



Preliminary Roost Assessment and Bat Survey Report
Laystall street, Manchester

Reference:80-399-R1-1
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PRELIMINARY ROOST ASSESSMENT AND BAT SURVEY REPORT

Laystall Street
Manchester

Prepared for:
McCauls

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EXECUTIVE SUMMARY

Site Address	Laystall Street, Manchester, M1 2JZ
Coordinates	E 384967 N 398285
Site Area	Approximately 970 m ²
Current Site Use	The site comprised two warehouses, a workshop, and a showroom. The buildings were unoccupied at the time of the survey.
Proposed Development	The development proposals include the demolition of the warehouse and workshop buildings, and the renovation of the building which fronts Laystall Street.
Results	Buildings 1 and 2 were assessed as having High bat roosting potential and Building 3 was assessed as having Low bat roost potential. The assessments were made due to a series of potential roosting features, identified externally. As such further nocturnal bat surveys were recommended. A single dusk survey was undertaken. An emergence of a single common pipistrelle was recorded; subsequently, low levels of foraging were recorded within proximity to the buildings.
Conclusions and Recommendations	A Natural England European Protected Species Licence will be required in order to demolish/refurbish the on-site buildings. This can only be applied for once full planning permission, or the relevant consents, have been obtained. A full set of three surveys between May to August will be required to inform the licence application. It is recommended that the additional surveys are undertaken on all on-site buildings (B1, B2 and B3). The works, where they affect bats and their roosts, will be carried out between 1st October and 1st May (inclusive), as per Bat Mitigation Guidelines (Mitchell-Jones 2004). This period will avoid the summer roosting period.



Table of Contents

EXECUTIVE SUMMARY	2
1. INTRODUCTION	4
1.1. Background	4
1.2. Proposed Development	4
1.3. Site Location	4
1.4. Objectives	5
2. METHODOLOGY	6
2.1. Desk Study	6
2.2. Preliminary Roost Assessment	6
2.3. Nocturnal Survey	6
2.4. Limitations	7
3. RESULTS	8
3.1. Desk Study	8
3.1.1. MAGIC Review	8
3.1.2. Local Bat Species	8
3.2. Building Description	8
3.2.1. Building 1	9
3.2.2. Building 2	10
3.2.3. Building 3	11
4. NOCTURNAL SURVEY RESULTS	13
4.1. Survey Results	13
4.2. Interpretation	13
5. CONCLUSIONS AND RECOMMENDATIONS	14
5.1. Proposed Works	14
5.2. Impact Assessment	14
5.3. Mitigation	14
5.4. Timescales	14
5.5. Working Methods	14
5.5.1. Roost Provision	15
5.5.2. Lighting Mitigation	15
5.6. Further Surveys	15
6. REFERENCES	16
APPENDIX I SURVEY FORMS	17



1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by McCauls to undertake a Preliminary Roost Assessment (PRA) and Nocturnal Bat Survey at Laystall Street, Manchester, hereafter referred to as “the site”.

The report was produced by Principal Consultant Ecologist, Celia Barlow BSc (Hons) MSc MEnvSc CEnv MCIEEM who has experience completing numerous PRAs, nocturnal surveys, and mitigation for bats at a variety of sites across the UK. Celia holds a valid Natural England Class 1 Bat Survey Licence (2017-32202-CLS-CL).

1.2. PROPOSED DEVELOPMENT

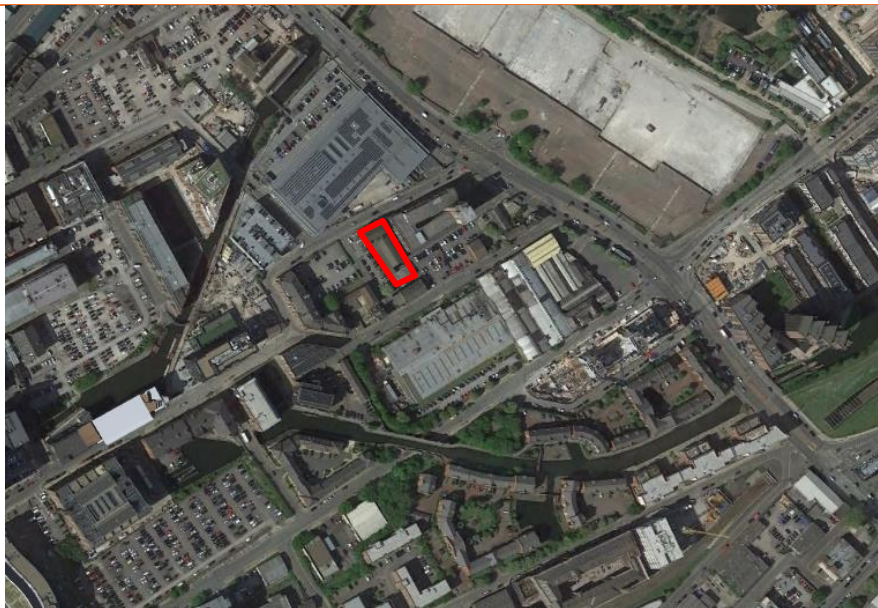
The development proposals include the demolition of the warehouse and workshop buildings, and the renovation of the building which fronts Laystall Street.

1.3. SITE LOCATION

The site is located within Manchester City Centre. Laystall Street defines the northern site boundary with Brock Street to the east and Pigeon Street to the west. The Rochdale Canal is located approximately 100 m north west of the site at its closest point. The Ashton Canal is located 120 m south west at its closest point.

Please refer to Figure 1.1. for the approximate site location.

FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the PRA are as follows:

-  Determine if bats currently, or could potentially, utilise the building for roosting.
-  Determine whether further surveys (e.g. nocturnal bat surveys) and/or further mitigation is necessary for development to proceed.

The objectives of the nocturnal bat surveys were to identify:

-  Any existing roosts within the site;
-  Potential impacts of the proposed development on bats; and
-  The need for mitigation/ further surveys.

The survey findings are detailed in this report, as well as any recommendations.



2. METHODOLOGY

2.1. DESK STUDY

The following sources of information and ecological records were consulted:

-  MAGIC – A government web-based interactive mapping system, demonstrating European Protected Species Licences (EPSL) and Natural England Licences which have been previously granted within England.
-  Information and species records from South Lancashire Bat Group.

A search via MAGIC was undertaken to identify EPSL within 1 km of the site boundary. The search area is considered suitable due to the size of the development and surrounding residential/commercial habitat.

2.2. PRELIMINARY ROOST ASSESSMENT

A PRA was undertaken on the 17th September 2020 by Celia Barlow who holds a valid Natural England Class 1 Bat Survey Licence (2017-32202-CLS-CLS). The weather was dry and sunny.

The survey involved undertaking a systematic search of the buildings searching for signs of bats, and/or spaces where bats would be able to access. The methodology followed that described in *Bat Surveys for Professional Ecologists, 3rd Edition* (Collins, 2016).

The buildings were categorised for their bat-roosting potential (Collins, 2016) as described in Table 2.1.

TABLE 2.1 BAT-ROOSTING POTENTIAL ASSESSMENT (COLLINS, 2016).

CATEGORY	DESCRIPTION
Negligible	A structure with no potential roosting features present.
Low	A structure with one or more potential roost sites. However, the potential roost sites do not provide suitability for a large number of bats (i.e. for maternity or hibernation) and would only provide suitability for occasional use.
Moderate	A structure with one or more potential roosting features, which could support bats, but is of a suitability meaning that it would be unlikely to support a roost of high-conservation status.
High	A structure with several potential roosting features which would be able to support a large number of bats on a regular basis and for longer periods of time.

2.3. NOCTURNAL SURVEY

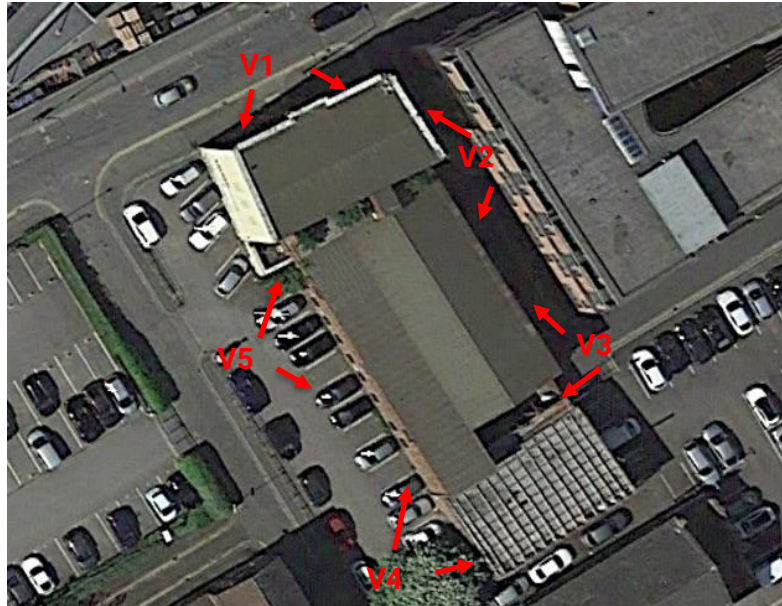
A single bat emergence survey was undertaken on 24th September 2020 following guidance set out in Collins (2016). The survey started at 18:47 and finished at 20:32. Sunset was recorded at 19:02.

The survey was conducted using appropriate handheld bat detectors suitable for commercial use and was undertaken by competent and suitably trained bat surveyors. The survey was led by bat licensed ecologist Olivia McKechnie (2020-44631-CLS-CLS).



Five suitably qualified bat surveyors were positioned around the building to observe the areas of highest bat-roosting potential during the nocturnal survey.
Please refer to Figure 2.1 for the approximate location of the surveyors.

FIGURE 2.1 APPROXIMATE LOCATION OF SURVEYORS



2.4. LIMITATIONS

The PRA survey was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so. An internal inspection could not be undertaken due to health and safety concerns, this has been considered within the current assessment.

A nocturnal bat survey was completed following guidance set out in Collins (2016) and was carried out by competent and trained surveyors. However, due to the survey being conducted by observation during low light conditions, this may cause constraint of visual assessments. No surveyors were visually constrained during the survey, other than that of low light conditions, and all potential roosting features were observed throughout the survey period.

The survey was conducted in optimum weather conditions, following guidance set out in Collins (2016). However due to time restrictions, only a single survey was undertaken on the building in September, which does not follow best practice guidelines. This is not deemed to be a major constraint as a full set of three nocturnal surveys will be required to inform a Natural England European Protected Species Licence (NE EPSL) prior to demolition.



3. RESULTS

3.1. DESK STUDY

3.1.1. MAGIC REVIEW

Five European Protected Species Licences were located within 1 km of the site boundary based on consultation MAGIC. The closest licence was located approximately 370 m north east of the site boundary. The licence was granted in 2014 and was issued to allow the destruction of a resting place of common pipistrelle (*Pipistrellus pipistrellus*). The additional licences located within the search area were for common pipistrelle and soprano pipistrelle (*Pipistrellus pygmaeus*).

3.1.2. LOCAL BAT SPECIES

Based on information from South Lancashire Bat Group, species present within the local area include: common pipistrelle, soprano pipistrelle, nathusius' pipistrelle (*Pipistrellus nathusii*), noctule (*Nyctalus noctula*), brown long eared (*Plecotus auritus*), daubenton's (*Myotis daubentonii*), whiskered/brandt's bats (*Myotis mystacinus*)/(*Myotis brandtii*), and natterer's bat (*Myotis nattereri*).

3.2. BUILDING DESCRIPTION

The buildings could be separated into three distinct sections. The building which fronts onto Laystall Street, Building 1 (B1), the central warehouse building, Building 2 (B2) and the southern section, Building 3 (B3). All of the buildings are adjoined. Please see figure 3.1 for the building references.

FIGURE 3.1 BUILDING REFERENCES



3.2.1. BUILDING 1

B1 fronted onto Laystall street, was red brick built and comprised decorative stone masonry. The western aspect of the building was clad with corrugated metal sheeting.

PLATE 1 SHOWING NORTHERN ASPECT OF B1



A number of potential roosting features were identified on the northern aspect of the building. Crevices were identified underneath the stone arches which would have potential to support roosting bats on a regular basis, however, would not be suitable for maternity or hibernation roosting.

PLATE 2 SHOWING POTENTIAL ROOST FEATURE ON NORTHERN ASPECT OF B1



Additional potential roosting features were identified where the building's windows had been boarded up. These cavities would provide potential roost features for use by bats on a regular basis.



PLATE 3 **SHOWING POTENTIAL ROOST FEATURE ON EAST ASPECT OF B1**



A number of windows were open and/or smashed on the northern aspect of the building. These areas provide access for bats into the internal of the building where maternity bat roosts could be supported.

B1 was assessed as having High potential to support roosting bats.

3.2.2. BUILDING 2

B2 comprised a red brick-built structure with a corrugated metal pitched roof, with a flat roofed section. The brickwork was generally well sealed with no substantial crevices which would be utilised by roosting bats.

An area of hanging tiles was located on the eastern aspect of B2. The hanging tiles were well sealed. A number of crevices were located underneath the corrugated metal facias which could provide occasional opportunities for crevice dwelling bat species.

PLATE 4 **SHOWING HANGING TILES AND FACIAS**



Laystall Street, Manchester

Preliminary Roost Assessment and Bat Survey

October 2020

A number of windows were open and/or smashed on the western and southern aspect of the building. These areas provide access for bats into the internal of the building where maternity bat roosts could be supported. Additional crevices above boarded up windows were identified which could provide roosting opportunities for bats on a regular basis.

PLATE 5 SHOWING CREVICES LOCATED WITHIN BOARDED WINDOWS



Wooden fascia boards were located on the western aspect of B2. Crevices were present which would provide suitable roosting features for bats on an occasional basis.

PLATE 6 SHOWING WOODEN FACIA BOARDS



B2 was assessed as having High potential to support roosting bats.

3.2.3. BUILDING 3

B3 was a single story flat roofed building, the brickwork was well sealed with no obvious crevices bats could access. Some crevices were identified on the western aspect of the building at the top of the wall plate and below the flat roof structure. Due to the minimal number of roost features, the building was assessed as having Low potential to support roosting bats.



Laystall Street, Manchester

Preliminary Roost Assessment and Bat Survey

October 2020

PLATE 7 SHOWING BUILDING 3



4. NOCTURNAL SURVEY RESULTS

4.1. SURVEY RESULTS

During the dusk survey a common pipistrelle was recorded emerging from the building at 19:25, approximately 23 minutes after sunset. The exact location of the roost is unknown, however the emergence was recorded on the western aspect of buildings B2/ B3. The two potential locations of the roost are detailed within Figure 4.1.

FIGURE 4.1. POTENTIAL ROOST LOCATIONS



Subsequent foraging by a single common pipistrelle was recorded around the building from the time of emergence for approximately 36 minutes. A noctule was recorded passing high over the site at approximately 14 minutes after sunset.

4.2. INTERPRETATION

During the survey only a single common pipistrelle was recorded roosting on-site. The survey was undertaken in September, as such the roost is likely to be a non-breeding summer roost.

A noctule was recorded passing over the site approximately 14 minutes after sunset, it is therefore likely to be roosting in a nearby location.



5. CONCLUSIONS AND RECOMMENDATIONS

5.1. PROPOSED WORKS

The development proposals include the demolition of the warehouse and workshop buildings, and the renovation of the building which fronts Laystall Street.

5.2. IMPACT ASSESSMENT

The survey completed identified low numbers of common pipistrelle roosting on-site.

The roost identified was assessed as a non-breeding summer roost of a low number of common pipistrelle, which is a common and widespread species (maximum re-entry of common pipistrelle count of one per roost). The roost is of low conservation value (Mitchell-Jones, 2004).

The proposed works require the demolition, and/or renovation works, of all buildings and structures on-site. The works would result in a high probability of injuring and/or killing bats and destruction of known bat roosts, without mitigation. As such, a Natural England European Protected Species Licence (EPSL) is required and is to be obtained prior to any demolition or renovation works. A licence can be applied for once full planning permission has been obtained and all wildlife conditions discharged.

5.3. MITIGATION

Common pipistrelle is a common and widespread species of bat throughout the United Kingdom, with non-breeding summer roosts known to be of low conservation value (Mitchell-Jones, 2004).

An EPSL will be required for demolition to proceed on B2 and B3. The application form must be prepared by a suitably qualified and licensed bat ecologist.

It is recommended that all the buildings on-site are demolished outside of nesting bird season (May to September inclusive); if this is not possible a nesting bird check should be undertaken no more than 24 hours prior to demolition. If nesting birds are identified, a suitable buffer should be maintained around the nests until any young have fledged.

5.4. TIMESCALES

The works, where they affect bats and their roosts, will be carried out between 1st October and 1st May (inclusive), as per Bat Mitigation Guidelines (Mitchell-Jones 2004). This period will avoid the summer roosting period.

No hibernation potential was identified on-site, therefore, if works are undertaken within this time frame, potential disturbance on the species will be minimised.

5.5. WORKING METHODS

The following pre-commencement works (upon successful application of a European Protected Species Licence and obtaining relevant permissions) are as follows:



-  All contractors working on the site will be briefed with a Toolbox Talk by a qualified ecologist, on the legal protection afforded to bats and their roosts, and on how to proceed if a bat is discovered during the course of the work.
-  One week before the works are due to start, the licensee will undertake a daytime inspection and/or an evening emergence survey to assess the status of the site for bats. The project ecologist will check for fresh droppings and accurately assess the levels of bat activity. It may be necessary to employ excluder devices if the ecologist deems this necessary.
-  The project ecologist will attend site on the day of the scheduled demolition works to undertake a search for bats prior to the works commencing. Any bats found will be relocated into the roost provisions (as outlined in Section 5.5.1), already installed on-site.
-  The initial stages of the works will occur under the supervision of the project ecologist. Sensitive areas of the buildings are to be demolished by hand under the direct supervision of the ecologist. This will include areas such as fascia boards, roof tiles, lead flashing and the identified roost locations within the buildings (as detailed within Figure 4.1).

5.5.1. ROOST PROVISION

Bat boxes, such as Schwegler 1FF multipurpose Bat Box, will require installation prior to the proposed works and these will act as a receptor should any live bats be found during the supervised destruction of the roost.

It is recommended that bat boxes are integrated into the proposed buildings. Details of number of bat boxes and specifications will be outlined within the EPSL Method Statement and will be agreed with Natural England.

5.5.2. LIGHTING MITIGATION

All bats have some degree of sensitivity to artificial, night-time lighting. Introducing artificial lighting to areas that are not currently illuminated may sever important bat flight lines and discourage bats from using roost provisions.

During demolition works, no artificial lighting shall be directed towards roost provisions. Roost provisions should be safeguarded from artificial lighting from any future potential development. Artificial lighting guidance should be consulted (Bat Conservation Trust, 2014).

5.6. FURTHER SURVEYS

A full set of three bat surveys, undertaken between May to August (inclusive), will be required prior to the application of a NE EPSL. These surveys will characterise the roost present and inform further details of roost provisions within the proposed buildings.

It is recommended that the surveys are undertaken on B1, B2 and B3, using five surveyors.



6. REFERENCES

-  Bat Conservation Trust (2014). Artificial Lighting and Wildlife Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting.
-  Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
-  Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. The Bat Conservation Trust, London.
-  Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
-  JNCC (2004). The Bat Workers Manual. 3rd Edition.
-  Mitchell–Jones (2004). Bat Mitigation Guidelines. English Nature.

END OF REPORT



APPENDIX I

SURVEY FORMS

SURVEY FORMS

19TH JUNE 2020

Date: 24/09/2020
Sunset: 19:02
Start time: 18:47
End time: 20:32

Weather conditions: 13°C, 50% cloud cover, slight breeze, no rain

Surveyor: Vicky Holden (V1)

TIME	SPECIES	ACTIVITY
No activity recorded		

Surveyor: Lowri Thomas (V2)

TIME	SPECIES	ACTIVITY
19:26	Common pipistrelle	Foraging E to W adjacent to the building
19:27	Common pipistrelle	Continuous foraging E to W adjacent to the building
19:31	Common pipistrelle	Continuous foraging E to W adjacent to the building
19:33	Common pipistrelle	Foraging S to NE
19:36	Common pipistrelle	Commuting E to W adjacent to the building

Surveyor: Megan Leary (V3)

TIME	SPECIES	ACTIVITY
19:16	Noctule	Commuting high above surveyor
19:24	Common pipistrelle	Foraging above surveyor
19:34	Common pipistrelle	Continuous foraging around the building

Surveyor: Henry Morgan (V4)

TIME	SPECIES	ACTIVITY
19:25	Common pipistrelle	Commuting SE to NW, possible emergence
19:47	Common pipistrelle	Heard not seen (HNS)
19:58	Common pipistrelle	Foraging, HNS



Laystall Street, Manchester

Preliminary Roost Assessment and Bat Survey

October 2020

Surveyor: Olivia McKechnie (V5)

TIME	SPECIES	ACTIVITY
19:25	Common pipistrelle	Emergence from building. Emergence location from crevice below window, or where the roof level changes between B2 and B3. See photos.
19:28	Common pipistrelle	Continuous foraging around the building
19:35	Common pipistrelle	Continuous foraging around the building
19:46	Common pipistrelle	Commute E to W
19:57	Common pipistrelle	Pass- HNS
20:01	Common pipistrelle	Foraging around the building

