



INVICTA HOUSE

2-4 ATKINSON STREET
MANCHESTER
M3 3HH

HENRY BOOT DEVELOPMENTS &
KE HOTELS

BAT & NESTING BIRD SURVEY

MARTIN PRESCOTT
ENVIRONMENTAL SERVICES
APRIL 2017



Martin Prescott Environmental Services

*Woodland Management, Ecological
Surveying, Wildlife Events...*

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Invicta House, 2-4 Atkinson Street, Manchester. M3 3HH **Survey & Assessment in Respect of Bat Species**

Surveyor- Mike Fisher

(Bat Survey Licence Level 2 Class Survey Licence WML CL18)

(Bat Roost Visitor Level 1 Class Survey Licence WML CL15)

Contents

1. Introduction

2. Method

3. Results

4. Conclusions

5. Recommendations

6. Current Wildlife Legislation

7. Surveyors Qualifications

8. Plans and Photographs

1. Introduction

1.1 Reason for Survey

In order to obtain planning permission to develop the existing buildings and the overall site, a licensed daylight evidence and opportunity bat survey, an evening bat emergence survey and a nesting bird survey were requested, on the buildings, and all the trees and shrubs within the site boundaries. The surveys were undertaken in accordance with the standard methods described in the 'Bat Worker's Manual' (JNCC 2004) and 'Bat Surveys – Good Practice Guidelines' (BCT 2012). The purpose of these surveys was to provide evidence on habitats and protected species within the site boundaries, as part of the Local Development Framework (UDP Policy EN9). Another purpose of the surveys was to ascertain if conditions within the site had changed since the original survey (9th July 2015), and to establish whether there was any evidence of any new bat activity, and indications of new bat roost(s) being set up, plus any current nesting bird activity.

1.2 The Site

The site was a plot of land located in the city centre area of Manchester, along the northern boundary of Atkinson Street, containing two adjoining buildings and a car parking area, positioned amongst others around the site perimeter.

1.3 The Building

There were two large buildings containing offices and workshops, attached at right-angles to each other, located within the overall site boundary.

1.4 Surrounding Land

The two parts of the targeted building and its car park, were situated in the city centre of Manchester, to the west of the nearby Deansgate. The main part of the building ran along the northern edge of Atkinson Street, in an east-west direction.

The second part of the building was attached to its north-eastern corner and this ran at ninety degrees to the first, with the car park located to the north-west of the two buildings.

There were further adjoining buildings to the east of the site, but which were not included in this survey. Beyond the survey site on the three other sides were similar buildings, containing a mixture of cafes, workshops, offices, flats, and shops, together with walkways and adjacent car parks.

2. Method

2.1 Risk Assessment, Possible Hazards

The required access to the site was easy, and most of the building perimeter was easy to search.

The buildings were in a safe condition and there were no hazards other than those normally associated with surveying the inside of buildings.

2.2 Daylight Bat Roost Survey, 16.5.2017

The daylight evidence and opportunity survey took place on 16th May 2017, and was carried out in order to assess the site, and search for evidence of bat occupation, (including recent and historic use).

It comprised a search for bats, bat droppings, remains of invertebrate prey, grease marks from repeated contact or passage through narrow roost accesses, or against surfaces and any other signs of bat occupation.

Areas within the targeted buildings searched were:

- Outside; the eaves and walls for signs of potential bat access holes, the ground, window sills, and any other surfaces, such as low roofs which may occur underneath the eaves around the perimeter of the building, which may catch bat droppings.
- Inside the building, on floors, roof trusses, storage tanks, door lintels, window ledges, or on pieces of equipment and stored items, behind window shutters and curtains, peeling wallpaper or plaster, and inside chimneys where possible, Also, in spider's webs and other places where droppings or prey remains may collect.
- Inside any roof voids

The habitats surrounding the buildings were assessed for their suitability for use by foraging and commuting bats.

Any trees or shrubs located within the site boundary would be carefully searched for any possible roosting areas, bats themselves, their prey remains, and any visible droppings and urine stains.

All evidence of nesting bird species observed during the survey was recorded.

All surrounding habitats were assessed for their value for use by nesting birds.

2.3 Equipment

Equipment used consisted of a camera, close-focus binoculars, endoscope, ladders and a powerful hand-held torch.

2.4 Evening Emergence Survey, 16.5.2017

An evening emergence survey was also carried out in order to further assess the site, and observe if any bats emerged from possible roosts within the buildings. This survey also took place on 16th May 2017, and was carried out by two observers positioned to obtain maximum viewing of the buildings on the site.

2.5 Equipment

The equipment used consisted of close-focus binoculars, powerful hand-held torches and bat detectors with ear phones (Bat Box 3D and a Magenta 5).

3. Results

3.1 Daylight Survey, 16.5.2017

3.1.1 Weather

The weather conditions at the start of the survey were varied. It had been raining during the morning, but as it dried up as the survey began, it could still be carried out. The temperature taken at the start of the survey was 16°C with heavy cloud cover and a gentle breeze, (Beaufort Scale 2/3), and such conditions were suitable for a survey of this type.

3.2 Possible Roost Sites

3.2.1 The Building.

The survey was carried out on Invicta House, which consisted of two, three story buildings connected together in an “L” shape, and both were located to the north of Atkinson Street in the Centre of the City of Manchester. Both buildings were built from brick, with pitched roofs of underlined slate, and the complex was attached along the eastern boundary to similar buildings, (refer to **fig 3** and **photos 1 to 12**).

Each part of the complex had its own roof void, which was insulated, and a thorough internal inspection found both voids to be well sealed, with no evidence of roosting bats, however, the third-floor interior ceiling, of the stairwell on Atkinson Street, followed the line of the roof itself and the remaining small void could not be searched, (refer to **fig 3** and **photos 8 and 12**).

There was a cellar underneath the main building on Atkinson Street, but this was well sealed and could not be searched. The previous access into the cellar was from the car park to the north of the building, but this area was now being used to house fan motors and other air conditioning machines, (refer to **fig 3** and **photo 6**).

The eastern elevation of the second building, was attached to adjacent buildings and could not be searched, however, the other two elevations of the building, and the building roof were of sound construction, and offered no bat roosting potential, (refer to **fig 3** and **photos 9 to 11**).

There were two holes in the northern elevation of the main building; the first was between the ground and first floor levels, where a small drainpipe had been inserted into a larger hole. Close inspection around this hole, and using the endoscope internally, found no evidence of bat droppings, no remains of invertebrate prey, or any grease marks from repeated contact or passage through the hole, and therefore it was deemed unlikely that the hole would be used by roosting bats. The second hole was at third floor level, where a small area of brick had spalled away, however close inspection with binoculars, found this hole to be very shallow, and therefore was unsuitable for roosting bats, (refer to **fig 3** and **photos 4 and 5**).

Located at the south-eastern corner of the car park, at the junction of the two buildings, was a two-story stairwell with a sloping slate covered roof and no searchable roof void. At ground level of the stairwell was an external entrance porch, with a sloping hipped roof and no void. There were two gaps between the roof slates, large enough to allow bat access, but inspection found no evidence to suggest that the gaps were used by roosting bats, (refer to **fig 3** and **photo 5**).

All around the roof of the main building on Atkinson Road, was a low parapet wall, with a chimney part way along the northern boundary, and several roof lights in the northern part of the roof. Located along the boundary of the eastern part of the roof, were several dormers, one being quite large, whilst the others were smaller, and their roofs were all pitched and covered in slate but without roof voids. At several locations around the roof, there were holes in the parapets where drain pipes passed through the walls. Inspection of these holes through close focus binoculars, found them to offer no bat roosting potential, (refer to **fig 3** and **photos 2 and 11**).

No evidence of bats was detected in, on or around any part of either part of Invicta House, either internally or externally. Nor was there any evidence of previous use by roosting bats detected.

No evidence was found to indicate that either part of the buildings has been used by birds for nesting purposes.

3.2.2 Trees and Shrubs.

There were a few small trees growing close to the western perimeter fence however these were outside the site perimeter and therefore were not closely inspected. There were numerous birds observed in and around the site during both surveys, but no active nests were found.

3.2.5 Foraging Potential and Alternative Roost Potential

The site is close to the centre of the City of Manchester, and the nearby habitat consisted mainly of office blocks, shops, cafes, workshops and car parks. There are no woodlands, watercourses or reservoirs in the nearby vicinity, thus the area is assessed to offer only low potential value for foraging bats, primarily pipistrelle species.

It was considered that other buildings, especially dwellings, in the surrounding area would offer greater potential as bat roosts. Bats favour heated buildings whilst breeding.

3.3 Evening Emergence Survey, 16.5.2017

An evening bat emergence survey, was carried out in order to further assess the site, and to observe if any bats emerged from roosts within the buildings. This survey also took place on 16th May 2017, and was conducted by two surveyors, strategically placed around the site to obtain maximum results from the survey.

3.3.1 Weather

The weather conditions at the start of the survey were reasonable, and although it was overcast with a light breeze, (Beaufort Scale 2) it was dry, with a temperature taken at the start of the survey of 15°C, and such conditions were suitable for a survey of this type.

3.3.2 The Survey

The sunset on the 16th May 2017 was 21.05 hrs and the survey started 17 minutes before the sunset at 21.48 hrs, and ended at 22.10, when it was too dark to observe the bats well.

The first bat was recorded at 21.18 hrs, and this was a single Common Pipistrelle (*Pipistrellus pipistrellus*), heard but not seen, to the east of the site above Deansgate, (refer to **pink arrow 1** on **fig 1**).

The second bat recorded was at 21.20, and again this was a pipistrelle, heard but not seen over Deansgate to the east of Invicta House, and it was thought that this was probably the same bat heard a few minutes before, (refer to **pink arrow 2** on **fig 1**).

At 21.32, a Common Pipistrelle was observed commuting over the car park from a south-easterly direction, towards Hardman Street to the north-west of the site, (refer to **pink arrow 3** on **fig 1**).

At 21.45 a single pipistrelle made a foraging loop over the south-western corner of the main building. During this single pass, several feeding buzzes were heard, (refer to **pink arrow 4** on **fig 1**).

No other bat activity was observed, and at no time were bats seen to have emerged from either the soffits, walls, or the roof and parapets of the target buildings on site.

4. Conclusions

In summary, at the time of the surveys (16th May 2017), no new or current evidence of roosting bats was found on the site, and conditions on the site had not changed since the previous survey on (9th July 2015).

4.1 Since bats, particularly Pipistrelles, are opportunistic, an absence of roost evidence at present does not preclude the low possibility of small numbers of bats using the buildings occasionally in the future, and/or at other times of year. It is considered that the likelihood of a significant roost (such as a maternity roost) being established is very unlikely, with lone and/or transient roosting likelihood being very low.

4.2 It is concluded that since there is currently *no evidence* of the presence of a bat roost any proposed re-development at this site will not have significant implications on the population status of local bat species. There will not be requirement for an EPS mitigation licence (as issued by Natural England) but as a measure of best-practice, precautionary measures should be applied as described in section 5 below.

4.3 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are breeding. There was no evidence that either part of the building had been used by nesting birds, either recent or historic, however, the vegetation adjacent to the outside perimeter of the site, was suitable for use by birds for both roosting and nesting purposes.

5. Recommendations

5.1 Work can commence with minimal risk to roosting bats.

5.2 There is no evidence to suggest the presence of a current bat roost however it is impossible to totally rule out the possible chance of a roost in the future. It is recommended therefore that if more than 12 months' elapses between this survey and any remedial work or lift housing removal, then another emergence survey must be undertaken. This needs to be carried out under weather conditions suitable for normal bat activity when bats are fully active (May to September but is weather dependent).

5.3 Under National Planning Policy Framework (2012), protected species, such as bats should be a material consideration in planning applications. This has implications for bat foraging areas as well as their roosts. As a measure of best practice and in accord with a key principle of this directive, it is recommended that the re-development scheme for this site, incorporates biodiversity enhancement measures, and an appropriate measure will be the installation of bat boxes. These can be incorporated within building walls at the gable ends and/or can be attached to any surrounding suitable trees.

5.4 It must be remembered that it is an offence to disturb active birds' nests. If work takes place during the nesting season (March-August) then care must be taken to avoid active nests, and any nests found must be left undisturbed until the young have fledged. It is recommended therefore to reduce any nest disturbance, that no activity involving people or their equipment, it is to be carried out within a 5m radius of active nests. If there is any doubt please refer to the consultant.

5.5 It should be remembered that bats are occasionally found in the most unexpected places. If any bats are found during unsupervised work, the consultant (0161 796 6211, 07946 488467) or the local bat group (South Lancashire, 0161 764 8850) should be notified and work stopped immediately.

6. Current Wildlife Legislation

Bat species

All British bats and their roosts are afforded full protection under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended), and the *Conservation of Habitats and Species Regulations 2010* (as amended), which requires that they are given full protection.

Legal protection makes it an offence to:

- Intentionally or deliberately kill, injure or capture (or take) bats;
- Deliberately disturb bats (whether in a roost* or not);
- Recklessly disturb roosting bats or obstruct access to their roosts;
- Damage or destroy bat roosts
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell (or offer for sale) or exchange bats, or parts of bats (Mitchell-Jones and McLeish, 2004).

The potential fine is £5000 per bat. An offender can also be imprisoned for 6 months.

A bat roost may be defined in several ways (A M Hutson 1993)

- Spring gathering roosts
- Maternity roosts
- Mating roosts
- Night and feeding roosts
- Pre-hibernation roosts
- Hibernation roosts

*The term 'roost' has been used to simplify the phrasing within the legislation which refers to 'any structure or place which any wild animal uses for shelter or protection'. As bats generally re-use the same roosts after periods of vacancy, legal opinion is that the roost is protected whether or not the bats are present at the time.

Since the introduction of the Countryside and Rights of Way (CROW) Act in 2000 it is an offence to intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection. A similar defence applies as above.

Nesting Birds

All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended), whilst they are actively nesting or roosting. Section 1 of this Act, makes it an offence to kill, injure or take any wild bird, and to intentionally take, damage or destroy the nest of any wild bird while that nest is in use or being built. It is also an offence to take or destroy any wild bird eggs.

7. Surveyors Qualifications

The surveyor Mike Fisher has been an active member of South Lancashire Bat Group for over 20 years and is a holder of Natural England Class Licence Registration Number: 2015-10595-CLS-CLS, this is the Bat Survey Level 2 Class Survey Licence WML CL18, and a Natural England Class Licence Registration Number: 2015-10592-CLS-CLS which is the Volunteer Bat Roost Visitor Level 1 Class Survey Licence WML CL15.

The surveyor also has a licence to disturb and take bats for scientific, educational or conservational purposes by Countryside Council for Wales (Licence Number 65104:OTH:CSAB:2015)

He was assisted on the survey by Mary Johns, who is also an active member of South Lancashire Bat Group and experienced in the use of bat detectors on surveys.

Hardman Street

Car Park

Deansgate

Atkinson Street

Observer 1

Observer 2

NOT TO SCALE

KEY

- Trees & Shrubs
- Road Boundary
- No & Direction of Photo
- No & Direction of Bats
- Buildings not included in Survey

9



PHOTO 1
South-eastern View along Atkinson Street



PHOTO 2
Southern Elevation of Main Building



PHOTO 3
Western Elevation of Main Building



PHOTO 4
Northern Elevation of Main Building



PHOTO 5
North-western View of Entrance Porch

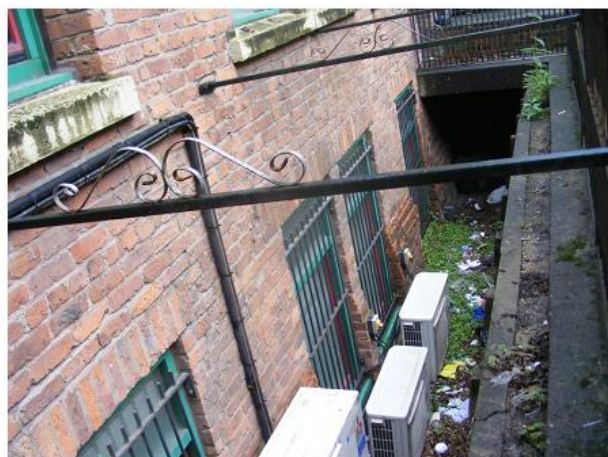


PHOTO 6
Eastern View of Cellar Entrance



PHOTO 7
Western View Along Roofline



PHOTO 8
Underside of Main Building Roof



PHOTO 9
Western Elevation of Second Building



PHOTO 10
North-western Corner of Second Building



PHOTO 11
Northern Elevation of Second Building



PHOTO 12
Underside of Second Building Roof

Martin Prescott
18th May 2017