



Preliminary Roost Assessment

23 Radium Street, Ancoats

Reference: 81-588-R1-2

Date: February 2025



PRELIMINARY ROOST ASSESSMENT

23 Radium Street
Ancoats

Prepared for:
Shimla Enterprises Limited

Report Ref: 81-588-R1-2
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QUALITY ASSURANCE

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EXECUTIVE SUMMARY

Site Address	23 Radium Street, Ancoats, Manchester M4 6AY
Coordinates	E 385111, N 398750
Site Area	Approximately 0.04 ha
Current Site Use	The site comprised a single three-storey commercial building and a wall along the south-east boundary of the site.
Proposed Development	Development proposals comprise the remodelling of the existing building, facilitated by an upper storey extension, to provide commercial property space.
Results	<p>The building was assessed as having Moderate bat roosting potential due to the multiple potential bat roost features on the north-west, north-east, and south-east aspects of the building, as well as the proximity of the site to Rochdale Canal and several confirmed bat roosts. It was determined that the building is unlikely to support a large number of bats or a roost of high conservation status, such as a maternity or hibernation roost, due to the lack of space within the features identified to support such roosts.</p> <p>The wall was assessed as having Negligible bat roosting potential due to a lack of suitable bat roost features.</p>
Conclusions and Recommendations	<p>The wall was assessed as having Negligible bat roosting potential, and therefore no further bat surveys are required.</p> <p>The building was assessed as having Moderate bat roosting potential. As such, two nocturnal bat surveys, spaced three weeks apart, are required on the building between May and September (inclusive), with at least one of the surveys taking place between May and August (inclusive). If bats are identified roosting within the building, a European Protected Species Licence will be required and would require up to date surveys from the survey season prior to the application submission.</p>



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Shimla Enterprises Limited to undertake a Preliminary Roost Assessment at 23 Radium Street, Ancoats, hereafter referred to as “the site”.

This report has been prepared by Conor Evans, BSc (Hons), MSc, QCIEEM, Consultant Ecologist at E3P, who has experience in completing Preliminary Roost Assessments and Nocturnal Bat Surveys at many sites across the UK.

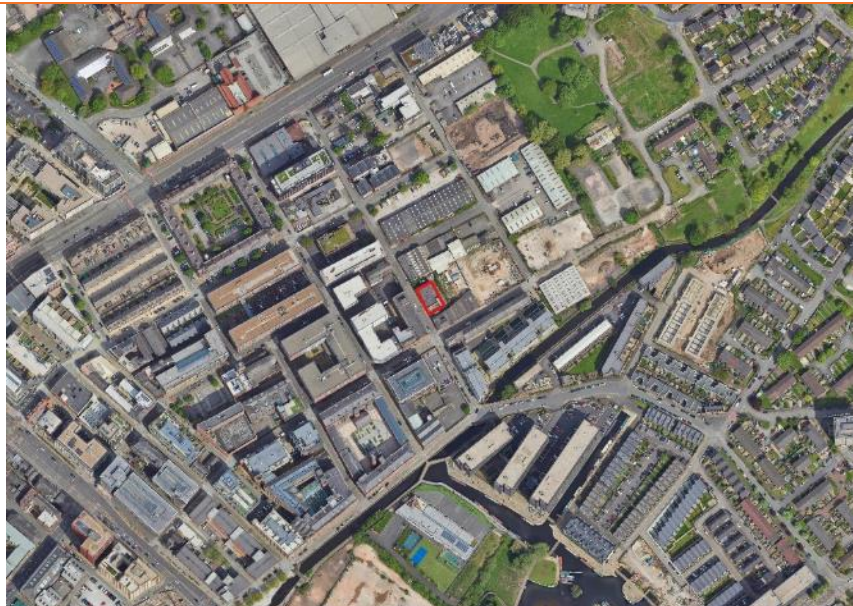
1.2. PROPOSED DEVELOPMENT

Development proposals comprise the remodelling of the existing building, facilitated by an upper storey extension, to provide commercial property space.

1.3. SITE LOCATION

The site is located in Ancoats, north-west Manchester. Adjacent buildings comprise commercial, residential, and industrial dwellings. The site is accessed via Radium Street, which defines the south-west boundary. Rochdale Canal is located approximately 80 m south-east of the site boundary. Ancoats Green Park is located approximately 160 m north-east of the site boundary. New Islington Marina is located approximately 250 m south-east of the site boundary. An active railway is located approximately 750 m north-west of the site boundary, associated with Manchester Victoria Train Station, which is situated approximately 1 km north-west of the site. Please refer to Figure 1.1. for the approximate site location.

FIGURE 1.1 **APPROXIMATE SITE LOCATION**



1.4. OBJECTIVES

The objectives of the Preliminary Roost Assessment are as follows:

-  Determine if bats currently, or could potentially, utilise the building for roosting.
-  Determine whether further surveys (e.g., nocturnal bat surveys) and/or further mitigation is necessary for development to proceed.



2. METHODOLOGY

2.1. DESK STUDY

The following sources of information and ecological records were consulted:

-  MAGIC – A government web-based interactive mapping system, demonstrating European Protected Species Licences (EPSL) and Natural England Licences which have been previously granted within England.
-  Information and species records from South Lancashire Bat Group.

A search via MAGIC was undertaken in November 2023 to identify EPSL within 1 km of the site boundary. This search area is considered suitable for the size of the development and the surrounding habitat.

2.2. PRELIMINARY ROOST ASSESSMENT

The Preliminary Roost Assessment (PRA) was undertaken on the 13th November 2023 by Conor Evans. Conor has undertaken multiple PRA's on buildings and trees across the UK. The weather was dry and clear.

The survey involved undertaking a systematic search of the building, searching for signs of bats, or spaces where bats would be able to access. The survey was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so. The methodology followed that described in *Bat Surveys for Professional Ecologists, 4th Edition* (Collins, 2023).

The building was categorised for its bat roosting potential as described in Table 2.1 in accordance with Collins (2023).

TABLE 2.1 BAT ROOSTING POTENTIAL CLASSIFICATION OF BUILDINGS

CATEGORY	DESCRIPTION
NONE	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e., a complete absence of crevices/suitable shelter at all ground/underground levels).
NEGLIGIBLE	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
LOW	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by a large number of bats.
MODERATE	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status.



CATEGORY	DESCRIPTION
HIGH	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts.

2.3. LIMITATIONS

Both the roof and the internal loading bay were not accessible during the survey. This is not considered to be a major constraint, as an external assessment is considered sufficient. It should be noted that the building roof was flat, and therefore unlikely to have any suitable bat features, such as lifted roof tiles etc.



3. RESULTS

3.1. LOCAL BAT GROUP RECORDS

Based on information from South Lancashire Bat Group, species present within the local area include Brandt's bat (*Myotis brandtii*), brown long-eared bat (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), Daubenton's bat (*Myotis daubentonii*), Nathusius' pipistrelle (*Pipistrellus nathusii*), Natterer's bat (*Myotis nattereri*), noctule (*Nyctalus noctula*), soprano pipistrelle (*Pipistrellus pygmaeus*) and whiskered bat (*Myotis mystacinus*).

3.2. MAGIC REVIEW

A total of 12 European Protected Species Licences were located within the 1 km search area, the nearest of which is located approximately 120 m south of the site boundary. These licences are summarised in Table 3.1.

TABLE 3.1 EUROPEAN PROTECTED SPECIES LICENCES WITHIN 1 KM OF SITE

REFERENCE	PROXIMITY TO SITE	DESCRIPTION
2014-3531-EPS-MIT	Approximately 120 m south of site	Active between 2014 and 2019 for the destruction of a common pipistrelle non-breeding roost.
2014-3531-EPS-MIT-1	Approximately 120 m south of site	Active between 2015 and 2020 for the destruction of a common pipistrelle non-breeding roost.
2014-3531-EPS-MIT-2	Approximately 120 m south of site	Active in 2016 for the destruction of a common pipistrelle non-breeding roost.
2016-24504-EPS-MIT	Approximately 200 m west of site	Active between 2016 and 2018 for the destruction of a common pipistrelle non-breeding roost.
2016-24504-EPS-MIT-1	Approximately 200 m west of site	Active in 2016 for the destruction of a common pipistrelle non-breeding roost.
EPSM2013-5644	Approximately 300 m west of site	Active between 2013 and 2015 for the destruction of a common pipistrelle non-breeding roost.
2019-41924-EPS-MIT-1	Approximately 650 m south-east of site	Active between 2020 and 2031 for the destruction of a common pipistrelle breeding roost.



REFERENCE	PROXIMITY TO SITE	DESCRIPTION
2019-43484-EPS-MIT	Approximately 820 m north-east of site	Active between 2019 and 2020 for the destruction of a common pipistrelle non-breeding roost.
2014-6380-EPS-MIT	Approximately 910 m west of site	Active between 2015 and 2020 for the destruction of a common pipistrelle non-breeding roost.
2014-6380-EPS-MIT-1	Approximately 910 m west of site	Active between 2015 and 2020 for the destruction of a common pipistrelle non-breeding roost.
2014-6380-EPS-MIT-2	Approximately 910 m west of site	Active between 2017 and 2023 for the destruction of a common pipistrelle non-breeding roost.
2014-490-EPS-MIT	Approximately 960 m south-west of site	Active between 2014 and 2017 for the destruction of a common and soprano pipistrelle non-breeding roost.

3.3. SITE CONTEXT

The site comprised one building consisting of a series of commercial dwellings and a wall along the south-east site boundary. The site is located within a highly urbanised area. Adjacent buildings comprise residential, commercial, and industrial dwellings. These areas are anticipated to offer little value to local wildlife.

Rochdale Canal is located approximately 80 m south-east of the site boundary. The Rochdale Canal flows adjacent to multiple scattered trees and areas of woodland, including a large area of woodland approximately 1 km north-east of the site boundary. An area of open mosaic is located approximately 115 m south-east of the site boundary and lies adjacent to New Islington Marina. This area of open mosaic comprises multiple scattered trees, and is located directly adjacent to the Rochdale Canal. An active railway line is located approximately 720 m north of the site boundary, which is lined by a variety of scattered trees. The River Irk is located approximately 870 m north-west of the site boundary. Several areas of isolated deciduous woodland, a UK Biodiversity Action Plan (BAP) Priority Habitat, are located within 1 km of the site. The nearest of which is an area of isolated deciduous woodland located approximately 870 m south-east of the site. These areas are anticipated to offer essential resources for local wildlife, including commuting and foraging opportunities for bats, as well as roosting opportunities within the scattered trees.

There is a lack of connectivity between the areas of isolated deciduous woodland and the site boundary due to a lack of habitat corridors within the highly urbanised area. However, the Rochdale Canal may act as a commuting corridor, as well as a foraging resource for local bat species through the attraction of invertebrate species.



3.4. PRELIMINARY ROOST ASSESSMENT

A PRA was undertaken on the on-site building and wall; no other buildings, walls or trees were present within the site boundary. Please see Table 3.2 for the descriptions of the potential bat roost features and Appendix I for the locations of the potential bat roost features.

3.4.1. BUILDING 1 (B1)

The on-site building was an active detached three-storey commercial building, comprising red brick walls with a flat concrete roof. A redbrick chimney, which was in good condition, was present on the north-west aspect of the building. A metal three-storey staircase was present on the north-east aspect of the building. The staircase did not appear to be in good condition, with metal sheeting covering multiple steps. Two streetlamps were present adjacent to the building; one directly adjacent to the north-west aspect of the building, and adjacent on the opposite side of Radium Street on the south-west aspect. Therefore, it was determined that the south-west aspect of the building will be illuminated by artificial light at night. No evidence of bat droppings or staining was identified throughout the entire building, both internally and externally.

PLATE 1 SHOWING SOUTH-WEST ASPECT OF BUILDING



The brickwork was mostly in good condition on all aspects of the building; however, there were multiple cracks and crevices present within the brickwork (F1 to F6), which may support roosting bats on a regular basis. Superficial damage to the brickwork was also present along the top of the wall plate on all aspects of the building. No cracks or crevices which would be deep enough to support roosting bats, including on an occasional basis by opportunistic crevice-dwelling bats, such as pipistrelle species, were identified. It was therefore determined that there were no suitable bat roost features present within the brickwork at the top of the wall plate on all aspects of the building.



PLATE 2 SHOWING SUPERFICIAL DAMAGE AT TOP OF WALL PLATE



Casement windows with metal frames were noted on all levels and aspects of the building. The windows, and brickwork surrounding the windows were generally in good condition and well-sealed (excluding F1), with no obvious cracks or crevices present which could be utilised by roosting bat species. The gaskets surrounding the windows were also in good condition and well-sealed and therefore did not provide any potential bat roost features or access into the building for bat species.

PLATE 3 SHOWING CASEMENT WINDOW



Multiple windows had been filled in with red bricks, cinder blocks and concrete on the north-east and north-west aspects. These filled in windows have created multiple crevices, such as between the mantle and filled in bricks, and within the extruded bricks. It was determined that these crevices are too exposed, resulting in fluctuating temperatures, and too shallow to be utilised by crevice-dwelling bat species. It was therefore determined that no potential bat roost features were located within the filled in windows.



PLATE 4 SHOWING FILLED IN WINDOW



A red brick loading bay with a metal roller door and flat felt roof was present on the south-east corner of the building. The loading bay led to an elevator which serviced the 1st and 2nd floors of the building. The loading bay could not be accessed internally during the survey, as it could only be accessed via the 2nd floor elevator; the 2nd floor could not be accessed at the time of inspecting the loading bay. Furthermore, the active nature of the loading bay is likely to result in disturbance and fluctuating temperatures (via the continuous opening and closing of the metal roller door), reducing the overall suitability for roosting bats within the loading bay. The brickwork was mostly in good condition; however, several cracks were present on the external south-east aspect of the loading bay (F5). The roof was mostly in good condition; however, some lifted lead flashing was present on the south-west aspect of the loading bay (F7) between the main building and the loading bay. F5 and F7 may support opportunistic bat species on an occasional basis. It is unlikely that these features can support roosting bats on a more regular basis due to the small size and exposed nature of the features.

PLATE 5 SHOWING LOADING BAY



The roof could not be accessed during the survey as the roof hatch could not be opened; aerial images were utilised to determine the material and condition of the flat roof. The flat roof mostly appeared to be in good condition and comprised concrete and lead flashing; however, some lifted lead flashing was present (F8), which could be examined from ground level. F8 may support roosting bats on an occasional basis. The feature is unlikely to support roosting bats on a more regular basis due to its small size and exposed nature.

PLATE 6 SHOWING ROOF FROM GROUND LEVEL



An internal inspection of the building was undertaken. Due to the active nature of the site, the building was lit during the day. The building was well-sealed internally, with no obvious access points that could be utilised by bats. No loft void or basement was present. No evidence of bats were identified. It was determined that no suitable bat roost features were located internally within the building.

PLATE 7 SHOWING INTERNAL 2ND FLOOR



TABLE 3.2 POTENTIAL BAT ROOST FEATURES

FEATURE	DESCRIPTION	PHOTOGRAPH
F1	Cracks and crevices in brickwork around window frame on north-west aspect of building, approximately 2 m high. Feature may be used by opportunistic crevice-dwelling bat species on an occasional basis. Unlikely to support bats on a more regular basis due to exposed nature and small size of feature.	
F2	Circular hole in brickwork on north-east aspect of building, approximately 5 m high. Presumed that feature leads into wall cavity on a precautionary basis. Could provide roosting opportunities for bats on a regular basis as feature may provide shelter within wall cavity.	
F3	Circular hole in brickwork on north-east aspect of building approximately 2 cm diameter and 12 m high. Presumed that feature leads into wall cavity on a precautionary basis. Could provide roosting opportunities for bats on a regular basis as feature may provide shelter within wall cavity.	
F4	Large circular hole in brickwork on the north-east aspect, approximately 12 m high. The feature was observed from the metal staircase to gain a better vantage point; however, it could not be determined how deep the feature went. Presumed that feature leads into wall cavity on a precautionary basis. Could provide roosting opportunities for bats on a regular basis as feature may provide shelter within wall cavity.	



FEATURE	DESCRIPTION	PHOTOGRAPH
F5	Damaged mortar between brickwork on south-east aspect of loading bay, approximately 5 m high. Crevices were covered in cobwebs at time of survey. Features may be used by opportunistic crevice-dwelling bat species on an occasional basis. Unlikely to support bats on a more regular basis due to exposed nature and small size of feature.	
F6	Damaged brickwork on south-east aspect of building, approximately 5 m high. Presumed that feature leads into wall cavity on a precautionary basis. Could provide roosting opportunities for bats on a regular basis as feature may provide shelter within wall cavity.	
F7	Lifted lead flashing between loading bay and main building, approximately 6 m high. Feature may be used by opportunistic crevice-dwelling bat species on an occasional basis. Unlikely to support bats on a more regular basis due to exposed nature and small size of feature.	
F8	Lifted lead flashing on flat roof, approximately 22 m high. Feature may be used by opportunistic crevice-dwelling bat species on an occasional basis. Unlikely to support bats on a more regular basis due to exposed nature of feature.	



Overall, the building was assessed as having Moderate bat roosting potential due to the multiple gaps, cracks, and crevices on the north-west, north-east, and south-east aspects of the building, as well as the proximity of the site to Rochdale Canal and several confirmed bat roosts. It was determined that the building is unlikely to support a large number of bats or a roost of high conservation status, such as a maternity or hibernation roost, due to the lack of space within the features identified to support such roosts.

3.4.2. WALL 1 (W1)

A redbrick wall was present along the south-east aspect of the site. The wall was approximately 2 m high and 10 m in length. The brickwork and mortar was in good condition, with no obvious cracks or crevices that could be utilised by roosting bat species.

PLATE 8 SHOWING WALL



The wall was assessed as having Negligible bat roosting potential due to a lack of suitable bat roost features.



4. CONCLUSIONS AND RECOMMENDATIONS

4.1. BATS

The wall was assessed as having Negligible bat roosting potential, and therefore no further bat surveys are required. The building was assessed as having Moderate bat roosting potential. As such, two nocturnal bat surveys, spaced three weeks apart, are required on the building between May and September (inclusive), with at least one of the surveys taking place between May and August (inclusive). If bats are identified roosting within the building, a European Protected Species Licence will be required and would require up to date surveys from the survey season prior to the application submission.



5. REFERENCES

- ✦ Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
- ✦ Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- ✦ Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- ✦ JNCC (2004). The Bat Workers Manual. 3rd Edition.
- ✦ Reason, P. F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.
- ✦ Wildlife and Countryside Act (2010) Schedule 9 of the Wildlife and Countryside Act 1981.

END OF REPORT



APPENDIX I

POTENTIAL ROOST FEATURE LOCATIONS

Key:

 Boundary

 Wall

 Potential roost feature

Notes

Issue: 1	Revision: 1	Date: 24/11/2023	Drawn: CE	Authorised: CK
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