

**18/18a KINGSLEY ROAD,
WYTHENSHAW, MANCHESTER**

**PRELIMINARY BAT ROOST
ASSESSMENT**

A Report to: Studio Agora

Report No: RT-MME-128973

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REPORT VERIFICATION AND DECLARATION OF COMPLIANCE

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

DISCLAIMER

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

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

VALIDITY OF DATA

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

NON-TECHNICAL SUMMARY

In September 2018, Studio Agora commissioned Middlemarch Environmental Ltd to undertake a Preliminary Bat Roost Assessment at No. 18/18a Kingsley Road, Wythenshawe, Manchester. This survey was required because it is proposed that the buildings onsite be demolished in order to make way for potential future development.

To fulfil the above brief to assess the potential for the existing buildings on site to support roosting bats, a Preliminary Bat Roost Assessment was undertaken on 1st November 2018.

Building 1 was considered to have high bat roosting potential as many potential access/roosting features were identified around the building and Building 2 was considered to have low bat roosting potential, as only one potential roosting feature was identified. Therefore, any works to these buildings have the potential to impact roosting bats.

There is some suitable foraging habitat around the sites within the residential gardens close to the site and within Wythenshawe Park further afield. As there is little vegetation on site, the site holds little value for foraging bats. However, any bats utilizing the adjacent residential garden boundaries for foraging and commuting purposes have the potential to be impacted by light pollution.

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

R1 Building 1

No. 18 Kingsley Road has been identified as having high potential to support roosting bats. Bat Surveys: Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2016) recommends that for structures with high bat roosting potential at least three dusk emergence and/or dawn re-entry surveys be undertaken during the bat emergence/re-entry survey season to determine the presence/absence of roosting bats within the structure.

R2 Building 2

No. 18a Kingsley Road has been identified as having low potential to support roosting bats. Bat Surveys: Good Practice Guidelines, published by the Bat Conservation Trust (Collins, 2016), recommends for structures with low bat roosting potential that at least one survey (consisting of either a dusk emergence survey or a dawn re-entry survey) be undertaken during the peak season for emergence/re-entry surveys (May to August) to determine the presence/absence of roosting bats within the structure.

R3 Foraging/Commuting Bats

Bats are likely to use the immediately adjacent residential gardens for foraging and commuting. Therefore, any lighting, either temporary or permanent, along the site boundaries should be kept to a minimum and directed away from these boundary features to maintain 'dark' areas and corridors.

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1. INTRODUCTION

1.1 PROJECT BACKGROUND

In September 2018, Studio Agora commissioned Middlemarch Environmental Ltd to undertake a Preliminary Bat Roost Assessment at 18 and 18a, Kingsley Road, Wythenshawe, Manchester. It is currently understood that the buildings onsite will be demolished in order to make way for potential future development.

To fulfil the above brief to assess the potential for the existing building on site to support roosting bats, a Preliminary Bat Roost Assessment was undertaken on 1st November 2018.

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

1.2 SITE DESCRIPTION AND CONTEXT

The study site was located immediately to the west of Kingsley Road on the north-eastern outskirts of Wythenshawe, Greater Manchester, centred at OS Grid Reference SJ 82904 89948.

18 Kingsley Road (Building 1) was the main building, and this was roughly rectangular in shape with multiple adjoining sections of varying construction which were divided into individual business units. 18a Kingsley Road was a separate car workshop (Building 2) which was located immediately to the south of Building 1. Hardstanding was present immediately around and between both buildings whilst residential properties with associated gardens surrounded the site to all sides.

Within the slightly wider landscape, residential properties with associated gardens continued to dominate although Wythenshawe Park with its amenity grassland and woodland habitats, was located approximately 580 m to the west of the site. The River Mersey ran 450 m north-east of the site, and Manchester Airport was situated approximately 4 km to the south of the site.

1.3 DOCUMENTATION PROVIDED

The conclusions and recommendations made in this report are based on information provided by the client regarding the scope of the project.

2. METHODOLOGY

2.1 DESK STUDY

The Natural England - *MAG/C* website was consulted for records of previous bat licences within 1 km of the site and statutory sites designated for the presence of bats. Relevant bat data is discussed in Chapter 3.

2.2 FIELD SURVEY

In line with the specifications detailed in Bat Mitigation Guidelines (English Nature, 2004) and Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016), a Preliminary Bat Roost Assessment of the building was conducted during daylight hours. A visual assessment was undertaken to determine the presence of any Potential Roost Features (PRFs), together with a general appraisal of the suitability of the site for foraging and commuting. Table 2.1 provides examples of PRFs. Any accessible PRFs were inspected using binoculars, a torch and endoscope for evidence of possible bat presence. Buildings were surveyed externally and internally.

For reasons of health and safety, the survey was only undertaken in areas accessible from 3.5 m ladders.

Example of Potential Roost Features	
Externally - Access through window panes, doors and walls; - behind peeling paintwork or lifted rendering; - behind hanging tiles; - weatherboarding; - eaves; - soffit boxes; - fascias; - lead flashing; - gaps under felt (even including those of flat roofs); - under tiles/slates; - existing bat and bird boxes; and - any gaps in brickwork or stonework permitting access into access to cavity- or rubble-filled walls.	Internally - behind wooden panelling; - in lintels above doors and windows; - behind window shutters and curtains; - behind pictures, posters, furniture, peeling paintwork; - peeling wallpaper, lifted plaster and boarded-up windows; - inside cupboards and in chimneys accessible from fireplaces. - within attic voids: - the top of gable end or dividing walls; - the top of chimney breasts; - ridge and hip beams and other roof beams; - mortise and tenon joints; - all beams (free-hanging bats); - the junction of roof timbers, especially where ridge and hip beams meet; - behind purlins; - between tiles and the roof lining; and - under flat felt roofs.

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

Suitability	Description
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
Negligible	Negligible habitat features on site likely to be used by roosting bats.

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

3. DESK STUDY

3.1 STATUTORY NATURE CONSERVATION SITES

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

3.2 SPECIES RECORDS

The data search was carried out on 30th November 2018 using the Natural England - *MAGIC* website. Records of bat mitigation licences and the species to which these licences apply, within a 2 km radius of the survey area are summarised in Table 3.1. It should be noted that the absence of records should not be taken as confirmation that a species is absent from the search area.

Species	Nearest Record	Most Recent Record	Species of Principal Importance?	Legislation
Common pipistrelle <i>Pipistrellus pipistrellus</i>	550 m to the north-east	2017	-	ECH 4, WCA 5, WCA 6
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	550 m to the north-east	2017	✓	ECH 4, WCA 5, WCA 6
Key: ECH 2: Annex II of the European Communities Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. Animal and plant species of community interest whose conservation requires the designation of Special Areas of Conservation. ECH 4: Annex IV of the European Communities Council Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. Animal and plant species of community interest in need of strict protection. WCA 5: Schedule 5 of Wildlife and Countryside Act 1981 (as amended). Protected animals (other than birds). WCA 6: Schedule 6 of Wildlife and Countryside Act 1981 (as amended). Animals which may not be killed or taken by certain methods. Species of Principal Importance: Species of Principal Importance for Nature Conservation in England.				

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

4. SURVEY RESULTS

4.1 INTRODUCTION

The Preliminary Bat Roost Assessment was conducted on 1st November 2018 by Charlotte Richardson MSc (Ecological Consultant) and Shona Sutherland (Ecological Project Officer). Weather conditions recorded at the time of survey are presented in Table 4.1.

Parameter	Conditions
Temperature (°C)	8
Cloud Cover (%)	90
Precipitation	Dry
Wind Speed (Beaufort)	F1

Table 4.1: Weather Conditions During the Preliminary Bat Roost Assessment

4.2 CONSTRAINTS

Visibility was restricted on the western side of Building 1, as this elevation ran very close to the fences of the adjacent residential gardens. An assessment of the walls that could be reached on this side was made but the roof could not be assessed. In addition, a small proportion of the northern side of the building could not be seen, as a flat-roofed section of the building abutted the boundary wall. With regards to the internal assessment, the building interior comprised a number of individual business units, some of which were locked at the time of survey. However, it is considered that sufficient access was obtained to provide an accurate representation of the building's suitability for roosting bats.

Although an assessment of the gable ends and northern elevation of Building 2 was able to be undertaken, the southern side of the roof could not be seen due to the close proximity of the adjacent garden fences. However, given the construction of the building, this was not considered to be a significant constraint.

4.3 SURVEY RESULTS

Two buildings were present on site which were No. 18 (Building 1) and 18a Kingsley Road (Building 2). Building 1 had been partitioned into many smaller units, and various extensions had been added over a number of years. Figure 4.1 shows the approximate boundaries of the buildings surveyed in relation to the site boundary.



Figure 4.1: Building Layout and Approximate Site Boundary.

4.3.1 Building 1 (No. 18 Kingsley Road)

External Assessment

Building 1 was a large building with several extensions of differing construction. It was not possible to access half of the northern side and most of the western side due to the close proximity of the residential property boundaries. Therefore, these sides of the building could not be fully assessed.

To the south east was a two-storey flat roofed section (Plate 1) with a corrugated pitched roof section immediately adjoined this to the west (Plate 2). Four large metal shutter doors spanned the length of both of these sections, and the first floor of the flat roofed section had windows which were well-sealed (Plate 3). Some gaps were identified underneath the wooden fascias on the southern side of the two-storey section, but they were too high to be fully inspected. They were observed using binoculars and a torch and although no evidence of bat ingress was recorded they were found to be clear of cobwebs.



Plate 1: Flat Roofed, Two-Storey Section to the South-east.



Plate 2: Corrugated Pitched Roof Section to the South-west with Metal Shutter Doors.



Plate 3: Eastern Elevation of the South-eastern Section.

The eastern elevation of the building comprised a pitched roof structure with flat slate roof tiles and solar panels along approximately half of its length (Plate 6). It had brick walls and well-sealed, arched windows and doors. The north-eastern corner gable end extended from the northern section of the building. This had a mock-tudor section below the gable, and uPVC cladding, windows and doors on the ground floor (Plate 7). Some of the barge boarding was degraded at the gable end, but the soffit areas and supporting beams were in good condition. Some raised brickwork was noted above a metal shutter box over the door (Plate 8) and this appeared to extend some way, providing a suitable roosting crevice for bats. A number of small gaps were also noted in the wall brickwork towards the north-eastern end and centre of this elevation. These were clear of debris and also appeared to extend into the walls.



Plate 6: Eastern Elevation of Building with Solar Panels.



Plate 7: North-eastern Section of Building with Mock-Tudor Gable and uPVC Cladding.



Plate 8: Raised Brickwork Above Shutter Box.

The northern side of the building comprised a pitched roof section running across the site from west to east (with the eastern gable extending slightly beyond the eastern building elevation – Plate 9), and Rudy's Autotek workshop to the north-west which had a flat-roof and parapet (Plate 10). A tall chimney feature was present in this area and this had crumbling brickwork which was considered to provide potential roosting opportunities for bats (Plate 11). The roof of the pitched section was slate tiled with clay interlocking ridge tiles. A number of the slates had lifted on the northern elevation, and gaps were also noted beneath ridge tiles at the eastern gable end of this section. All of these features were considered to provide suitable roosting crevices for bats. The parapet wall along the eastern elevation of Rudy's Autotek restricted visibility to the roof from the building exterior, but the construction of the roof was able to be determined during the internal inspection.



Plate 9: The Northern Pitched Roof Section.



Plate 10: Rudy's Autotek to the North-west.



Plate 11: The Tall Chimney with Crumbling Brickwork to the North.

The western side of Building 1 ran very close to the fences of the adjacent residential gardens and some scrub vegetation was present (Plate 4), meaning that a visual assessment of the roof on this side could not be undertaken. Missing fascia/soffit boards were noted close to the southern end. A brick wall ran along the northern end of the western boundary and crumbling brickwork was noted within the wall approximately half way along its length (Plate 5), some of which was cobwebbed. Where the brickwork was crumbling, gaps were also noted underneath the coping stones along the wall top, which provided a potential roosting feature for bats.



Plate 4: Scrub Vegetation on Western Side of the Building.



Plate 5: Missing/Degraded Brickwork on the Western Side of the Building

Access to the central portion of the roof was available from an office window on the first floor towards the centre of the building, and the presence of a single walkway which spanned the length of the building facilitated access to some areas (Plate 12). From here the parts of the roof that could be accessed were thoroughly inspected. The roof pitches comprised a mix of flat slate and metal corrugated sheeting with clay ridge tiles. Solar panels and some skylights were fitted to several of the roof pitches (Plate 12).

The central office building (which facilitated access to the roof) extended beyond the height of the surrounding roofs and was of brick construction. It had a pitched slate tiled roof with solar panels on the eastern elevation. The roof was supported by beams, in a poor condition, which extended beyond the eastern and southern eaves, and many gaps were identified between the roof tiles on the northern and southern gable eaves (Plate 13), around the southern office window (Plate 14) and within the brickwork of the building and the chimney which extended from the south-western corner (Plate 15).

The sewing workshop to the south-west appeared to be of similar construction to the central office, but the exterior could only be seen from a northern aspect. Although the roof tiles were generally in good condition along the northern elevation of the sewing room, a large hole was noted in the roof (where tiles were missing) towards the north-western corner (Plate 16). The long section of the building along the western side could only be seen from the eastern elevation, and once again, a number of the slate tiles here had slipped (Plate 17), and gaps were noted beneath the ridge tiles.



Plate 12: The Roof Walkway with Corrugated Metal Sheeting, Skylights and Solar Panels Present.



Plate 13: Gaps at the Eaves of Central Office Section



Plate 14: Gaps Around the Central Office Window (Southern Elevation).



Plate 15: Chimney which Extended from the South-western Corner.



Plate 16: Hole in North-west Corner of Sewing Workshop Roof.



Plate 17: Slipped Slate Tiles on Eastern Elevation of Western-most Roof Section.

Numerous features were recorded around the building which could be utilised by bats to gain entry into the building and potential roost locations. These features include:

- Missing, lifted or warped roof tiles;
- Missing, lifted or warped ridge tiles;
- Gaps at the eaves;
- Lifted lead flashing around chimney bases;
- Gaps around tiles where flue chimneys extend through the roof;
- Cracks or holes in brickwork of building and chimneys; and,
- Gaps around window frames.

It was not possible to inspect all of these features due to the height at which they located, and as such it was not possible to establish if bats had used these features to enter a roost location at the time of surveying. No evidence of roosting bats, e.g. droppings, urine staining, feeding remains or scratch marks, was recorded within the features that could be fully inspected during the survey.

Internal Assessment

At the time of the survey, Building 1 was in use by a number of individual businesses which included a car workshop, a gym, a laundrette and a sewing room. Some sections of the building were open plan to the roof with a wooden boarding lining beneath the pitched tiled/corrugated roof, whereas other areas had been upgraded by the construction of mezzanines or first floor office/storage spaces. Some of the corrugated sections of roof had skylights fitted, which made the internal portions of the building light.

The offices on the first floor, above the gym to the south-east of the building, had a suspended ceiling and a flat roof. It was not possible to enter these offices as they were locked but an assessment was made of the stairway/ hallway which lead to them (Plate 19). This area had been recently re-decorated and no suitable gaps for roosting bats were identified.



Plate 19: The Roof in the Hallway Outside the South-eastern Offices.

The laundrette/workshop on the ground floor along the eastern extent of the building was largely open to the roof (Plate 20), with the exception of a small area to the south where a mezzanine was present (Plate 21). Windows were present along the eastern elevation of the building, and a mix of painted wooden boards with metal support beams and plasterboard lined the roof. Some of the plasterboard was lifting and clear sheeting skylights were also present on the western roof elevation (Plate 22). A small gap was recorded close to the ridge beam, but this was very cobwebbed and did not appear to extend. Another room extended from the western elevation of the main laundrette area, and this was two-storey with an office on the first floor (which facilitated access to the roof). On the ground floor, gaps were identified within the brickwork on the west side and these appeared to extend into the wall cavity (Plate 23). The first-floor office room was open to the loft and the ceiling was lined with plasterboard with suspended lights attached (Plate 24). There was an old fan unit to the south of the room, but this had been blocked and did not provide an access point for bats (Plate 25).



Plate 20: The Interior of the Laundrette/Workshop



Plate 21: Mezzanine with Skylight to West.



Plate 22: Lifted Ceiling Boards and Plastic Sheeting.



Plate 23: Gaps in Brickwork

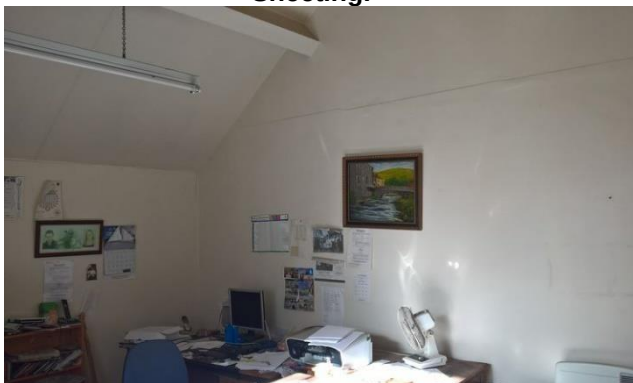


Plate 24: Laundrette First-floor Office Interior.



Plate 25: Old Blocked-off Fan Unit in the Southern Elevation of the Laundrette Office.

Three adjoining rooms were used for storage along the western side of Building 1 (Plate 26). At the southern end, two of the rooms were open plan internally and they had a suspended ceiling which was in good condition with a loft hatch to the south-east (Plate 27). Although the loft hatch was too high to access during the survey, an assessment by torchlight indicated that the roof in this area comprised metal corrugated sheeting which was supported by wooden beams.

The third storage room on the western side was open to the roof and was supported by wooden beams and lined with wooden boarding/panelling (Plate 28). Some gaps were identified at the roof apex where the boards met (Plate 29), but these appeared largely cobwebbed suggesting that they had not been accessed by bats. There was an old fan unit present towards the southern apex of this building section, which could potentially allow bat access to the building interior (Plate 30). A small breezeblock structure was also recorded in the south-western corner of this room, but this was considered to be of negligible value to roosting bats.



Plate 26: Storage Area to the West of the Building.



Plate 27: Metal Corrugated Roof Seen Through the Loft Hatch.



Plate 28: Wooden Boarded Ceiling.



Plate 29: Gaps Recorded at the Roof Apex.



Plate 30: Old Fan Unit to the South with Breezeblock Structure below.

A sewing room was present on the first-floor above the storage area to the south-west of the building. This was open to the loft space and the ceiling was lined with wooden boarding (Plate 31), with skylights installed to the south of the room. The walls and wooden boarding was generally in good condition but there was some exposed insulation to the south (Plate 32).



Plate 31: The First-floor Sewing Room.



Plate 32: The Exposed Insulation to the South-east of the Sewing Room.

A workshop was present towards the centre and north of the building, and this had two-storeys. On the ground floor the rooms were in use as workshops, offices and a kitchen, all of which were well-sealed. The whole first floor area above the workshop was used as storage space with wooden boards and beams lining the roof (Plate 33). The wooden boards were generally intact, but some were lifting (Plate 34). The ridge and brickwork were largely cobwebbed but light could be seen through the ridge gaps suggesting potential access points were present. A mezzanine was present at the northern end of this storage area which had a large gap leading down to the ground floor/adjacent yard, used as a loading bay (Plate 35).



Plate 33: The Wooden Boarded Ceiling of the First Floor.



Plate 34: The Wooden Boards which were Intact but Lifting.

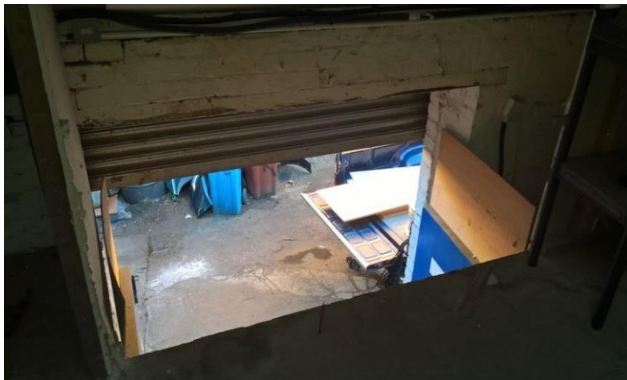


Plate 35: Large Gap in the Mezzanine Leading to the Ground Floor and Northern Yard.

A car workshop was present to the north-west next to the yard. This was a single storey area with ceilings comprising of a mix of metal/plastic corrugated sheeting and wooden boarding (Plates 36 and 37). Some gaps were recorded to the west of this section where brickwork was missing.

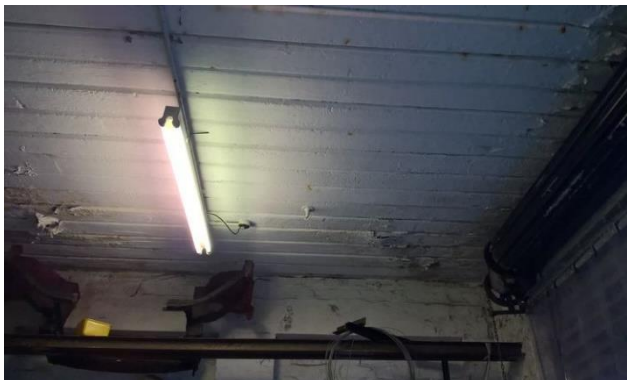


Plate 36: The Wooden Panelling Ceiling

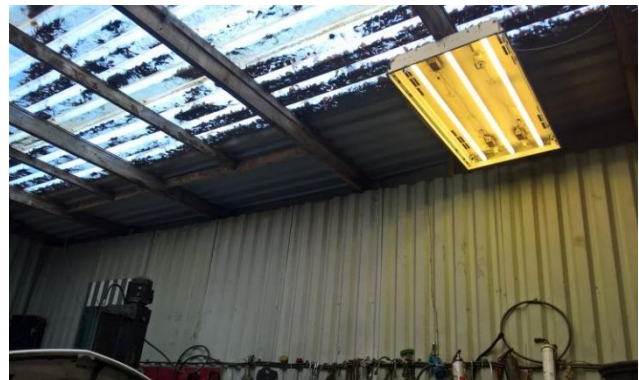


Plate 37: The Metal Corrugated Roof with the Large Skylight

It was not possible to fully inspect all features within the Building 1 due to its height and complex structure. The presence of lining and boarding under some roof section could conceal crevice roosting features and a number of access points into the interior were noted. As such the bat roosting potential of the building could not be fully determined. Whilst no evidence of bats, e.g. droppings, urine staining, feeding remains or scratch marks, was recorded during the internal inspection of the building, not all areas could be fully assessed. However, due to the large number of potential roosting features and access points recorded, the building was considered to have high potential for supporting roosting bats.

4.3.2 Building 2 (No. 18a Kingsley Road)

External Assessment

This building was a tall single storey structure which was in use as a car workshop at the time of survey. There was limited visual access to the western and southern sides of the building, and the roof could not be inspected on the south side due to the close proximity of the immediately adjacent garden fences (Plate 38).



Plate 38: Southern Side of Building 2.

A large metal shutter door was present to the north-east and windows were present on the northern (Plate 39) and southern aspects of the building. On the eastern gable end, a bargeboard was present which had some lifting at the north-eastern end (Plates 40 and 41). Although some areas were partially cobwebbed, others appeared clear of debris. It was not possible to inspect these gaps due to the height at which they were located and as such it was not possible to establish if bats had used these features to enter a roost location.



Plate 39: Northern Aspect of the Workshop with the Metal Shutter Door and Intact Windows.



Plate 40: Eastern Aspect of the Workshop.



Plate 41: Gaps Behind Barge Board Eastern Gable End.

No evidence of roosting bats, e.g. droppings, urine staining, feeding remains or scratch marks, was recorded within or around the features that could be fully inspected during the external survey.

Internal Assessment

The building was in use as a car workshop with tyre storage and an office/small kitchen to the south-west (Plate 42). The building was open to the roof so there was no internal loft space (Plate 43). The walls were made of brick and the ceiling comprised corrugated metal with occasional plastic sheets serving as skylights. Composite concrete lined the corrugated metal sheets, some of which had crumbled away on the northern side exposing the sheeting below (Plate 44). There were windows to the north and south of the building and a large open shutter door to the north-east. Holes were noted in the brickwork to the north-east and south-east where large bolt supports were present, and at the eaves on the west side where light could be seen (Plate 45). These gaps would potentially facilitate fauna access into the building, but no suitable bat roost features were recorded internally.



Plate 41: Kitchen Area to the South-west.



Plate 42: The Interior of the Workshop



Plate 43: Concrete Composite Coating Peeling Away from the Corrugated Metal Roof



Plate 44: Peeling Concrete Composite Coating and Gaps at the Western Gable End

As it was in active use as a workshop, the building was relatively noisy and light, reducing its potential value for roosting bats internally, but potential roost features were present externally below the bargeboard. Based on the evidence gathered during both the internal and external inspections, the building was considered to have low bat roost potential.

4.4 SITE AND SURROUNDING HABITATS

As the site comprised mainly of buildings and hardstanding, it was considered to have limited value to foraging and commuting bats. However, the residential gardens which border the site are considered suitable for these purposes. The adjacent residential gardens connect the site to other suitable habitats within the wider surrounding landscape, including Wythenshawe Park (580 m to the west of the site), which would offer good foraging habitat.

Habitats within 1 km of the site suitable for roosting, commuting and foraging include: residential houses and associated gardens; churches, schools, hospitals and associated grounds; sports grounds with associated open grassland habitats; parks and pockets of woodland.

5. DISCUSSION AND CONCLUSIONS

5.1 SUMMARY OF PROPOSALS

The proposed works will involve the demolition of both buildings on site and the redevelopment of the site.

5.2 ASSESSMENT OF BUILDINGS

Building 1

Based on the survey findings, No. 18 Kingsley Road was considered to have many potential access/roosting features for bats, including slipped/lifted roof and ridge tiles, degraded brickwork, gaps at the eaves and gaps around window frames. Due to the height at which some of these features were located, it was not possible to fully inspect them all. With regards to the internal inspection, a lot of the features were too high to fully inspect, but as there were many potential roosting features, therefore, the building was assessed as having high potential for roosting bats.

Building 2

During the field survey, a small gap was noted around the barge board on the eastern elevation of the building, which could not be fully inspected, but appeared clear of debris. As the remainder of the building was considered largely unsuitable for bats, the building was determined to have low bat roost potential.

5.3 POTENTIAL IMPACTS ON BATS

Building 1 was considered to have high bat roosting potential as many potential access/roosting features were identified around the building and Building 2 was considered to have low bat roosting potential, as only one potential roosting feature was identified. Therefore, any works to these buildings have the potential to impact roosting bats and further surveys are recommended to ascertain whether bats are present or absent. This recommendation is detailed in Chapter 6.

There is some suitable foraging habitat around the sites within the residential gardens close to the site and within Wythenshawe Park further afield. As there is little vegetation on site, the site holds little value for foraging bats. However, any bats utilizing the adjacent residential garden boundaries for foraging and commuting purposes have the potential to be impacted by light pollution. Therefore, a precautionary recommendation regarding lighting is detailed in Chapter 6.

6. RECOMMENDATIONS

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

R1 Building 1

No. 18 Kingsley Road has been identified as having high potential to support roosting bats. Bat Surveys: Good Practice Guidelines published by the Bat Conservation Trust (Collins, 2016) recommends that for structures with high bat roosting potential at least three dusk emergence and/or dawn re-entry surveys be undertaken during the bat emergence/re-entry survey season to determine the presence/absence of roosting bats within the structure. The bat emergence/re-entry survey season extends from May to September. At least two of the surveys should be undertaken during the peak season for emergence/re-entry surveys between May and August and one of the three surveys should be a dawn re-entry survey. If a roost is discovered during these surveys, a Natural England licence application may be required.

R2 Building 2

No. 18a Kingsley Road has been identified as having low potential to support roosting bats. Bat Surveys: Good Practice Guidelines, published by the Bat Conservation Trust (Collins, 2016), recommends for structures with low bat roosting potential that at least one survey (consisting of either a dusk emergence survey or a dawn re-entry survey) be undertaken during the peak season for emergence/re-entry surveys (May to August) to determine the presence/absence of roosting bats within the structure. Should this survey confirm the presence of roosting bats, it will be necessary to undertake additional surveys in order to inform a Natural England licence application. In addition, should the survey identify the presence of significant levels of bat activity at the site, it may be necessary to undertake further survey visits to comprehensively assess the value of the site to bats.

R3 Foraging/Commuting Bats

Bats are likely to use the immediately adjacent residential gardens for foraging and commuting. Therefore, any lighting, either temporary or permanent, along the site boundaries should be kept to a minimum and directed away from these boundary features to maintain 'dark' areas and corridors. The lighting strategy for any future development of the site should involve the use of low level and directional lighting, such as bollard lighting, to help to minimise light spill.

REFERENCES AND BIBLIOGRAPHY

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The Conservation of Habitats and Species Regulations 2017.

APPENDIX 1

LEGISLATION

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

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

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

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

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

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

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

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

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

The following bat species are Species of Principal Importance for Nature Conservation in England: barbastelle bat *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, noctule *Nyctalus noctula*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, greater horseshoe bat *Rhinolophus ferrumequinum* and lesser horseshoe bat *Rhinolophus hipposideros*.

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

ECOLOGY

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

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

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