



Bat and Nesting Bird Assessment Report

Church House, 90 Deansgate, Manchester M3 2GP



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Summary

- S1. This report has been prepared by Redstone Ecology Ltd to inform a proposed internal refit to facilitate a change of use from offices to a hotel which includes the replacement of the roof membrane at Church House, 90 Deansgate, Manchester M3 2GP.
- S2. The works involve no impacts to the roof space of the building and no impacts to any other habitats. No evidence of nesting birds or roosting bats were recorded.
- S3. The building was assessed as being of “Negligible” potential for roosting bats with all areas inspected and as such no further surveys were required. The structure had limited potential for nesting birds and no signs of usage were recorded. Precautionary measures have however been included to ensure no impacts occur to bats or breeding birds.

Section 1: Introduction

Introduction

1.1. Redstone Ecology was commissioned by Criterion Capital to produce a Protected Species Report to support a planning application for a proposed internal refit to facilitate a change of use from offices to a hotel which includes the replacement of the roof membrane at Church House, 90 Deansgate, Manchester M3 2GP (refer to Figure 1); approximate Grid Ref. SJ 8365 9842. This report was undertaken following BS42020:2013 and Chartered Institute of Ecology and Environmental Management (CIEEM) Guidelines (2018). As the site is primarily built-form, the scope of the report focuses on roosting bats and nesting birds and includes the following sections:

- Results of the desk study, bat and nesting bird survey for the site;
- Assessment of the impacts of the proposals on bats and nesting birds;
- Provision of mitigation and enhancement measures for adverse impacts;
- Summary of residual effects i.e., those occurring after mitigation; and

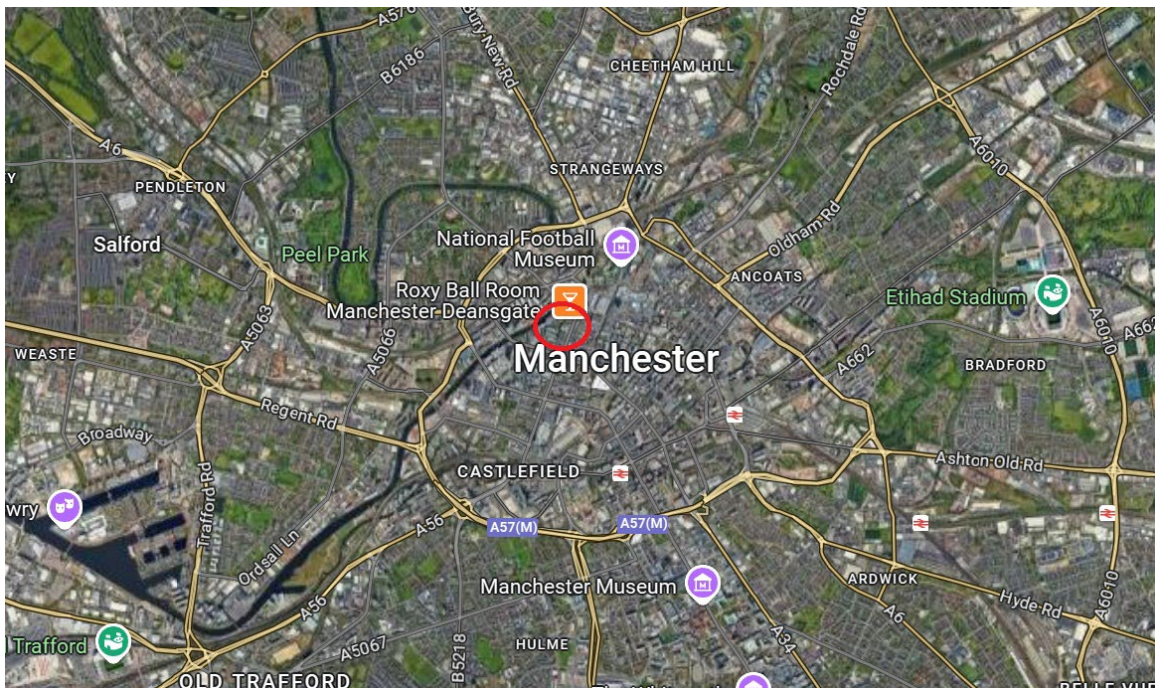


Figure 1: Aerial photograph showing site location

Legislation and planning policy

National planning policy

1.2. The Government's key national planning policy is set out in the National Planning Policy Framework (NPPF), published in 2024. The NPPF includes the Government's policy on the protection of biodiversity through the planning system. It states that local plan policies and planning decisions should seek to minimise impacts on biodiversity and provide net gains in biodiversity. Planning policies should promote the conservation, restoration and enhancement of priority habitats, ecological networks, and the protection and recovery of priority species populations (e.g., Habitats and Species of Principal Importance under the NERC Act 2006).

Local planning policy

- 1.3. Policy EN 15 of the Manchester Core Strategy 2012 – 2027 (Adopted 11th July 2012) is relevant to the application.

Wildlife legislation

- 1.4. Bats and their roosts are fully protected by UK legislation, and all birds, and their nests, eggs and young are protected under UK legislation. Several bat and bird species are also Species of Principal Importance for Conservation of Biodiversity in England (Priority). Full details are provided within Appendix 1.

Methodology

Desk study

- 1.5. Records of any European Protected Species Licences for bats were obtained from the MAGIC website (www.magic.gov.uk) for within 1 km of the site. This was deemed sufficient due to the scale of the proposals (internal refit in an urban area).

Bats

- 1.6. A Preliminary Roost Assessment of the building was undertaken on 24th February 2025 in accordance with standard bat survey protocols (Collins, 2023). This involved a detailed search of the interior and exterior of the buildings for evidence of bats (e.g., bats, droppings, feeding remains, staining). Information on potential or actual bat access points and roost locations were also recorded.
- 1.7. Based on the survey results, each building was categorised in line with current Bat Conservation Trust guidelines (Collins, 2023).

Birds

- 1.8. A search for evidence of nesting birds (i.e., active or disused nests) was undertaken during the building inspection.

Survey limitations

- 1.9. All surveys were undertaken following best practice guidelines and no limitations were noted. All suitable roost features could be checked during the internal inspection using an endoscope and torch. The survey also included an assessment of the other habitats present.

Quality assurance and surveyor experience

- 1.10. The author and lead surveyor Harrison Baker is a suitably experienced Assistant Ecological Consultant working as an accredited agent. The reviewer, John Polley, has over 18 years' experience working in the ecological sector and is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM). He has extensive experience of protected species survey and

Natural England licensing. He holds a Class 2 Natural England (NE) bat survey licence. CIEEM's Code of Conduct was followed during the survey and reporting.

Section 2: Ecological Baseline

Desk Study

- 2.1. There are 12 European Protected Species Licences within 1km of the site these are for common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus* and brown long-eared bats *Plecotus auritus*. The closest of which (2017-31569-EPS-MIT) is located c. 0.3 km to the north of the site is from 2017 and is for a common pipistrelle non-breeding roost.
- 2.2. There are no Statutory or non-statutory designated sites are within 1km of the site. The site is located with an SSSI impact zone however the project does not meet the criteria required for consultation with Natural England to be required.

Bats and Nesting Birds

Species	Description /Likely presence	Importance	Photo
Bats	Church House, 90 Deansgate is currently a multi-storey storey brick and stone-built structure which was used as an office block. Dormer windows are present on the eastern and southern elevation which are clad with lead sheeting (Photograph 1). The structure has a flat roof which is covered in a membrane (Photograph 2). The building is in a good state of repair with no cracks or crevices seen which could allow bats to roost within. There is no accessible roof void present with this having a solid roof. The external inspection was completed using binoculars (Zeiss 10 x 52), endoscope and a torch to assist with inspection of any cracks or crevices as required along with the inspection including a walkover on the roof of the building. No gaps were found around the roof or in any brickwork, window frames or the lead sheet cladding. No gaps were present along the wall tops with these sealed with a membrane. Photograph 3 shows the sealed membrane on the roof and Photograph 4 the southern elevation with dormer windows.	Negligible potential	 Photograph 1: Eastern Elevation of Church House, 90 Deansgate, Manchester M3 2GP

Species	Description /Likely presence	Importance	Photo
	The structure was assessed as being of Negligible potential to support roosting bats on the features present and condition of the building. No invasive or notable plant species were recorded on site and the habitats which are to be impacts on by the scheme are entirely on built form which is of no inherent ecological importance. The offsite habitat in Parsonage Gardens could support foraging and commuting bats and the presence was assumed. This is assessed as being of site importance.		 Photograph 2: Roof of Church House, 90 Deansgate, Manchester M3 2GP looking west. 

Species	Description /Likely presence	Importance	Photo
			Photograph 3 – Sealed membrane on roof of Church House, 90 Deansgate, Manchester M3 2GP  Photograph 4: Southern Elevation of Church House, 90 Deansgate, Manchester M3 2GP with dormer windows.
Nesting Birds	The building offered limited features which could support a nesting bird. The adjacent Parsonage Gardens could support nesting and foraging birds	Negligible potential	N/A

Section 3: Assessment of ecological effects

The proposed development

- 3.1. The proposed development would comprise an internal refit to facilitate a change of use from offices to a hotel and include the replacement of the roof membrane. There will be no other impacts to the roof or any removal of any woody vegetation.

Unmitigated effect during construction

- 3.2. No adverse impacts to bats are predicted as no evidence of roosting bats was recorded within the areas which are to be impacted on by the proposed works. Precautionary measures would however be adopted.
- 3.3. No adverse impact to breeding birds are predicted as no evidence was recorded and limited features were present.
- 3.4. Precautionary measures would however be adopted (refer to Section 4).

Post construction effects

- 3.5. Due to the scales of the works no post construction effects would occur.

Section 4: Mitigation, compensation and enhancement

Bats

- 4.1. No additional surveys for bats or other species are recommended based on the results of this ecology assessment and preliminary bat roost assessment. However, it is recommended that a suitably experienced and bat-licensed ecologist is on call during the proposed works should there be any unexpected discoveries of bats or other wildlife.

Birds

- 4.2. As with the bat recommendations as limited features were recorded which could support a nesting bird it is recommended that a suitably qualified ecologist is on call during the proposed works and if a breeding bird recorded then works temporarily cease while advice be given

Section 5: Residual effects and conclusions

Construction effects

- 5.1. No effects on bats or birds are anticipated during construction.
- 5.2. Precautionary measures would however be adopted to prevent any potential impact on nesting birds or bats during the proposed works.

Post-construction effects

- 5.3. There are no post construction effects to bats or nesting birds with the scale of the works and existing habitats present.

Conclusions

- 5.4. With the mitigation detailed above in place, the proposals are considered unlikely to have a significant negative effect on nesting birds or roosting bats.

References

Bat Conservation Trust (BCT) (Collins, J. ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.

Eaton M., Aebischer N., Brown A., Hearn R., Lock L., Musgrove A., Noble D., Stroud D., and Gregory R. (2015) Birds of Conservation Concern 4: the population status of birds in the UK, Channel Islands and Isle of Man, British Birds 108 708–746.

Chartered Institute of Ecology and Environmental Management (2016). Guidelines for Ecological Impact Assessment in the UK and Ireland – Terrestrial, Freshwater and Coastal. CIEEM, Winchester

Appendix 1: Legislation

Legislative Context

- A1.1. Specific habitats and species receive legal protection in the UK under various pieces of legislation, including:
- The Wildlife and Countryside Act (WCA) 1981 (as amended);
 - The Conservation of Habitats and Species Regulations 2010 (as amended);
 - The Natural Environment and Rural Communities Act (NERC) 2006.
- A1.2. The European Council Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna, 1992, often referred to as the 'Habitats Directive', provides for the protection of key habitats and species considered of European importance. Annexes II and IV of the Directive list all species considered of community interest. The legal framework to protect the species covered by the Habitats Directive has been enacted under UK law through The Conservation of Habitats and Species Regulations 2010 (as amended).
- A1.3. In Britain, the WCA 1981 (as amended) is the primary legislation protecting habitats and species. SSSIs, representing the best examples of our natural heritage, are notified under the WCA 1981 (as amended) by reason of their flora, fauna, geology or other features. All breeding birds, their nests, eggs and young are protected under the Act, which makes it illegal to knowingly destroy or disturb the nest site during nesting season. Schedules 1, 5 and 8 afford protection to individual birds, other animals and plants.
- A1.4. The CROW Act 2000 strengthens the species enforcement provisions of the WCA 1981 (as amended) and makes it an offence to 'recklessly' disturb a protected animal whilst it is using a place of rest or shelter or breeding/nest site.

Species and Habitats of Principal Importance and the UK Biodiversity Action Plan

- A1.5. The UK Post-2010 Biodiversity Framework succeeded the UK BAP partnership in 2011 and covers the period 2011 to 2020. However, the lists of Priority Species and Habitats agreed under the UKBAP still form the basis of much biodiversity work in the UK. The current strategy for England is 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' published under the UK Post-2010 UK Biodiversity Framework. Although the UK BAP has been succeeded, Species Action Plans (SAPs) developed for the UK BAP remain valuable resources for background information on priority species under the UK Post-2010 Biodiversity Framework.
- A1.6. Priority Species and Habitats identified under the UKBAP are also referred to as Species and Habitats of Principal Importance for the conservation of biodiversity in England and Wales within Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006. The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.