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NUVU

EDGE LANE, OPENSHAW

BAT ROOST REPORT

OCTOBER 2019

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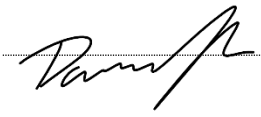
Daniel Ross	Senior Ecologist	
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Appendix 1 Legislation and Policy Summary

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EXECUTIVE SUMMARY

Bat surveys were undertaken on 23 September 2019 to determine the presence/absence of roosting bats prior to the demolition of unoccupied commercial buildings on a site at Edge Lane, Openshaw, Greater Manchester. The buildings had previously been assessed as being of low suitability for roosting bats by FPCR during 2015. This preliminary assessment was updated given the delay since the earlier work and a single evening emergence survey was also undertaken in accordance with standard guidelines.

The updated preliminary survey confirmed that the buildings are of 'low' and 'negligible' suitability for roosting bats. In accordance with the standard guidelines a single emergence survey is required in order to establish presence or reasonably likely absence of bat roosts for buildings with 'low' suitability.

The timing of the subsequent emergence survey was discussed with Mr D Richardson of Greater Manchester Ecology Unit (GMEU). It was agreed that as the buildings are of 'low' suitability and are most likely to support transitory roosts only, a single survey during September, during appropriate weather conditions would be considered to be valid. The validity of the survey was further confirmed by the presence of foraging bats during the emergence surveys.

The emergence survey has concluded the likely absence of roosting bats from the site. No further surveys are required prior to demolition and no mitigation/compensation is required.

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1 INTRODUCTION

1.1.1 Wardell Armstrong LLP (WA) was commissioned by Nuvu to undertake a Bat Roost Assessment and a Bat Emergence Survey prior to the demolition of a number of unoccupied commercial buildings at Edge Lane, Openshaw (Ordnance Survey Central Grid Reference: SJ 89281 97687).

1.1.2 This work updates an assessment of the suitability of the buildings for roosting bats undertaken during 2015 (FPCR, 2015), which identified the presence of buildings (B2-5, B10-11) with 'Low' suitability for support roosting bats. These reports should be read in conjunction for full context.

1.2 Scope of Assessment

1.2.1 The aims of the Bat Roost Assessment and Bat Emergence Survey are as follows:

- Assess the suitability of the buildings for roosting bats;
- Inspect the external parts of the buildings for evidence of roosting bats;
- Determine the likely presence/absence of bats and their roosts by observing likely access features at dusk;
- If present, determine the species, number of bats, and status of roosts;
- assess whether additional surveys are required;
- assess the conservation value of the site for bats;
- to determine likely impacts of the proposed development; and
- to inform whether a European Protected Species Licence is required and inform appropriate mitigation measures.

1.3 Site Context

1.3.1 The site comprises approximately three hectares of industrial land containing 11 currently vacant commercial buildings and associated structures. The site is located c.2km to the east of Manchester, bounded by Edge Lane to the east, Lime Square Shopping Centre to the South and Wheler Street to the West.

1.3.2 No valuable bat foraging habitat was identified on site and the site is isolated from areas of semi-natural habitat in the wider area by roads and built development.

2 METHODS

2.1 Bat Roost Suitability Assessment

2.1.1 A detailed external inspection of the buildings on site was undertaken on 23rd September 2018, to assess the suitability of the buildings to support roosting bats and search for signs of use. The inspection was undertaken by a Natural England Bat Licensed (Bat Survey Level 2) Ecologist, from Wardell Armstrong LLP. The survey was assisted by the use of binoculars and a high-powered torch where necessary.

2.1.2 Any evidence recorded was noted and the locations recorded on a site plan. Evidence searched for included: bats (dead or alive); staining; droppings; and feeding remains. In addition, notes on features which would lower the suitability of a structure were included within the assessment. This may include disturbance levels, lighting levels, and presence of wasps nests etc.

2.1.3 Based on the location, age, type of building, features and evidence recorded, habitat and lighting present, each building was placed into one of the following categories (Collins, 2016):

- Confirmed roost – Bats or signs of bats discovered during the survey;
- High – A building with one or more suitable 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 building with one or more suitable 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;
- Low – A building with one or more suitable roost sites that could be used by individual bats opportunistically. However, these suitable 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 a large number of bats. i.e. unlikely to be used as a maternity roost or hibernation site; and

2.1.4 Negligible – No roosting features present likely to be utilised by bats.

2.2 Dusk Emergence Surveys

2.2.1 A single dusk emergence survey was undertaken in September 2019, in accordance with the national Good Practice Guidelines (Collins, 2016), for buildings assessed as being of 'Low' suitability to support roosting bats.

2.2.2 During the survey experienced 3 bat surveyors were positioned around the buildings, in order to monitor potential bat egress points. Surveyor locations are shown on the figure below. The surveys were led by a Natural England Bat Licensed (Natural England Class Licence CL18 (Bat Survey Level 2): Daniel Ross, Senior Ecologist, Wardell Armstrong LLP.

2.2.3 See Drawing Number: SH12240-003 for surveyor and building locations. Survey dates, times and weather conditions are detailed within Table 1, below.

Table 1: Survey Conditions

Date	Weather Conditions	Sunrise / Sunset	Start Time	Finish Time	Ecologists
23/09/2019	16°C, 60% cloud cover, moderate breeze. Light rain between 18:45-19:25.	19:02	18:45	20:05	DR, EC, CS.

2.2.4 The dusk emergence survey was undertaken approximately 15 minutes prior to sunset, for at least a further hour and until all bats would have been expected to have left their roosts.

2.2.5 Echo Meter Touch (Wildlife Acoustics, Inc., Massachusetts) bat detectors and iPads (Apple Inc., California) were used to detect bats and the built-in Kaleidoscope classifiers were used to assist species identification. If required, the results were later

analysed using Wildlife Acoustics Kaleidoscope Pro Analysis Software (Wildlife Acoustics, Inc., Massachusetts).

2.3 Limitations

2.3.1 The results of the surveys undertaken by Wardell Armstrong are representative at the time of surveying.

2.3.2 During the dusk survey light rain occurred around sunset. However, given that bat activity was observed during the survey, the results are considered to be valid.

2.4 Quality

2.4.1 All Ecologists employed by WA are members of CIEEM and are bound by its code of professional conduct. All surveys and assessments have been undertaken with reference to the recommendations given in British Standard BS 42020: 2015.

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3 RESULTS

3.1 Update Bat Roost Assessment

3.1.1 Prior to emergence survey all buildings were assessed for their suitability for roosting bats. Buildings B10 and B11 were re-assessed as having negligible suitability for roosting bats, and as such were not subject to emergence survey.

3.1.2 All other buildings were assessed as having neglible / low potential as per previous reporting.

3.1.3 B10 is a solid red brick electricity sub-station with flat metal roof. The simple construction of this building presents no suitable features for roosting bats.



Figure 1 General view of B10

3.1.4 B11 is a concrete prefabricated substation with corrugated metal roof. This structure has no sheltered internal spaces suitable for roosting bats and is assessed as having negligible suitability for roosting bats.

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Figure 2 General view of B11

3.2 Dusk Emergence Surveys

3.2.1 During the survey there were three recorded passes of common pipistrelle *Pipistrellus pipistrellus.* The first was at 19:20, then another at 19:47 with a final pass at 19:56. This activity was associated with boundary vegetation to the east.

3.2.2 Common pipistrelle *Pipistrellus pipistrellus* was the only bat species recorded utilising the site. At no point were any bats suspected to have emerged from the surveyed buildings.



Figure 3 Building summary and surveyor locations

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4 DISCUSSION AND CONCLUSION

4.1.1 The emergence survey has demonstrated the likely absence of roosting bats.

4.1.2 As it is considered that a valid survey has been undertaken, no further surveys are considered necessary. Additional surveys or an appraisal of habitat change may be required in the event that 12 months elapse prior to the onset of demolition works.

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Appendix 1

Legalisation

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Appendix 1: Legislation

All bat species are listed within Schedule 5 of the Wildlife and Countryside Act 1981 as amended) and receive protection under section 9 of this act. They are also protected under section 39 of the Conservation (Natural Habitats, &c.) Regulations 1997 (and amendments) (known as the Habitats Regulations). Taken together the following offences apply under the combined acts:

Regulation 41 of the Habitats Regulations 2012, states that a person commits an offence if they:

- Deliberately or intentionally capture, injure or kill a bat;
- Intentionally or recklessly damage, destroy or obstruct access to; any structure or place used for shelter or protection by a bat;
- deliberately, intentionally or recklessly disturb a bat;
- damage or destroy a breeding site or resting place of a bat; or
- keep, transport, sell, exchange or offer for sale any bat(s) or anything derived from this species.

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.

The Natural Environment and Rural Communities (NERC) Act 2006 places a duty on public bodies to have regard for the conservation of biodiversity and maintains lists of species and habitats which are of principal importance for the purposes of conserving biodiversity in England and Wales. These lists supersede Section 74 of the CRoW Act 2000.

The United Kingdom Biodiversity Action Plan (UK BAP) first published in 1994 and updated in 2007, is a Government initiative designed to implement the requirements of the Convention of Biological Diversity to conserve and enhance species and habitats. The UK BAP contains a list of priority habitats and species of conservation concern in the UK, and outlines biodiversity initiatives designed to enhance their conservation status. The priority habitats and species in England accord with those listed on Section 41 of the NERC Act.

The 'UK Post-2010 Biodiversity Framework' (Revised July 2012) succeeds the UK BAP and 'Conserving Biodiversity – the UK Approach', and is the result of a change in strategic Thinking following the publication of the CBD's 'Strategic Plan for Biodiversity 2011–2020' and its 20 'Aichi targets', at Nagoya, Japan in October 2010, and the launch of the new EU Biodiversity Strategy (EUBS) in May 2011. The framework demonstrates how the work of the four countries and the UK contributes to achieving the 'Aichi targets', and identifies the activities required to complement the country biodiversity strategies in achieving the targets.

The NPPF underpins the Government's planning policies for England and how these are to be applied. The central theme of the NPPF is a presumption in favour of sustainable development. This presumption does not apply where development requiring Appropriate Assessment under the Birds or Habitats Directives is being considered, planned or determined.

The NPPF states:
'*When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:*

- *if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *proposed development on land within or outside a Site of Special Scientific Interest (SSSI) likely to have an adverse effect on a SSSI (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of SSSIs;*
- *development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;*
- *opportunities to incorporate biodiversity in and around developments should be encouraged;*
- *planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of*

aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss; and

- *the following wildlife sites should be given the same protection as European sites:*
- *potential Special Protection Areas (SPA) and possible Special Areas of Conservation (SAC);*
- *listed or proposed Ramsar sites; and*
- *sites identified, or required, as compensatory measures for adverse effects on European sites, potential SPAs, possible SACs, and listed or proposed Ramsar sites*.'

The NPPF requires the Planning Authority to have a responsibility to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan. In addition, the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

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