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Preliminary Roost Assessment

Survey site:

Industrial Complex, Sharston Road, Sharston Industrial Estate, Manchester, M22 4RA

Client:

Oliver Butler

Survey date:

29th January 2025

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Project:

This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as:

"The demolition of the on-site building complex." [Unsubmitted]

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

Site Location and Context

National grid reference: SJ 83257 89326.

Size of survey area: one building complex, and a separate metal structure, surrounded by hardstanding with scattered trees – ~1.608ha.

On-site habitats: one building complex, and a separate metal structure, surrounded by hardstanding with scattered trees. Immediate surroundings are an industrial estate with scattered vegetation. Low value for foraging and commuting bats.

Surrounding habitats (within 2km): deciduous woodland, BAP woodpasture and parkland, ancient and semi-natural woodland, lowland fens, traditional orchard, as well as watercourses and ponds. High value for foraging and commuting bats.

Designated sites:

- **On-site** – None.
- **Within 2km** – Stenner Woods and Milgate Fields, Didsbury Local Nature Reserve (LNR) – ~0.59km east – (wet woodland), Gatley Carrs LNR – ~0.73km southeast – (flowering plants and trees), and Wythenshawe Park LNR – ~0.98km west – (woodland and wildflower meadow).
- **Within a 10km radius (bat SACs only)** – None.

Survey Details

The site survey was undertaken by Jessica Sibley BSc (Hons) MSc, Consultant Ecologist and accredited agent on a Natural England bat licence to undertake level 1 activities (licence details can be provided on request).

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
29/01/2025	6	86	20	10	None

Executive Summary

Bats:

- Two bat emergence surveys are required during the active bat season (mid-May to August) to confirm presence or likely-absence of a bat roost within B1.
- A separate Ground Level Tree Assessment (GLTA) should be undertaken for any site trees, if pruned/felled as part of the proposed works.

- A low-impact lighting strategy should be adopted for foraging and commuting bats.

Birds:

- Any building or tree removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building and trees should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Full report follows.

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the desk study.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

PRA Survey Factor	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
See PRA plan in Appendix 1, location plan in Appendix 2, and proposed plans in Appendix 3.	
Summary of Survey Findings	**European Protected Species Licence (EPSL) data:** A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roost sites in close proximity to the licensed site. There are three EPSLs within a 2km radius of the site as detailed below:

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
2017-30722-EPS-MIT	Common and soprano pipistrelle	~1.05km north	Destruction of a resting place
EPSM2010-2098	Common pipistrelle	~1.52km north	Destruction of a resting place
2020-50519-EPS-MIT	Brown long-eared and common pipistrelle	~1.72km northeast	Destruction of a breeding site and resting place

There are no Special Areas of Conservation (SACs) designated for bats within 10km of the site.

Foraging and commuting habitat:

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of scattered trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging

	opportunities for local bat populations, of low value. The wider surroundings include the industrial estate, with sparse scattered vegetation, but with patches of woodland and grassland, the River Mersey with vegetated banks, and a pond further east, as well as connected gardens, parkland, and other urban greenspace, of high value for location foraging and commuting bats. **Roosting habitat:** Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is one building complex on-site (B1) and a small separate metal-built structure (S1). The building will be demolished as part of the proposed works and the structure may also be removed. No evidence of roosting bats was identified along or within the on-site building or structure.

B1 - description	***Photographs***
Summary B1 is a brick-built building complex (series of connected buildings considered as one for the purposes of this report), with areas of flat, mono pitched, and pitched roof clad in bitumen, corrugated asbestos, corrugated metal, and slate roof tiles. The windows and doors are wooden and uPVC-framed, with metal shutter doors in places. The building complex will be demolished as part of the proposed works. The areas of corrugated asbestos roof, and gaps between the slate roof tiles, as well as other suboptimal features provide possible ingress opportunities and roosting sites, for low to moderate numbers of crevice-dwelling species. The building is unlikely to support a maternity or hibernation roost, and is most suited to common species (e.g., pipistrelles), given the built-up industrial location of the site with a low level of immediate surrounding vegetation. The building has **moderate roost value**.	





			
Feature	***Materials***	***Condition/description/suitability***	***Photograph(s)***
Walls	Brick and mortar, with an area steel-built	**Condition/description:** The majority of the supporting walls were found to be intact, with mortar and brickwork intact. However, missing brickwork was recorded along the south elevation, which could support void-dwelling species within the inner void of the building. The interior is well-lit and disturbed, creating suboptimal internal conditions for void-dwelling species. A small crevice was also recorded along the centre of the building (north-facing courtyard), which could support low numbers of crevice-dwelling species.	

		Suitability/access/evidence of bats: Missing brickwork could support void-dwelling bats ingress into the internal void; however, the interior is suboptimal for this species given daylight spill, and disturbance, internally. The shallow crevice within the brickwork above an entry door could support low numbers of crevice-dwelling species.	 

Roof	Corrugated metal and asbestos, slate, and bitumen	**Condition/description:** Areas of corrugated pitched and mono pitched metal roof were found to be tight fitting, with this material suboptimal for bats given the thermal fluctuations of metal. Gaps were recorded along the areas of roof with slate roof tiles, and although appearing flush, there are potential opportunities for crevice-dwelling bats to roost beneath the areas of bitumen flat roof. Gapping along the areas of corrugated asbestos roof could also support low to moderate numbers of crevice-dwelling bats. Small single-storey areas of the roof were also recorded to have gaps, which could support low numbers of crevice-dwelling bats. **Suitability/access/evidence of bats:** Space beneath roof tiles, and under corrugated asbestos could support low to moderate numbers of crevice-dwelling species of bat. The areas of flat roof bitumen could also support crevice-dwelling species, likely low to moderate numbers.	 

			SECURITY OFFICE All visitors, drivers and contractors must report to Security 

Fixture	Metal	**Condition/description:** A gap was recorded along an area of metal fixture, which could support bat ingress, however, based on the thermal fluctuations in metal which would create suboptimal conditions, this is only likely to support low numbers. **Suitability/access/evidence of bats:** Gap provides possible bat ingress opportunities, and suboptimal roost location.	
Eaves and eave trim	Metal and asbestos	**Condition/description:** The metal eave trim was found to be tight fitting, however, areas along areas of asbestos eaves trim, some gapping was recorded. **Suitability/access/evidence of bats:** Asbestos eave trim gapping could support low numbers of crevice-dwelling bats.	

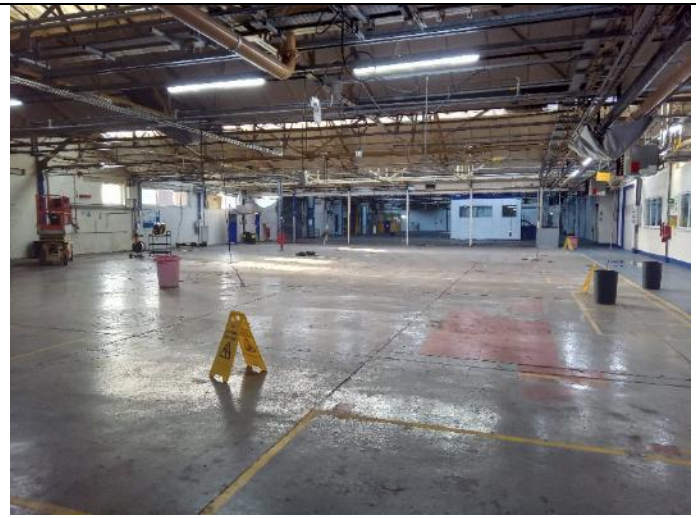
Cladding and barge boards	Metal	**Condition/description:** Tight fitting. **Suitability/access/evidence of bats:** No evidence or suitable roost features were recorded.	 

Window/ door frames and lintels	uPVC and timber	**Condition/description:** Tight fitting. **Suitability/access/evidence of bats:** No evidence or suitable roost features were recorded.	 

Exposed shelter	Metal	**Condition/description:** Tight fitting. **Suitability/access/evidence of bats:** No evidence or suitable roost features were recorded.	 

Internal voids	Open floor to ridge or with suspended ceilings. Steel rafters and beams.	**Condition/description:** Internal space measures approximately ~152m long by ~75m wide, with areas open floor to ridge (approximate height ~14m) and areas with suspended ceiling (approximate height ~3.5m). Some shallow crevices were recorded internally, suboptimal for bats given light spill internally. Internal conditions range from: ❖ Temperature readings: 8.5-20.3°C ❖ Humidity readings: 54.1-62.7% **Suitability/access/evidence of bats:** Some shallow crevices were recorded internally, suitable for low numbers of roosting bats, with limited opportunities for ingress to the crevices internally. No evidence (i.e., bat droppings, feeding remains, scratch marks etc.), was recorded internally of the building or along any crevices.	 

			
S1 - description			***Photographs***
Summary S1 is a steel-built structure located centrally of the site. The structure is well sealed, with no suitable crevices or cavities for potential ingress/roosting. As a result, the structure has **negligible roost value**.			

Foreseen Impacts	**Roosting habitat:** **B1:** The proposed development will result in the demolition of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death, or injury to bats. **S1:** Bats are very unlikely to be roosting within this structure and as such, there are not anticipated to be any impacts on bats as a result of its removal. **Trees:** Given the high number of on-site trees, the trees were not subject to a roost inspection, however, they are anticipated to be retained. **Foraging and commuting habitat:** The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development may include the use of lighting which could spill onto bat roosting, foraging, or commuting habitat and deter bats from using these areas.
Recommendations	**Roosting habitat:** **B1: Two bat emergence surveys are required during the active bat season (optimal May to August, suboptimal September) to confirm presence or likely absence of a bat roost in the building.** Both of the surveys should be completed during the optimal survey period mid-May to August inclusive and surveys should be spread at least three weeks apart. Infra-red cameras should be used as an aid. Thirteen surveyors are required to provide full coverage of the building. **If bat roosts are confirmed in the building additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England. Surveys should be a minimum of three weeks apart. The EPSL application requires that**

	surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission. **S1: In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop, and a bat-licensed ecologist contacted for further advice.** **Trees: In the event of any tree pruning or felling, the trees due to be impacted should be subject to separate GLTA for roosting bats, after an Arboricultural Impact Assessment (AIA), which details definitive tree loss and retention.** **Foraging and commuting habitat:** No further surveys are required. **A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors.** Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 **Suggested biodiversity enhancements:** Enhancements are dependent on the outcome of further surveys.
Birds	
Summary of Survey Findings	**Nesting birds:** **Buildings:** No evidence of nesting birds was identified on or within the on-site built structures, however, the B1 is considered a suitable nesting site for pigeons.

	Trees: One magpie nest was recorded within one of the on-site trees (grid reference: SJ 83257 89415). No other nests were recorded. No habitat for schedule 1 birds was observed. **Barn owls:** The site does not appear to provide any suitable nesting sites for barn owls. **Overwintering birds:** Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
Foreseen Impacts	**Nesting birds:** The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. **Barn owls:** None foreseen. **Overwintering birds:** None foreseen.
Recommendations	**Nesting birds:** **Any building or tree removal should be undertaken outside the period 1st March to 31st August.** If this timeframe cannot be avoided, a close inspection of the building and trees should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

	Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. **Barn owls:** None required. **Overwintering birds:** None required. **Suggested biodiversity enhancements:** The installation of a minimum of four bird boxes on mature trees around the site boundaries will provide additional nesting habitat for birds e.g. ▪ Vivara Pro Seville 32mm WoodStone Nest Box ▪ Vivara Pro Barcelona WoodStone Open Nest Box (Or a similar alternative brand). Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.

Appendix 1: PRA map



Appendix 2: BERS Plan



Appendix 3: Location map



Appendix 4: Proposed plan

None were available at the time of writing this report.

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