representative gaps in the brick elevations walls with a torch and endoscope were achieved to inform the assessment.

2.3.7 A list of equipment used is provided below.

Table 2.2: Survey Equipment Used / Available for Use During Daylight Bat Survey

Ladders
LED Lenser P14 torch
Canon Ixus digital camera
8x20 binoculars
Ridgid Micro Inspection Camera Borescope CA-300

2.3.8 The suitability of the building for use by roosting bats 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.

2.4 Bat Activity Presence / Absence Survey

2.4.1 To comply with the guidance at Table 7.3 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)* (Collins, J. (ed), 2016) and to address the safety access limitations experienced during the daylight survey one dawn re-entry bat activity survey was carried out.

2.4.2 Three surveyors, experienced in conducting bat surveys, were positioned at suitable locations to maximise the coverage of the building and identified features to determine any entry into or exit from the building by roosting bats, refer to **Figure 1**, appended.

2.4.3 Heterodyne detectors were used to determine any bat detected to species or group (*Myotis* species often cannot be reliably separated to species via their echolocation calls, for example). Recording bat detectors units (Anabat Express and Anabat SD2) were also used to record and analyse echolocation calls after the survey using AnalookW call analysis software.

2.4.4 The dawn re-entry survey commenced at least 1.5 hours before sunrise and continued until around 15 minutes after sunrise provided any bat activity had ceased. Any bat emergence or re-entry activity was recorded. The survey was carried out under suitable conditions. The survey information is presented below.

Table 2.3: Dawn Re-entry Survey Date, Weather Conditions and Surveyors

Date	14 th September 2020
Sunrise	06:42
Start time	05:00
End time	06:57
Wind	Beaufort scale 0 (calm) throughout
Precipitation	Dry
Air temperatures	11°C throughout
Surveyor Position	Surveyor and Detector
1	Sue Lonsdale Batbox Duet and Anabat Express
2	Victoria Burrows Batbox Duet and Anabat SD2
3	Richard Lowe EchoMeter Touch 2 Pro and Anabat Express

Bird Species

2.4.5 Bird species observed and heard during the survey were recorded.

- 2.4.6 Habitats throughout the site and in the immediate surrounding area were assessed for their value to roosting, feeding and nesting birds, including species listed on Schedule 1 of the *Wildlife and Countryside Act 1981* (as amended).

2.5 Survey and Reporting Limitations

- 2.5.1 The health and safety access restrictions and completion of a presence / absence bat activity just outside the recognised optimum time of year (June to August inclusive) are recognised. However, in consideration of the exposed condition of the dilapidated building, its location on a well-illuminated urban street with an absence of vegetation such as street trees (refer to **Photos 17** and **18**) and the very low level of bat activity actually detected on the bat activity survey which was completed during favourable conditions, it is concluded that reasonable survey efforts have been applied to assess the building and determine the presence / absence of roosting bats.
- 2.5.2 All measurements within this report are approximate only, and have been either estimated whilst on site or calculated using mapping software (QGIS) or internet-based mapping services such as MAGiC and Google Earth.

2.6 Evaluation Methods

- 2.6.1 Government advice on wildlife, as set out in the *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, 2019) 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.
- 2.6.2 The presence of any Priority Species, as listed under Section 41 of the *Natural Environment and Rural Communities (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 SURVEY RESULTS

3.1 Desktop Study and Data Search

Statutory Designated Sites for Nature Conservation

- 3.1.1 The site has no statutory designation for nature conservation.
- 3.1.2 The site lies 4.4 kilometres to the south-west of Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC). Rochdale Canal SSSI and SAC is designated for its important habitats for submerged aquatic plants and emergent vegetation, including extensive colonies of the nationally scarce SAC species Floating Water-plantain (*Luronium natans*). The site also supports a diverse assemblage of aquatic flora, notably its assemblage of pondweeds, *Potamogeton* species.
- 3.1.3 The site lies within a SSSI Impact Risk Zone for the Rochdale Canal SSSI. 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, 2020):

Airports, helipads and other aviation proposals;

Any industrial / agricultural development that could cause air pollution including industrial processes, livestock and poultry units with floorspace greater than 500m², slurry lagoons greater than 750m² and manure stores greater than 3500 tonnes; and

General combustion processes greater than 50 megawatt energy input, including energy from waste incineration, other incineration landfill gas generation plant, pyrolysis / gasification, anaerobic digestion, sewage treatment works, other incineration / combustion.

- 3.1.4 The proposals at the site do not meet any of these criteria.
- 3.1.5 Clayton Vale Local Nature Reserve (LNR) lies 2.1 kilometres to the east of the site and is separated from the site by extensive urban development.

Non-statutory Designated Sites for Nature Conservation

- 3.1.6 The site has no non-statutory designation for nature conservation.
- 3.1.7 The site lies within 200 metres to two Sites of Biological Interest (SBIs), namely Rochdale Canal Stott's Lane - Ducie Street Basin SBI and Ashton Canal (West) SBI. Both SBI's are important for their aquatic flora, including internationally important populations of Floating Water-plantain.

Protected and Notable Species

- 3.1.8 GMLRC hold no records of protected and notable species for the site.
- 3.1.9 Records of protected and notable species for a 1 kilometre radius of the site are summarised below.

Table 3.1: Records of Protected Species Within a 1 Kilometre Radius of the Site

Taxon Group	Species Name and Designations ¹ and Notes
Birds	WCAs1 Black redstart (<i>Phoenicurus ochruros</i>), kingfisher (<i>Alcedo atthis</i>), little ringed plover (<i>Chadardrius dubius</i>) and peregrine (<i>Falco peregrinus</i>).
	PS Bullfinch (<i>Pyrrhula pyrrhula</i>), dunnoek (<i>Prunella modularis</i>), house sparrow (<i>Passer domesticus</i>), lapwing (<i>Vanellus vanellus</i>), lesser redpoll (<i>Carduelis cabaret</i>), song thrush (<i>Turdus philomelos</i>), spotted flycatcher (<i>Muscicapa striata</i>), starling (<i>Sturnus vulgaris</i>) and yellow wagtail (<i>Motacilla flava</i>).
Invertebrates (moths)	Unidentified moth (PS)
Flowering plants	WCAs8 Floating Water-plantain (<i>Luronium natans</i>)
Terrestrial mammals	Badger (<i>Meles meles</i>) PBA92. Four signs of badger, clustered 680 metres to the east of the site.
	Unidentified bat (Order <i>Chiroptera</i>) EPS, WCAs5 & GMBAP. 1 sign 840 metres from the site.
	Common pipistrelle (<i>Pipistrellus pipistrellus</i>) EPS, WCAs5 & GMBAP. 12 recorded roosts, the closest of which is 75 metres from the site; and a total of 25 other signs.
	Pipistrelle (<i>Pipistrellus</i> species) EPS, WCAs5 & GMBAP. 2 recorded roosts, the closest at 700 metres from the site; and a total of 3 other signs, the closest of which is 70 metres from the site.
	Myotis (<i>Myotis</i> species) EPS, WCAs5 & GMBAP. 1 recorded roost, 730 metres from the site.
	Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) EPS, PS, WCAs5 & GMBAP. 1 sign of a roost, and 1 other sign; the closest of which is 820 metres from the site.
¹ Key to Designation Codes: EPS = European Protected Species under the <i>Conservation of Habitats and Species Regulations 2017</i> . PBA92 = Protection of Badgers Act 1992. WCAs1 = Species receives full protection under Schedule 1 of the <i>Wildlife and Countryside Act 1981</i> (as amended). WCAs5 = Species receives full protection under Schedule 5 of the <i>Wildlife and Countryside Act 1981</i> (as amended). WCAs8 = Species receives full protection under Schedule 8 of the <i>Wildlife and Countryside Act 1981</i> (as amended). PS = Priority Species listed under Section 41 of the NERC Act 2006. GMBAP = Species listed on the Greater Manchester Biodiversity Action Plan.	

- 3.1.10 The presence of these protected and notable species within the wider area has been taken into account throughout this report.

3.2 Vegetation and Habitats

- 3.2.1 Vegetation at the site is limited to self-seeded ruderal herbs and grasses of common and widespread species such as frequent Butterfly Bush (*Buddleia davidii*), Herb-Robert (*Geranium robertianum*) and occasional Bramble (*Rubus fruticosus* agg.) and Elder (*Sambucus nigra*) within the floors and curtilage of the building.
- 3.2.2 Rupestral herbs such as occasional Hart's-tongue Fern (*Asplenium scolopendrium*) were noted growing in the mortar at repaired sections of the building, refer to **Photo 13**.

Invasive Plant Species

- 3.2.3 No Japanese Knotweed or other invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were detected.

3.3 Daylight Licensed Bat Survey

Habitat Assessment for Commuting / Foraging Bats

- 3.3.1 The site and its immediate surrounds are of negligible to low suitability for use by roosting bats owing to the absence of vegetation and the presence of significant illumination along Old Mill Street, refer to **Photos 17** and **18**.
- 3.3.2 As illustrated on **Figure 1**, appended, land in the wider area comprises the canal corridors and associated green corridors which are considered to provide opportunities for foraging bats and commuting bats within the context of the urban environment.

Daylight Survey: Building

- 3.3.3 Refer to **Photos 1** to **16**. The Ancoats Dispensary Grade II listed building extends a length of approximately 36 metres and is 13 metres wide and comprises a brick building with no roof supported by extensive scaffolding.
- 3.3.4 Old Mill Street and associated residential and office buildings are present to the north-west. Land to the south-west and south-east is occupied by an operational construction site. Bare ground / a former site compound and residential buildings are present to the north-east. Within 100 metres of the building are the Ashton Canal and the Rochdale Canal and associated locks and wharfs.
- 3.3.5 The building is dilapidated and exposed with local areas of collapse, particularly at internal dividing walls.
- 3.3.6 The complexity of the scaffold around the external elevations create a level of obstruction and limit the suitability for the attraction of roosting bats. Examination of accessible features such as gaps around the rotten timber window (refer to **Photos 11** and **12**) with an endoscope did not detect any bats or signs of previous use by bats such as droppings. No bat droppings were found on the sections of building that could be observed or the associated scaffold and elevated walkways.
- 3.3.7 Other features with suitability for bat access comprise gaps between the bricks at the cavity walls and beneath brick arches / doorways, particularly where minor areas of mortar are missing.
- 3.3.8 It is considered that the building may have extended to three storeys. The dividing timber floors are no longer present and the ground floor of the building and associated debris can be viewed from the elevated walkover around the eaves height of the building.
- 3.3.9 Owing to the exposed condition of the dilapidated building and its location on a well-illuminated urban street, the building is assessed to be of negligible to low suitability for use by roosting bats.

3.4 Dawn Re-entry Survey

- 3.4.1 No bat emergence or re-entry activity was observed or detected at the building on 14th September 2020.
- 3.4.2 It is accepted that the gaps and potential roost features on the internal side of the building (as observed during the daylight survey and assessment and described above) were not observed during the dawn survey as access to the scaffold by a number of surveyors and in the dark was not permitted for health and safety reasons. This is one of the reasons why a dawn re-entry survey was selected as an appropriate survey method as this would enable surveyors to track any bats returning to the area and this would enable an assessment to be made in relation to likelihood of bats returning to roosts at the building.
- 3.4.3 No bat activity was detected by Surveyors 1 and 2 (or the associated recording bat detectors). Surveyor 3 at the western corner of the building detected two off-site passes of common pipistrelle (*Pipistrellus pipistrellus*) at 06:07 and 06:13 only. The bats were not recorded flying over or near to the Ancoats Dispensary building.

Bird Species

- 3.4.4 Evidence of use of the building by roosting and possibly nesting feral pigeon (*Columba livia domestica*) was found.
- 3.4.5 With the exception of a magpie (*Pica pica*) resting on the scaffold and a robin (*Erithacus rubecula*) foraging beneath a street light during the dawn bat survey no other birds were detected at the site.

4.0 EVALUATION AND ASSESSMENT

4.1 Description of Proposals

- 4.1.1 It is proposed to restore and redevelop the Ancoats Dispensary building comprising extensive structural works including the retention of the external facades. Owing to the fragile condition of the building the works will be carried out in accordance with a detailed structural assessment.

4.2 Designated Sites for Nature Conservation

- 4.2.1 Owing to the small scale nature of the proposals, the enclosed status of the site and the absence of hydrological connectivity between the site and the designated sites in the wider area, direct and indirect adverse effects on any statutory and non-statutory designated sites are reasonably discounted.

4.3 Vegetation and Habitats

- 4.3.1 None of the habitats within the site are of significant interest in terms of their plant species composition. None of the habitats present are representative of semi-natural habitat or Priority Habitat.

4.4 Protected Species and Other Wildlife

Bats

- 4.4.1 No evidence of current or previous use of the building by roosting bats was detected during the daylight survey and dawn re-entry survey carried out in September 2020.
- 4.4.2 It is considered that an appropriate and proportionate level of survey has been applied to determine the presence / likely absence of roosting bats. No further surveys for roosting bats or other protected species are required to comply with the relevant survey guidelines and inform the planning application and decision.
- 4.4.3 The best practice measures to be applied during the works are described at **Section 5.2**.

- 4.4.4 The building provides limited opportunities for nesting birds. Consideration of birds (including protection of breeding birds and recommended enhancements for Priority Species) are presented at **Section 5.3**.

5.0 RECOMMENDATIONS

5.1 Introduction

- 5.1.1 The recommendations described below aim to ensure that the proposals are implemented in accordance with relevant wildlife legislation, Natural England guidance, the principles of the National Planning Policy Framework (NPPF), local planning policy and best practice.
- 5.1.2 The recommendations are appropriate and proportionate to the scale of the proposals and the ecological baseline conditions. Where possible, opportunities to enhance the value of the site for urban wildlife have been identified, as required by Chapter 15, paragraph 175 point 'd' of the NPPF and other relevant planning documents.

5.2 Best Practice Measures to be Applied During Works

Demolition and Renovation Works

- 5.2.1 Prior to the commencement of works it is recommended that a Toolbox Talk in relation to bats is issued to the contractor. This can be delivered by the licensed ecologist either at a pre-commencement meeting or site, as a written document for inclusion in the site manager's induction pack or via a telephone conference.
- 5.2.2 During the works it is recommended that the features such as timber window frames and copings are removed carefully by hand. The copings should be lifted, rather than slid, and the underside must be checked for bats prior to stacking or discarding.

Discovery of a Bat

- 5.2.3 If at any time during the works a bat is discovered or suspected all contractors must withdraw from the area and ERAP (Consultant Ecologists) Ltd (01772 750502) or the Bat Conservation Trust must be contacted for further guidance.

5.3 Nesting Birds

Protection

- 5.3.1 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are breeding. It is advised that the works are scheduled to commence outside the bird nesting season unless it is appropriately demonstrated that no nesting birds are present. The bird breeding season typically extends between March to August inclusive.
- 5.3.2 If nesting birds are present an ecologist can provide 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.

Provision of Opportunities for Nesting Birds

- 5.3.3 In accordance with best practice it is recommended that opportunities for nesting birds are accommodated at the renovated building. The provisions will need to be in accordance with any considerations relating to the listed status of the building but may comprise wall mounted or integrated provisions for house sparrow (a Priority Species) and / or swift. Examples are provided below.



Insert 1: Schwegler 1SP House Sparrow Nesting Terrace (left) or Ibstock Eco-habitat for Swifts (right)

5.4 Lighting

- 5.4.1 Paragraph 180, bullet point 'c' in Chapter 15 (conserving and enhancing the natural environment) of the NPPF states that development should:

'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

- 5.4.2 The lighting scheme to be implemented at the site must involve the use of appropriate products and screening, where necessary, to ensure no excessive artificial lighting is installed at the site.
- 5.4.3 The lighting scheme will be designed with reference to current guidance, namely:
- Guidance Note 8: Bats and Artificial Lighting in the UK* (Institution of Lighting Professionals & Bat Conservation Trust, 2018); and
 - Bats and lighting: Overview of current evidence and mitigation guidance* (Stone, 2014).

6.0 CONCLUSION

- 6.1 The restoration and redevelopment proposals at Ancoats Dispensary can be achieved with no adverse effect on designated sites for nature conservation, ecologically valuable habitats, roosting bats and other relevant protected species.
- 6.2 Actions to ensure compliance with wildlife legislation, relevant planning policy and best practice will be implemented and are described in **Section 5.0**.

7.0 REFERENCES

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8.0 APPENDIX 1: TABLE

Table 8.1: Photographs



Photo 1: South-eastern and north-eastern elevations



Photo 2: North-eastern elevation



Photo 3: North-western elevation along Old Mill Street



Photo 4: North-western elevation along Old Mill Street



Photo 5: Brick façade of building at north-western elevation



Photo 6: Extent of scaffold supporting the building



Photo 7: View of the building from above showing exposed condition and absence of a roof covering



Photo 8: View of the building from above showing exposed condition and absence of a roof covering. Butterfly Bush plants growing in brickwork



Photo 9: View of exposed brickwork at internal areas



Photo 10: Mortared gaps between brickwork and beneath copings

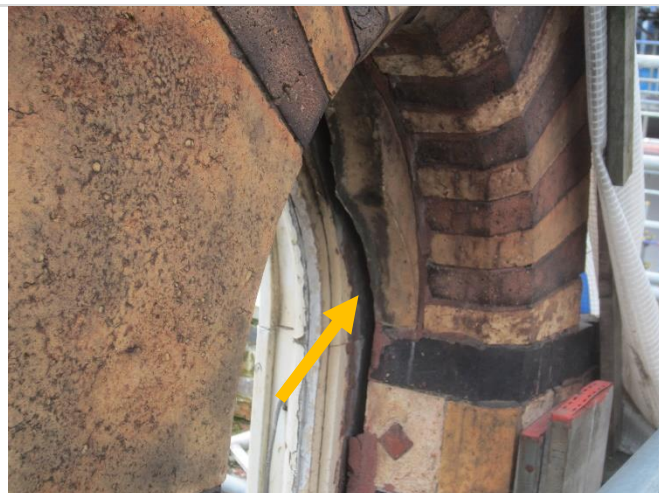


Photo 11: Gaps around the rotten timber window frames were examined with torches and an endoscope to search for bats and evidence of previous use by bats



Photo 12: Gaps around the rotten timber window frames were examined with torches and an endoscope to search for bats and evidence of previous use by bats



Photo 13: Hart's-tongue Fern growing in mortar



Photo 14: Large and well-mortared coping stones present



Photo 15: Habitats surrounding the site (north-east)



Photo 16: Extent of complex scaffold supporting the building



Photo 17: View of north-eastern elevation and lighting on Old Mill Street at start of dawn re-entry bat survey



Photo 18: View of north-eastern elevation and lighting on Old Mill Street at start of dawn re-entry bat survey

Table 8.2: Activity Survey 1, Date: 14th September 2020, Sunrise time: 06:42 Start time: 05:00

Surveyor Position 1: Sue Lonsdale

Time	Species	Number	Notes
-	-	-	No bat activity recorded
06:57	End		
No bat activity was recorded on the Anabat Express.			

Surveyor Position 2: Victoria Burrows

Time	Species	Number	Notes
-	-	-	No bat activity recorded
06:57	End		
No bat activity was recorded on the SD2.			

Surveyor Position 3: Richard Lowe

Time	Species	Number	Notes
06:07	Common pipistrelle	1	Brief pass off-site to the west
06:13	Common pipistrelle	1	Brief pass off-site to the west
06:57	End		
No bat activity was recorded on the Anabat Express.			

9.0 APPENDIX 2: FIGURE

Figure 1: Google Earth Image to Show Site and Surveyor Positions During Bat Activity and Dawn Re-entry Survey

