



Leigh Ecology Ltd

Protected Species and Habitat Surveys

**120-124 Grosvenor Street,
Manchester,
M1 7HL.**

On behalf of Grosvenor Holding MCR Limited.

**Preliminary Ecological Appraisal and Bat
Scoping Report**

Report number: GROSV/25-001

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Appendix 1 – Latest available plans

1. EXECUTIVE SUMMARY

Leigh Ecology Ltd was commissioned to undertake a preliminary ecological assessment and bat scoping survey of a mixed use, large brick building at 120-124 Grosvenor Street, Manchester.

The building is in the urban core of Manchester city centre, surrounded by large structures and major infrastructure such as main roads and adjacent developments. It is a substantial three-storey structure constructed from traditional brick and mortar, with a mixed-section slate-tiled roof that is generally in fair condition. The ground floor includes active retail units with supporting rooms, while the main internal area appears to have been previously used as office space. The building contains numerous internal rooms, and a significant portion of the upper floor remains unfinished or partially renovated, featuring exposed floors, ceilings, and walls.

A small line of trees is situated adjacent to the site. These were surveyed to assess potential ecological impacts associated with the proposed development, particularly regarding nesting birds and other protected species.

The proposed development includes a change of use for the building, as well as alterations to raise the central sections of the existing roof. These works will directly affect the external roof structure and, as such, could potentially disturb any roosting bats or nesting birds present. The adjacent trees were also evaluated for bird nesting potential and evidence of protected species.

Ecological survey results indicate that the building presents **low bat roost potential**. While the overall condition is fair, some possible entry points were identified during internal inspections. The traditional brick and mortar composition, combined with a slate-tiled roof, offers features suitable for bat roosting. Despite the surrounding area's high levels of artificial lighting, the open spaces on the upper internal floors may provide suitable conditions for limited bat foraging activity.

The nearest designated nature site, Clayton Vale Local Nature Reserve (LNR), is located over 3.5 km to the east. A smaller green space, All Saints Park, lies approximately 120 metres west of the proposed development site.

2. INTRODUCTION

Background

Leigh Ecology Ltd was commissioned by Street Design Partnership to undertake an Ecological Appraisal and Bat scoping survey of a large traditional brick building named 120-124 Grosvenor Street. (approx. National Grid Reference (NGR) **SJ844971**); refer to the redline boundary shown on *Figure 2.1* below.



Figure 2.1; Site Location and Extent.
(Contains public sector information licensed under the Open Government Licence v3.0.)

Sites of biodiversity conservation value, habitats and species in UK and Local Biodiversity Action Plans (BAPS) and protected species are material considerations in the planning process (Department for Communities and Local Government. 2012).

The study is documented in this report and includes the following:

- Preliminary ecological baseline for the site;
- Protected mammals' assessment of the site;
- Potential ecological constraints to the development of the site; and

- Further ecological work necessary for a planning submission.

All Work was undertaken in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Practice.

A preliminary understanding of the ecological baseline of the development site (hereafter referred to as 'the site') was derived through desk study and site survey.

Desk study

Designated sites of nature conservation value (statutory and non-statutory).

Information was also obtained from the following websites:

- www.magic.gov.uk – information on protected sites up to 1 km from the site.
- www.nbn.org.uk – protected species distribution.
- An ecological data search including data from the site and a 1km buffer from the site boundary.

The UK BAP and Local BAP (were also reviewed).

Site survey

A site survey to inform the Ecological Appraisal was undertaken on the 10th of April 2025 following Joint Nature Conservation Committee (JNCC) methodology (2010). This identified the habitat types on the site and the presence/absence of protected/notable species¹. The results of the survey are detailed on a Phase 1 Habitat plan; *refer to Appendix 1*.

Water bodies within 250m of the site were also identified from Ordnance Survey (OS), QGIS Software and through aerial photography.

Bat Surveys

The internal and external roost survey was undertaken by Christian Leigh NE License No. 2022-10863-CL18-BAT. Survey methods were based-upon the standard and specification detailed in the BCTs Bat

¹ Notable species are those which hold a specific conservation status e.g., Biodiversity Action Plan Priority Species, IUCN Red Data Species etc. Some notable species may also be legally protected.

Surveys- Good Practice Guidelines (4th Edition, 2023). The building was inspected externally and internally on the 10th of April 2025.

Tree Inspection

The primary objective of the survey was to locate any signs of bat activity, for example:

- Bat droppings
- Feeding remains
- Grease staining / urine marks.

A full internal and external bat scoping survey was undertaken during the phase 1 survey.

As tree roosts are extremely difficult to locate, it is prudent to note that all potential roost entrances, cracks, cavities, woodpecker holes and fissures in order to undertake emergence surveys should there be an impact on the trees.

External building inspection

The objective of the survey was to locate any signs of bat activity, for example:

- Bat droppings
- Feeding remains
- Grease staining/ urine marks
- Corpses or skeletons
- Potential access points to internal roosts.

The bat signs listed above are visible from the outside of the building. The following areas were searched using binoculars:

- Ground floor casing
- Any cracks/ holes in the panels
- Between wall panels and framework
- On external panelling, and ridge.

Internal building Inspection

Bats regularly utilise specific areas within roof spaces/open roof configurations (see below), which were searched as a priority for any bat field signs:

- Beneath hip joints and junctions
- Staining above/ around gaps
- Within cobwebs
- Staining around tile gaps
- In cavities of walls within the roof wall joints
- On floor under specific beams and joints
- Wall joints.

Any signs of bird usage including any current live or old nests, droppings, pellets etc. were noted during the bat survey.

Survey limitations

The building on site was fully accessed. Some of the loft hatches on the upper floor were particularly small and only partly accessed.

Landscape Assessment

Bats use regular commuting and foraging routes; these are usually linear features such as hedgerows, watercourse corridors or tree lines/clusters. The loss and severance of such a feature may have an indirect impact on the bats. Therefore, it is important that if the development impacts on these features, they are assessed.

Breeding Birds

An assessment of potential habitat for breeding birds was undertaken.

3. RESULTS

Site survey

Habitats within the survey area

The results of the Phase 1 Habitat survey and details are shown in **Appendix 1**, with accompanying photographs shown within the text (**below**). Habitat descriptions are provided, and species are referred to using their English names.

The survey site covers the full extent of the land shown in **Fig 2.1**. The proposed development will see the renovation of the existing building, including the raising of the existing roof and the conversion to student accommodation.

The site comprises a large free standing 3 storey mixed use building, comprising of standard brick and mortar external walls with a traditional slate tile roof. The building is split into several sections including the external roof.

Small tree lines feature on the western and eastern sides of the building, with the eastern side comprising of silver birch trees.

Surrounding habitats

The site is situated within the densely urbanised landscape of Manchester city centre, surrounded by large buildings, urban infrastructure, and extensive artificial lighting. However, some linear features that are more conducive to bat activity are present, including two small lines of trees flanking either side of the building. Additionally, All Saints Park lies just over 100 metres to the west of the proposed development site.

A map showing the specific habitat areas is presented in **Appendix 1**.



Photograph 1; An external view of the northern face of the building. Majority of external windows have been boarded or bricked over.



Photograph 2; A closer view of the northern face of the external roof. Some instances of damage/displaced tiles noted across the roof has been circled above.



Photograph 3; Another external view of the western face. As mentioned, the building is still in active use at ground level for vendors.



Photograph 4; A closer view of the soffit and fascia structuring beneath the roof. Brickwork is in fair condition, though with some prominent gaps in the mortar.



Photograph 5; A front view of the subject building.



Photograph 6; A wider view of the external roof, which does not highlight many instances of displacement.



Photograph 7; A view into one section of the internal roof space was obtained through a loft hatch; however, due to the hatch's small size, the inspection was limited to observations from the opening. As a result, the floor of this roof section could not be fully assessed for signs of bat activity.



Photograph 8; Another view of the same section of internal roof revealed plastic sheeting installed beneath the external roof covering, with wooden purlins and rafters supporting the roof structure.



Photograph 9; A section of the internal wall within the roof space was observed to be in good condition.



Photograph 10; A view of another section of the internal loft space, showing the internal roof structure. This section consists of wooden boarding supporting the external roof, along with wooden purlins and rafters providing additional structural support.



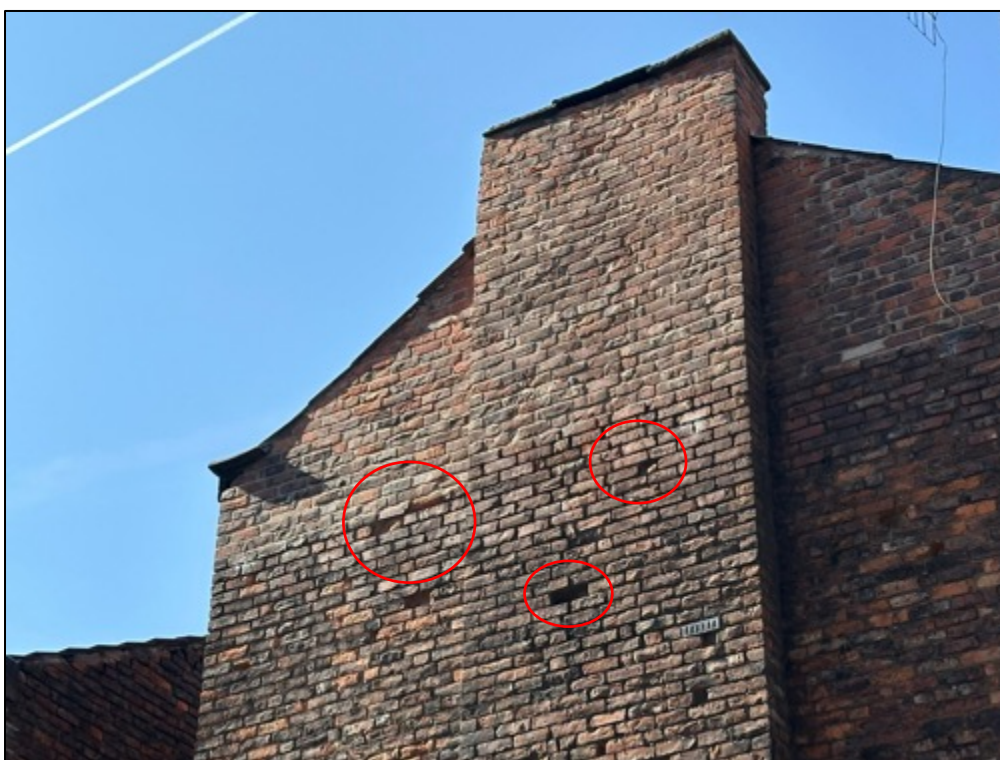
Photograph 11; A view of the open internal section, which is seemingly an unfinished work area. The roof space again, comprises wooden boarding beneath the roof tiles with wooden purlins and rafters supporting.



Photograph 12; This section of the roof features some skylight windows within the roof.



Photograph 13; Many of the rooms on the upper floors featured vaulted ceilings.



Photograph 14: An external view of the eastern elevation revealed some displacement in the brickwork.

Protected and notable species

Invertebrates

No suitable habitat for invertebrates was found on site.

Amphibians

Great crested newts are protected by Schedule 2 of the Convention of Habitats and Species Regulations (2010) and Schedule 5 of the Wildlife and Countryside Act (1981, as amended), which provide protection to both the individuals and the areas they use for rest, shelter or breeding. Great crested newts are also a UK BAP and LBAP priority species.

All proposed works exclusively internal, and will have no impact on any possible amphibians surrounding the site

Bats

Surrounding habitat and Tree Inspection

The building is situated in the heart of Manchester city centre, surrounded by a dense urban environment, including large buildings, infrastructure, and extensive artificial lighting. However, two small lines of trees flank the building to the east and west, and All Saints Park, a cultivated green space, is located within 100 metres of the site. These features may provide suitable conditions for bat foraging.

External Inspection

The building is a three-storey structure with traditional brick and mortar external walls and a slate-tiled roof. It is divided into several interconnected sections, with the ground floor occupied by active commercial units, while the upper floors largely consist of disused office spaces and vacant commercial units. Many of the external windows, particularly those above ground level, are either boarded up or bricked over, and the overall condition of the building is fair. On the eastern elevation, several areas of damage were noted along the external walls and gable. The northern (rear) elevation shows slight displacement in the external roof, which could potentially facilitate bat entry or emergence. The roof features wooden fascia and soffit boarding, which, in some areas, is upturned, creating possible entry points to the interior of the building.

Internal Inspection

The building contains several distinct roof sections, with some internal loft hatches being particularly narrow, limiting access to only partial views. Some of the upper floors feature vaulted ceilings, providing no visible roof space in these areas. Of the three internal roof sections inspected, two contained wooden boarding beneath the external roof tiles, supported by wooden purlins and rafters. The third section featured a plastic lining beneath the tiles, also supported by wooden purlins and rafters. No signs of bat activity were observed in any of the inspected loft sections or upper floors, although full access to the two loft hatch sections was not possible.

4. CONSTRAINTS AND RECOMMENDATIONS

The proposed development (within the red line site boundary as shown in *Figure 2.1*) will consist of the renovation of the existing building, the raising of the existing roof and change of use to student accommodation.

Positioning, construction, and post construction impacts are therefore likely upon both the habitats and species within and immediately adjacent to the site. Ecological constraints and recommendations with regard to any development of the site are discussed below.

Protected species.

Bats

No signs of bat usage were noted across the site, but the building was found to offer low bat roost potential, due to the condition and suitable configuration of the building to support bat roosting. Therefore, a single emergence survey is to be undertaken to determine the presence of bats within the building.

Where lighting is necessary in areas of tree/shrub planting this will be low wattage, directional, low level and/or shaded to minimise light spill (<1Lux) onto potential flight lines and foraging habitat to ensure that the overall impact caused by lighting the site is negligible. The lighting scheme will be designed with regard to guidance such as the Bat Conservation Trust Statement on the impact and design of artificial light on bats, and the Institution of Lighting Professionals Guidance Notes, to minimise disturbance to bats and other wildlife due to artificial lighting.

Birds

The proposed renovation works are not expected to directly impact the adjacent trees. No nesting birds were found within these trees during the survey. No signs of active or ancient bird nests were observed within the building. However, it is important to note that nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended), and it is an offence to damage or destroy a nest or disturb a nesting bird.

To protect any potential nesting birds, any work that could indirectly affect the adjacent trees or building should be scheduled outside of the bird nesting season (March-August) or should be preceded by a thorough check for active nests by a qualified ecologist prior to the commencement of work.

5. REFERENCES

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APPENDIX 1

Latest Available plans.



STUDENT ACCOMMODATION PROPOSED SITE PLAN

SCALE 1:200

General schedule - Proposed Change of Use
Existing vacant offices to proposed purpose built student accommodation PBSA

GF - 2no. dedicated cores, bins and bike store
1F - 2no. dedicated cores, 14no. student accommodation units, communal room
2F - 2no. dedicated cores, 14no. student accommodation units, communal room
Tot. 28no. student accommodation units

rev. A: Bike store refinements		date: 10.04.25	
client:	project:	drawing:	
GROSVENOR HOLDINGS	125-127 GROSVENOR STREET	STUDENT ACCOMMODATION	
MCR LIMITED	MANCHESTER, M1 4PL	PROPOSED SITE PLAN	
project no:	drawing no:	revision:	checked:
7499	PS 09	A	F1
		date:	scale @ A2
		12.03.25	AS NOTED