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To whom it may concern,

Results of Bat Surveys at 140 Palatine Road Manchester M20 2QH

Introduction

Kingdom Ecology have carried out a bat survey of 140 Palatine Road, Didsbury, Manchester M20 2QH. The existing site currently comprises of the Peace Inn Hotel. The bat survey was carried out as part of a proposed planning application to demolish the existing building and replace it with new four residential properties.

The bat survey comprised of a daytime inspections of the building.

The location of the building and a site plan are shown on Figures 1 and 2 in the appendix.

Legislation

Bats

All British bat species are fully protected under the Wildlife and Countryside Act 1981 (as amended) and through their inclusion in Schedule II of the Habitats Regulations 2010 which transpose Annex II of the Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora ("EC Habitats Directive") which defines European protected species of animals.

British bats species are afforded further protection by the Countryside and Rights of Way Act 2000; and the Natural Environment and Rural Communities Act 2006.

Taken together, this legislation makes it an offence to:

- Intentionally or deliberately kill, injure or capture bats.

- Deliberately disturb bats, whether at roost or not.
- Damage, destroy or obstruct access to bat roosts.
- Possess or transport bats, unless acquired legally.
- Sell, barter or exchange bats.

A bat roost is interpreted as “any structure or place, which any wild bat uses for shelter or protection.” (Bat Conservation Trust 2012). A bat roost is protected whether or not bats are present at the time.

The UK Biodiversity Action Plan lists common pipistrelle *Pipistrellus pipistrellus* as a priority species (United Kingdom Biodiversity Partnership 2005).

Bats and the Planning System

Planning authorities are required to take account of protected species and habitat conservation when they consider planning applications. The Department for Communities and Local Government recently published the National Planning Policy Framework (NPPF). Section 11 of this document explains the role of planners in considering the requirements of wildlife legislation to protect wildlife.

The NPPF is accompanied by ODPM Circular 06/2005 which offers guidance to planning authorities when determining planning applications were protected species would be affected. Paragraphs 98 and 99 of this guidance state that:

- The presence of a protected species is a material consideration when considering a proposal that, if carried out, would be likely to result in harm to the species or its habitat (see ODPM/Defra Circular, para 98)
- LPAs should consider attaching planning conditions/entering into planning obligations to enable protection of species. They should also advise developers that they must comply with any statutory species protection issues affecting the site (ODPM/Defra Circular, para 98)

Where there is a reasonable likelihood of bats being present and affected by a development, a bat survey should be carried out and its findings be considered in the determination of the application.

Methods

Bat Survey

The survey was based upon methodologies prescribed in English Nature's Bat Mitigation Guidelines (Mitchell-Jones 2004), the Joint Nature Conservation Committee's Bat Worker's Manual (Mitchell-Jones & McLeish 2004) and the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines 2nd Edition (BCT 2012).

Survey was undertaken on the 25th September 2013. Surveys were led by Richard Roe (BSc, MSc, MIEEM, CEnv, Licensed bat worker (Natural England licence number CL-1134)). Richard has extensive experience of undertaking bat roost surveys as both a professional bat consultant with over ten years experience and as a volunteer bat conservation officer for Natural England.

Daytime Bat Inspection

An inspection of the interior and exterior of the building was undertaken using binoculars, endoscope and a high powered torch to both search for actual evidence indicative of bat use and to identify any features which could potentially be used by roosting bats.

In addition to searching for evidence of an actual bat roost, the survey also aimed to assess the suitability of the building to support bats and consequently the likelihood of a bat roost being present but with no obvious field signs.

Survey assessed the building's roost suitability by examining structural features and the surrounding habitat. Structural features that will influence the suitability of a building to support roosting bats include the presence of a roof void; access points into a building including gaps beneath barge boards, gaps under lead flashing, gaps within masonry, loose tiles etc, complexity of any roof void, daytime light levels in roof void etc.

Important habitat features surrounding a structure which could influence roost potential include: whether the structure is in a semi-rural or parkland location, proximity to a significant linear feature (e.g. watercourse, mature hedgerow, wooded lane) or an area of woodland etc.

Taking account of these architectural and habitat features, the building was assigned a level of roost suitability based upon professional judgement.

No evening emergence or dawn surveys were undertaken as the daytime inspection found the building to be of 'low' suitability for bats. Evening surveys should be undertaken when a building is considered to offer at least 'moderate' roosting potential.

Results

Description

The study site comprises of a three storey, detached building located on the corner of Palatine Road and Queenstown Road in Didsbury, Manchester (National grid reference SJ841918).

The building is located in the centre of a hardstanding car park with mature sycamore, horse chestnut and beech trees along the site's boundary features. The immediate and surrounding habitats comprise of further suburban buildings with associated gardens and the majority of the surrounding roads have been landscaped with mature board-leafed trees. Consequently the surrounding habitats are considered to offer 'low' - 'moderate' value bat foraging habitat.

Daytime Inspection

The building is in two sections comprising an original early 20th century 3 storey brick-built house and a 1980's three storey brick built annexe with a flat roof. The building is currently used as a hotel with all floors used as guest accommodation.

The older section of the building has a pitched, gable ended slate roof and a partially-converted loft space. There is a door leading onto the flat roof of the adjacent 1980's annexe from which the roof and gable ends of the building could be inspected. The tiling of the roof, including the ridge tiles was found to be intact with no obvious crevices or loose tiles. The eaves and the gable ends of the building have been tightly sealed and offered no potential roosting crevices or access into the roof structure.

There is a small roof void above the top floor. The roof void is narrow and approximately 1.2m in height. It has exposed beams and the roof is lined in bitumsatic hessian. It was found to be heavily cobwebbed and had sections of missing ceiling/floor.

No field signs indicative of roosting bats or obvious potential bat roosting locations were noted either internally or externally at either the old section of the building nor the newer annexe. Consequently the building is considered to offer 'low' bat roosting potential.

Conclusions and Recommendations

The building at 140 Palatine Road is located in an area which is likely to have low-moderate bat activity owing to the quality of bat foraging habitat available in the vicinity. Furthermore, the building itself was found to offer limited bat roosting potential as it does not support any obvious suitable bat roosting features or suitable access points to internal roof spaces. No field signs indicative of roosting bats were found either externally or internally.

Due to the lack of obvious suitable roosting features it is considered to be **very unlikely** that a frequently used or significant bat roost (such as a maternity colony) is present within the buildings. There remains a very low risk that the house could be infrequently used by individual or small numbers of bats. Such bat roosts are considered to be of low conservation value. Occasional usage of a roost by low numbers of bats can occur without leaving any obvious field signs and may not be detected during either daytime inspections or evening detector surveys.

If any evidence of bats is found during demolition, then works should immediately halt and further advice be sort from a bat ecologist.

Paragraph 118 of the National Planning Policy Framework states that '*opportunities to incorporate biodiversity in and around developments should be encouraged'*. It is therefore also recommended that the overall site be enhanced for bats. It is recommended that three bat boxes (of type Schwegler 1 FF) be erected on mature

trees located around the site boundary. Three suitable trees have been identified on Figure 2 (labelled T1-T3). These trees will be retained as part of the proposed development. Bat boxes should be positioned at a height of at least 4m , with no obstructions to bat flight lines in and out of the bat boxes and should be positioned to face an approximately southerly aspect.

Yours sincerely,



Richard Roe
Principal Ecologist

Appendix

Figure 1- Location of Study Site

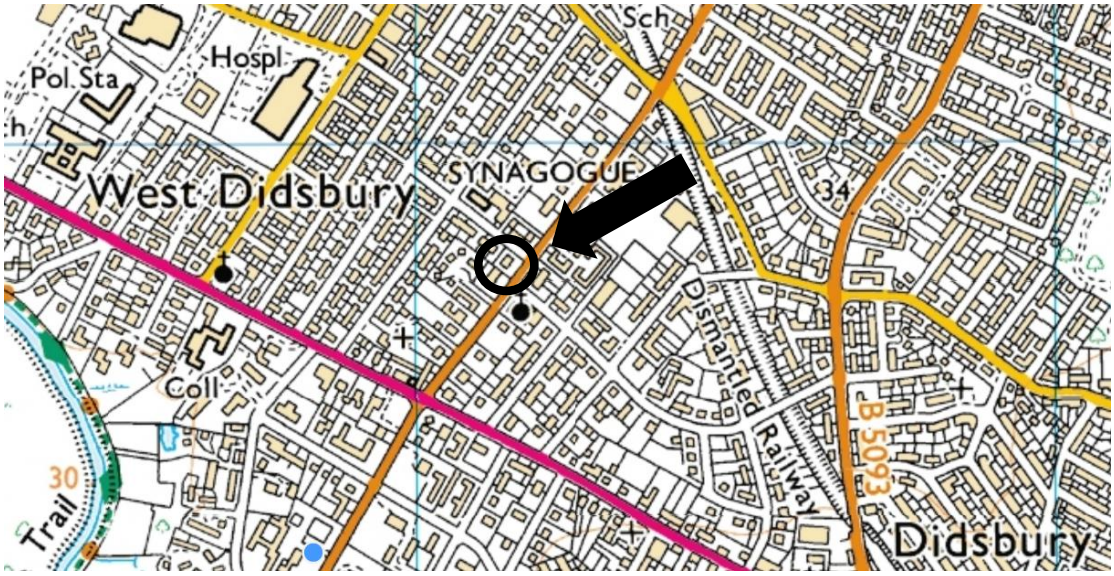
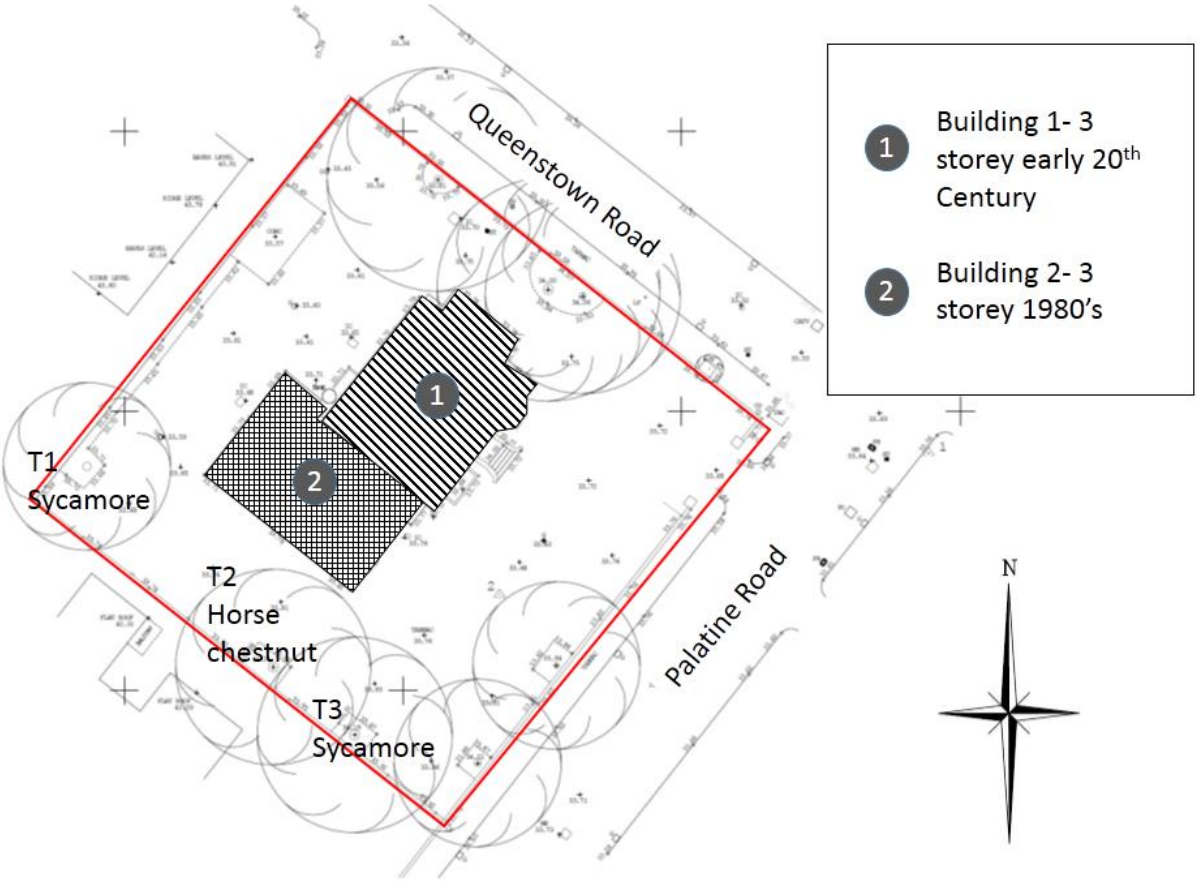


Figure 2- Site Layout



Photograph 1- Building viewed from South



Photograph 2- North face of roof showing intact tiling



Photograph 3 – Internal view of narrow loft space



Photograph 4 – North face of building viewed from west

