J W ECOLOGICAL LTD

Bat Survey Report

Former Café, Pickford Street, Ancoats

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1.0 INTRODUCTION

1.1 J W Ecological Ltd were commissioned in August 2007 to undertake a bat survey of a former café on Pickford Street, Ancoats, Greater Manchester. A repeat survey of the site was undertaken in June 2009.

1.2 The aims of the surveys were to:
- Identify any evidence of bat usage.
- Assess bat roost potential.
- Assess the likely impact of the loss of the structure on local bat populations.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The café building is located on the corner of Pickford Street and Jersey Street, Ancoats, Manchester (SJ 84893 98520). See site location plan D/JWE/509/001 (Appendix 1).

2.2 The café building is a single storey brick building with a pitched roof covered in corrugated metal on the exterior and lined with fibre panels on the interior (see photograph 1, Appendix 2). There are wooden barge boards on the exterior of the building. A small toilet extension is attached at the rear and this has a flat roof covered in a bitumen felt.

2.3 On the interior the café has a single loft space approximately 2 metres in height which extends along the entire length of the building (see photograph 2, Appendix 3).

2.4 The café is bordered by large apartment and office buildings to all sides.

3.0 DESKTOP STUDY

3.1 Ecological data and records of protected species were requested/gathered from the following sources (Table 1):

Table 1: Desktop Study Sources

Consultee/Source of Information	Information Supplied
NBN Gateway	Bat records within 1 kilometre of the proposed development site.
Natural England	Magic Map (www.magic.gov.uk) was consulted to check for protected sites within 500 metres of the proposed development.

Protected Sites

3.2 No statutorily or non-statutorily protected sites (SSSI, SPA, SAC etc.) are located within 500 metres of the proposed development.

Bat Records

3.3 Desktop studies revealed no records of bats within 1 kilometre of the proposed development site.

4.0 LEGISLATIVE AND PLANNING CONTEXT

4.1 This is a brief summary of the ecological planning and legislative context in England. This is general advice only and does not relate specifically to the site being assessed.

4.2 Bats

All 16 species of British bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 and under Regulation 39 of the Conservation (Natural Habitats, &c.) Regulations 1994 (the Habitats Directive). Under this legislation it is an offence to:

- Intentionally kill, injure or capture a bat
- Deliberately disturb bats
- Damage, destroy or obstruct access to roosts (a bat roost is defined as any structure or place which is used for shelter or protection, whether or not bats are present)

The potential fine for each offence is £5,000. If more than one bat is involved, the fine is £5,000 per bat. An offender can also be imprisoned for up to six months.

The UK BAP lists six bat species considered as priorities: barbastelle, Bechsteins, greater mouse-eared bat, pipistrelles (common and soprano), greater horseshoe and lesser horseshoe.

Where bats are found to occur on a development site, and there is considered to be a reasonable possibility that a roost may be damaged or destroyed or that bats using a roost will be disturbed, a licence must be obtained from the Department of the Environment, Food and Rural Affairs (DEFRA).

4.3 Birds

On a general note, virtually all species of bird are protected whilst on the nest. Whilst a lawful development is allowed to disturb birds it is considered good practice to undertake any works that could affect nesting birds, e.g. tree felling, vegetation removal, mowing of areas used by ground nesters, outside the bird breeding season (March to August inclusive). This may be included as a condition of the planning permission.

5.0 BAT SURVEY

Methods

5.1 A bat survey was undertaken by Pat Hilton (EN Scientific bat licence holder) of Hilton Ecological on the 23rd August 2007. A repeat survey was undertaken by Joseph Whittick (EN scientific bat license holder 20090428) on the 9th June 2009.

5.2 Surveys were conducted following "The Bat Workers Manual "(JNCC 2004), "The Bat Mitigation Guidelines" (EN 2004) (BMG) and the Bat Conservation Trust Bat Survey Guidelines (BCT 2008) recommendations.

5.3 A thorough interior and exterior inspection of the café building was undertaken during both surveys. Signs surveyed for were droppings, dead bats, feeding remains (beetle and moth remains) urine staining and grease marks around crevices and down walls and noises such as scratching and squeaking. Clulite one million candle power lamps were used for this purpose and close focussing binoculars were used to check any features of interest that were not accessible.

5.4 Timing
The surveys were conducted in August and June which is within the recommended time for bat maternity colonies to be present (BMG).

Results

5.5 No signs of bats were found on the interior or exterior of the building during the surveys in August 2007 or June 2009.

5.6 The sheet construction of the roof offers few suitable roosting crevices for bat species and in general the building is considered to have low potential for bat.

5.7 Land immediately adjacent to the café is sub-optimum for bats being predominantly tall buildings with extensive exterior lighting. The Rochdale Canal is however located approximately 85 metres from the site and an area of open land with a few trees /shrubs is located to the north east of the site. An old millpond suitable as foraging habitat is located on Bengal Street to the north of the site. The café is relatively isolated from these areas of foraging habitat by the adjacent tall buildings.

5.8 No evidence of nesting birds was found in the building at the time of survey.

6.0 CONSTRAINTS

6.1 Bat surveys are only a snapshot of bat activity at the time of survey. Bats can roost in inaccessible small gaps and potentially go undetected during daytime surveys.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 No evidence of bats was identified during the survey in August 2007 or the survey in June 2009. The Café building is considered to have low potential for roosting bats and no licence is thought to be required for its demolition.

7.2 Some species of bat roost in cavities and can be present in inaccessible areas, therefore small numbers can sometimes be difficult to detect. Best practice precautionary measures should be implemented during demolition. Features of the building with potential to be used as roosting sites should be removed sensitively (ideally by hand) before the main demolition works commence. Such features include bargeboards and soffits, lead flashing and roofing sheets. **If bats are found during building works then all work should stop immediately and a licensed bat consultant should be informed.**

7.3 Bats are mobile creatures and can form new roosts at any time. If demolition does not take place within a year of this survey then the survey should be repeated.

8.0 REFERENCES

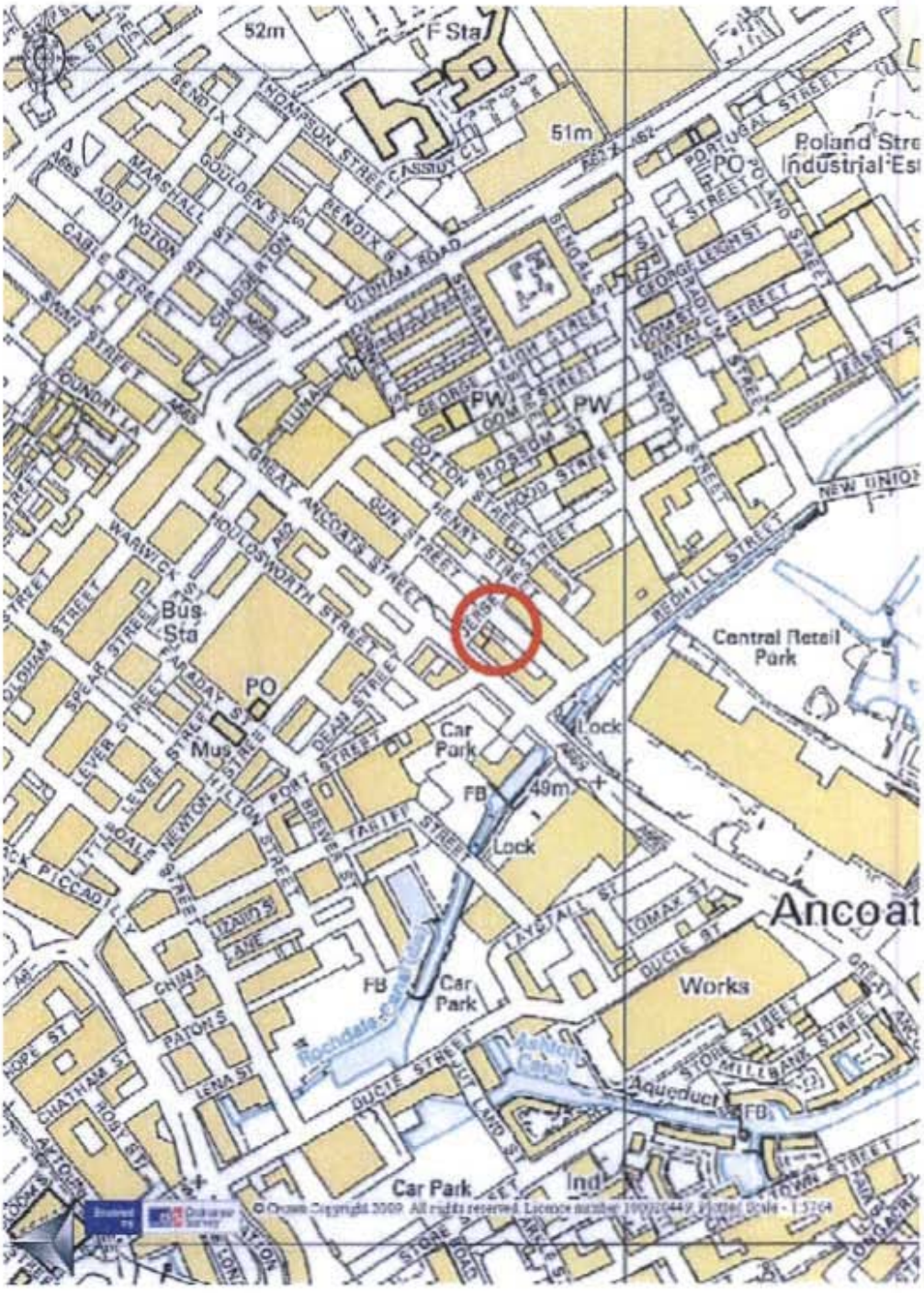
Mitchell-Jones, A.J, & McLeish, A.P. Ed. 2004. *Bat Workers Manual*

English Nature 2004. *Bat Mitigation Guidelines.*

The State of the UK's Bats. Summary report from the National Bat Monitoring Programme. National Bat Monitoring Programme. March 2006

APPENDIX 1

Drawings



= Site Location

JW ECOLOGICAL LTD
TITLE: Site Location Plan
SITE: Former Café, Pickford Street
NGR: SJ 84893 98520
DRAWING NUMBER: D/JWE/509/001

APPENDIX 2

Photographs

Photograph 1 - Café building



Photograph 2 – Loft space of café building

