

47 PETER STREET
MANCHESTER
BAT SURVEY REPORT

Client Name: Exclusive Investments Ltd

Our Ref: 1306

Services to be Provided: Bat Survey Report

Table of Contents:

1.0 Introduction

2.0 Methodology

3.0 Results

4.0 Evaluation

5.0 Recommendations

References

Appendix A – Ecological Data Search Records

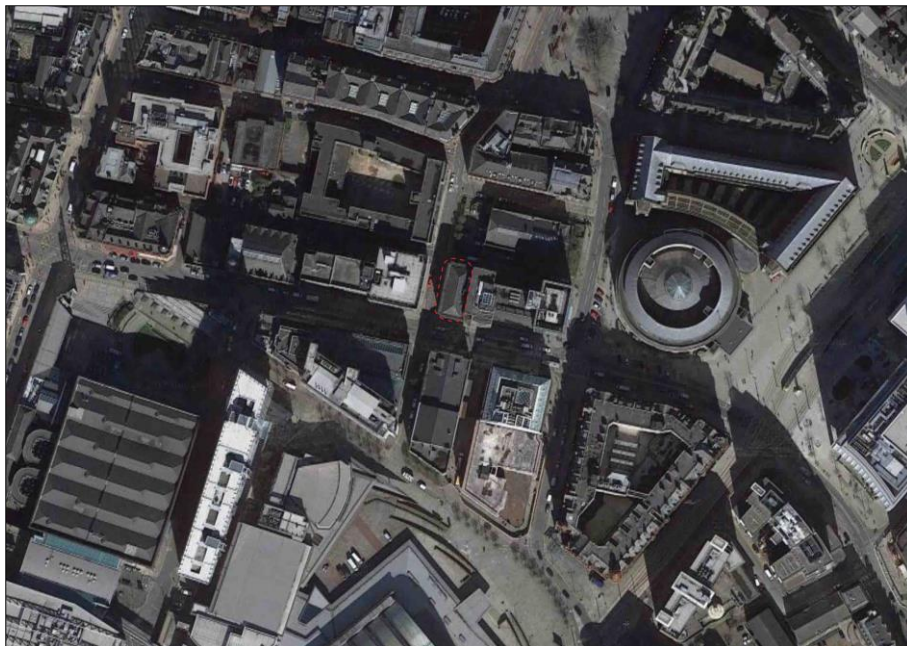
Appendix B - Photograph Plates

1.0 Introduction

1.1 Background

- 1.1.1 This bat survey report has been prepared by Anthony Nickson on behalf of Shape Consulting Engineers. The report will accompany a planning application for the renovation of 47 Peter Street, an existing Grade II listed, former Victorian warehouse, into a boutique hotel.
- 1.1.2 The application site (ref. figure 1) is located in Manchester City Centre (grid ref: SJ8374397963). The application site consists entirely of a former warehouse and the habitats within the immediate and wider landscape comprise predominately of buildings and hard landscaping with infrequent planted trees.

Figure 1. Site location



1.2 Legislation and Planning

- 1.2.1 All British bat species and their roosts are protected under European Law (Conservation of Habitats and Species Regulations 2010) and UK Law (Wildlife and Countryside Act 1981, as amended). As such it is an offence to undertake the following acts;
- Deliberately capture, injure or kill a bat
 - Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
 - Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
 - Intentionally or recklessly obstruct access to a bat roost
- 1.2.2 Biodiversity is a material consideration to the planning process and consideration must be given to the protection, retention and improvement, of existing biodiversity features. The renovation of the former warehouse will effect a structure which could potentially support protected species and consideration should be given to roosting bats and other protected and notable species which could be supported by the building.

2.0 Methodology

2.1 Desktop Study

- 2.1.1 A desktop study was carried out to obtain and review ecological information held by the Local Records Centre. Greater Manchester Ecology Unit (GMEU), the local biological records centre was asked to provide protected and notable habitat and species information for the site and an area within 500m radius of the site.

2.2 Site Survey

Habitat Suitability

- 2.2.1 The habitats present on site and within the surrounding area were identified by undertaking a site walkover and by reviewing publically accessible online maps. The habitats' suitability to support and provide connectivity for commuting and foraging bats was then determined.

Table 1. Guidelines for assessing the potential suitability of proposed development sites for bats based on the presence of habitat features within the landscape

Suitability	Commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Preliminary Roost Survey

- 22.2 A preliminary roost assessment of the former warehouse was undertaken on the 21/09/2017. An external and internal (where accessible) inspection of the former warehouse was undertaken to search for, and to assess the potential for, a bat roost to be present.
- 22.3 External searches included, for example, looking for gaps between any soffit boards and walls, gaps between window frames and the walls, and looking for bat droppings on the walls and window ledges. Following the external survey, an internal survey of accessible loft spaces was also carried out to search for evidence of a bat roost. This included looking for the following signs:
- live or dead bats
 - bat droppings
 - bat entry/exit points
 - bat urine staining
 - grease marks on any timbers
 - feeding remains such as insect wings
 - areas clear of cobwebs
- 22.4 The former warehouse was then assessed in accordance with the guidelines for assessing the potential suitability of proposed development sites for bats (BCT, 2016).

Table 2. Guidelines for assessing the potential suitability of proposed development sites for bats based on the presence of suitable roosting features within a structure

Suitability	Commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
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). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree 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).
High	A structure or tree 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.

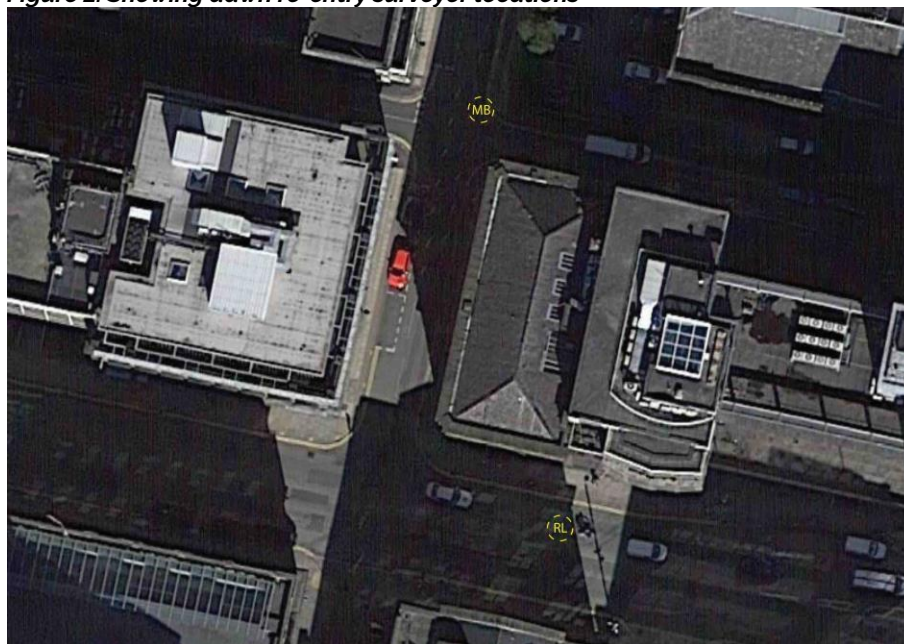
- 22.5 A pair of close focussing binoculars, a high-powered torch and an endoscope were used (where required) to search for evidence of bats, externally and internally.

- 2.2.6 Anthony Nickson carried out the daytime bat survey; Anthony is an active bat worker and holds a Natural England Class 2 survey licence (2015-16233-CLS-CLS) for bats; he is also a full member the Chartered Institute of Ecology and Environmental Management.

Emergence/Re-entry Survey

- 2.2.7 Following the preliminary roost assessment a further presence/absence survey was carried out on the existing building. A single dawn re-entry survey on the 22/09/2017.
- 2.2.8 For the survey two surveyors were located strategically to ensure all potential bat access points were accounted for, and monitored the building visually to determine whether or not any bats emerged from, or entered, the building. Further to this, each surveyor used a bat detector to listen to the echolocations of any bat activity so that the bats could be identified to species or at least genus level.

Figure 2. Showing dawn re-entry surveyor locations



- 2.2.9 The dawn re-entry survey began 90 minutes before sunrise and continued until 15 minutes after sunrise.
- 2.2.10 The presence/absence surveys were led by Richard Lowe. Richard was assisted by Martyn Barnes. Both surveyors are experienced in undertaking presence/absence surveys.

2.3 Other protected species

- 2.3.1 In addition to surveying for bats, during the survey any direct observations or signs of other protected or notable species, in particular nesting birds, were also to be recorded.

3.0 Results

3.1 Desktop Study

3.1.1 GMEU provided the following information for the site and a 500m radius:

- Statutory and Non-Statutory Sites
- Protected and BAP Species

3.1.2 It should be noted that although the records provided by the Local Record Centre are based on current records, they do not represent an exhaustive list of all records.

3.1.3 The information from the data search was analysed and the relevant issues have been detailed below:

International/National Protected Sites

3.1.4 The desktop study search shows that there are no sites with European or National statutory designation within a 500m radius of the site boundary.

Local Nature Reserves

3.1.5 The desktop study search shows that there are no Local Nature Reserves (LNR) within a 500m radius of the site boundary.

Local Wildlife Sites

3.1.6 The desktop study search shows that there are no Local Wildlife Sites (LWS) within a 500m radius of the site boundary.

Bats

3.1.7 The three most commonly recorded species of bat in Greater Manchester and elsewhere in the UK are the common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*); all of which commonly roost within built structures.

3.1.8 Six other species of bats have also been recorded in Greater Manchester all of which have been known to roost in built structures albeit less frequently than the species previously mentioned, these are:

- Brandt's bat (*Myotis brandtii*)
- Daubenton's bat (*Myotis daubentonii*)
- Nathusius' pipistrelle (*Pipistrellus nathusii*)
- Natterer's bat (*Myotis nattereri*)
- Noctule (*Nyctalus noctula*)
- Whiskered bat (*Myotis mystacinus*)

3.1.9 The local record centre provided 5 bat records within a 500m radius of the site boundary. The records are all 'other bat sign records' summarised within Table 3 below.

Table 3. Summary of GMEU bat records

Species	Other bat sign	Roost Record	Closest Record
Bats (<i>Vespertilionidae</i>)	1	0	The record is 205m north-east of the site boundary.
Common Pipistrelle (<i>Pipistrellus pipistrellus</i>)	3	0	The closest record is 345m south-west of the site boundary.
Pipistrelle species (<i>Pipistrellus</i> spp.)	1	0	The record is 430m south-east of the site boundary.

- 3.1.10 Whilst nine species of bats have been recorded in Greater Manchester, the likely bat species to be found roosting within the former warehouse would be the common pipistrelle and/or soprano pipistrelle. These bats are both crevice dwelling bats which roost in built structures in urban areas.

Black Redstart

- 3.1.11 The local record centre provided two black redstart records within the 500m search area. The closest record is 315m north-west of the site boundary.

Kingfisher

- 3.1.12 The local record centre provided one kingfisher record within the 500m search area. The record is 335m south-east of the site boundary.

Peregrine

- 3.1.13 The local record centre provided one peregrine record within the 500m search area. The record is 500m south-west of the site boundary.

3.2 Site Survey

Habitat Suitability

- 3.2.1 The application site is surrounded by buildings and hard landscaping with infrequent planted trees. The landscape provides negligible commuting and foraging habitat for bats.

Preliminary Roost Survey

- 3.2.2 47 Peter Street is an existing Grade II listed, former Victorian warehouse (ref. plate 1) located on the corner of Peter Street and Southmill Street in Manchester's city centre.
- 3.2.3 The building currently consists of four storeys above ground with a semi-submerged lower ground/ basement level. As is typical of the building type the elevations comprise principally of red brick with stonework (ref. plate 2).
- 3.2.4 From ground level the pitched hipped slate roof, skylights and chimney stacks are not visible. The brick external walls and stonework are in excellent condition and no ingress points or roosting opportunities were identified from ground level.

- 3.2.5 Internally, the top floor (ref. plate 3) is vacant and in a poor state of repair. The space is boarded (ref. plate 4) and the timber framed roof is exposed. There are several roof lights (ref. plate 5) and windows (ref. plate 6) allowing light into the space. There is a small void (>30cm deep) between the slate tile roof which has been laid directly onto the roof battens and the ceiling which is a lath plaster construction.
- 3.2.6 The hipped slate roof was not visible from ground level and a roof level external inspection was not possible, although presence of pigeons in the roof space suggests that gaps existed within the slate roof covering.
- 3.2.7 No field signs or evidence of bats were observed during the preliminary roost assessment of the former warehouse either externally or internally. Although a full inspection of the roof was not undertaken it is likely that one or more potential roost sites (slipped roof tiles etc) exist that could be used by crevice dwelling bats.

Emergence/Re-entry Survey

- 3.2.8 Following the preliminary roost assessment a single presence/absence surveys were undertaken on the former warehouse to determine whether the building is being used by roosting bats and to assess the level of bat activity around the site. The results were as follows:

Table 4. Former warehouse dawn re-entry survey

Date	Sunset Time	Surveyors	Start and end times	Equipment used	Weather
22/09/2017	06:54	- Richard Lowe - Martyn Barnes	05:00 - 07:10	1 x EM Touch Pro 2 1 x Bat Box Duet	- 8.0°C (start temp) - 10.0°C (end temp) - Dry (precipitation) - 0-1 (beaufort wind scale)
					<u>Notes</u> - No bat activity was recorded during the survey.

- 3.2.9 No bats were observed emerging or re-entering the former warehouse during the presence/absence survey.

3.3 Other protected species

- 3.3.1 No field signs or potential to support any other protected species (except pigeons) was identified within the former warehouse.
- 3.3.2 The former warehouse does not provide suitable habitat for nesting black redstart, kingfisher or peregrine.

4.0 Evaluation

International/National Protected Sites

- 4.1.1 There are no internationally or nationally statutory designated sites within the application site or within a 1km radius of the application site.

Local Nature Reserves

- 4.1.2 There are no Local Nature Reserves (LNR) within the application site or within a 1km radius of the application site.

Local Wildlife Sites

- 4.1.3 There are no Local Wildlife Sites (LWS) within the application site or within a 1km radius of the application site.

Bats

- 4.1.4 The habitat surrounding 47 Peter Street provides negligible suitability to support foraging and commuting bats. The preliminary roost assessment and presence/absence survey suggest that the former warehouse does not currently support a bat roost and the surrounding landscape provides minimal foraging opportunities. The proposed renovation of the former warehouse is therefore considered to have a negligible impact on the local bat population.

Birds

- 4.1.5 The former warehouse provides nesting and roosting habitat for pigeons.

5.0 Recommendations

Bats

- 5.1.1 No evidence of a bat roost was recorded within the former warehouse during the preliminary bat survey or the subsequent presence/absence survey. The survey information suggests that the former warehouse does not currently supporting roosting bats.
- 5.1.2 Based on the survey information the renovation of the former warehouse should proceed without the requirement for an EPS licence in respect of bats.
- 5.1.3 It should be noted however that bat absence is very difficult to prove definitively due to their mobility and size, and single or small numbers of bats are able to roost in extremely small spaces, such as between roofing tiles. Therefore it is recommended that all removal of roof tiles and ridge tiles is to be undertaken by hand, with the features lifted instead of dragged.
- 5.1.4 If during development works a bat, or an accumulation of bat droppings (ref. plate 7) is discovered at any time during the renovation, work is to temporarily cease whilst a bat ecologist is contacted for guidance and assistance.

Birds

- 5.1.5 All bird species are protected at their nest under the Wildlife and Countryside Act 1981. Due to the building providing suitable habitat for pigeons, it is recommended that any works to these habitats take place outside the peak bird breeding season.
- 5.1.6 If site works to the building will be undertaken within the nesting season then an appropriately qualified ecologist will be required to undertake a site walkover to visually assess potentially suitable nesting habitat for active nests. If active nests are discovered, then site works must cease until the nest is deemed inactive.

References

47 Peter Street (SJ8374397963) data search, GMEU, 27th

September 2017 Bat Mitigation Guidelines, English Nature, A J

Mitchell-Jones A J, 2004

Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition, Bat Conservation Trust, J. Collins, 2016

Bat Workers Manual, 3rd Edition, JNCC, A. J. Mitchell-Jones & A. P.

McLeish, 2004 Countryside and Wildlife Act, 1981

EU Habitats Directive, 1994

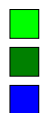
Guidelines for Accessing and Using Biodiversity Data, CIEEM, March 2016

Institute of Environmental Assessment's 'Guidelines for Baseline Ecological Assessment', 1997

Appendix A - Ecological Data Search Records



**GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ8374397963
47 PETER STREET - MAP 1**



THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH
THE PERMISSION OF ORDNANCE SURVEY ON BEHALF OF THE
CONTROLLER OF HMSO ©CROWN COPYRIGHT

UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT

TAMESIDE MBC LICENCE NO LA100022697, 2017



Greater Manchester Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 27/09/2017

Appendix B - Photograph Plates

Plate 1. 47 Peter Street



Plate 2. Stonework



Plate 3. Top floor



Plate 4. Boarded ceiling



Plate 5. Roof lights



Plate 6. Windows



Plate 7. Fully grown common pipistrelle bat and pipistrelle bat droppings



