

BRITISH STANDARD 5837

TREE SURVEYS ARBORICULTURAL IMPLICATION STUDIES

TPO/PLANNING ADVICE/ PROJECT MANAGEMENT

TREE INVENTORIES AND RISK ASSESSMENTS

WOODLAND MANAGEMENT PLANS

TREE PLANTING SCHEMES

TPO RE-SURVEY



197 Palatine Road
Didsbury, Manchester

Bat Scoping Assessment



Mulberry

Adamson House, Towers Business Park, Wilmslow Road, Didsbury, M20 2YY

T 0161 955 3628

F 0161 955 4201

E info@mulberrytmc.co.uk

www.mulberrytmc.co.uk

CONTENTS

1	Introduction.....	2
1.1	Background.....	2
1.2	Purpose of Report	2
1.3	Protected Species Legislation	3
1.3.1	Bats.....	3
1.3.2	Birds.....	3
2	Field Survey Methods.....	4
2.1	Survey Aims and Objectives	4
2.2	Survey Methods.....	4
2.2.1	Daytime Bat Inspection	4
3	Survey Results.....	6
3.1	Site Description & Habitats	6
3.2	Protected Species.....	6
3.2.1	Bat Scoping Assessment.....	6
4	Summary & Recommendations.....	8
4.1	Summary	8
4.1.1	Habitats	8
4.1.2	Bats.....	8
4.1.3	Breeding Birds	8
4.1.4	Other Protected Species	9
4.2	Ecological Enhancements	9
4.2.1	Bat and Bird Boxes.....	9
4.2.2	Plants for Pollinators and Birds.....	9
5	Appendix	10

1 Introduction

1.1 Background

Kingdom Ecology have carried out an Ecological Walkover Survey and initial Bat Scoping Assessment of a bungalow with a detached garage located at 197 Palatine Road, Didsbury, Manchester, M20 2PW (National Grid Reference SJ84009156).

The assessment has been carried out to identify any ecological constraints which should be considered during proposed works to redevelop the site. Development proposals are to demolish the existing bungalow and to construct a new dwelling at the site.

Surveys were led by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking habitat and protected species surveys as a professional ecological consultant with over twenty years' experience. Richard is also a licensed bat worker.

1.2 Purpose of Report

This report provides the findings of field surveys undertaken at the site.

The field surveys examined habitats present with a focus on the buildings' suitability to support roosting bats. Survey also examined the suitability of the site to support any other protected species including breeding birds. Survey comprised of a daytime assessment examining the interior and exterior of the buildings and the surrounding grounds.

Following a description of the survey findings and an evaluation of habitats at the site, the report goes on to make recommendations for further works, mitigation and ecological enhancement measures where relevant.

1.3 Protected Species Legislation

1.3.1 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 2023¹). A bat roost is protected whether or not bats are present at the time.

All species of British bat are considered a European Protected Species (EPS). The Conservation of Habitat and Species Regulations (2010) provide derogation against certain offences which could potentially affect an EPS through the EPS Licensing system.

1.3.2 Birds

All wild birds in England and Wales are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, or take, damage or destroy the nest (whilst being built or in use) or its eggs.

¹ Bat Conservation Trust (2023) ‘Bat Surveys: Good Practice Guidelines 4th Edition’

2 Field Survey Methods

2.1 Survey Aims and Objectives

Field survey comprised of a site visit and an initial inspection of the buildings and surrounding grounds. The survey aim was to assess the site as to its suitability to support roosting bats and to identify suitable habitats for any other protected or notable species including breeding birds.

Survey also aimed to identify opportunities for ecological enhancement and to inform potential mitigation measures if required to ameliorate any negative impacts attributable to the proposed works.

2.2 Survey Methods

2.2.1 Daytime Bat Inspection

The building was assessed as to their suitability to support bats following standard methodologies prescribed in English Nature's *Bat Mitigation Guidelines* (Mitchell-Jones 2004)² and the Bat Conservation Trust's *Bat Surveys: Good Practice Guidelines* 4th Edition (BCT 2023)³.

Survey, comprising of an inspection of the interior and exterior of the dwelling, was undertaken during daylight conditions using binoculars and a high-powered torch. The survey was undertaken during daylight hours on the 2nd August 2024.

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.

² Mitchell-Jones, A.J. 2004. *Bat Mitigation Guidelines*. English Nature, Peterborough.

³ Bat Conservation Trust (2023) '*Bat Surveys: Good Practice Guidelines* 4th Edition'

197 Palatine Road, Didsbury
Bat Scoping Assessment

Important habitat features surrounding the structures 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. This assessment considered roost suitability criteria as summarised in Table 1 below and taken from the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines 4th Edition.

Table 1- Bat Roost Suitability Criteria

<i>Suitability</i>	<i>Description of Potential Roosting Habitats</i>
<i>None</i>	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.
<i>Negligible</i>	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. Structure has Negligible habitat features likely to be used by roosting bats.
<i>Low</i>	A structure with one or more potential roost sites that could be used by individual bats opportunistically. 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 larger number of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground of features seen with only very limited roosting potential.
<i>Moderate</i>	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, condition and surrounding habitat but unlikely to support a roost of high conservation status.
<i>High</i>	A structure or tree 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.

3 Survey Results

3.1 Site Description & Habitats

The study site comprises of an L-shape bungalow with a detached garage to the rear located at 197 Palatine Road.

The site is situated in a suburban setting with surrounding habitats comprising of further residential housing within established gardens. The River Mersey corridor is located approximately 350 m to the west of the site. This includes the River Mersey itself along with areas of woodland, scrub and grassland. Surrounding habitats are considered to be of low-moderate suitability for foraging bats.

Habitats within the rear garden of the site comprise of an area of modified, mown lawn. Plant species present include selfheal, cat's ear, creeping buttercup, greater plantain, daisy, and grasses such as Yorkshire fog, perennial ryegrass, toad rush, and red fescue. The grass is cut short and supports approximately six species per square meter.

Trees within the rear garden are limited, with two small holly trees present only, plus a small cotoneaster.

The front garden supports a further area of lawn which comprises principally of red fescue and Yorkshire fog, with mouse-ear chickweed, white clover, and springy turf moss. The grassland is species-poor with approximately five species per square meter. There are areas of ornamental shrubbery and ornamental trees located around the lawn, including a small yew and three small cypresses. Other shrubbery present includes rhododendron, holly, and hazel. There is a large hardstanding parking area in front of the house.

Habitats at the site are not considered to be of any significant biodiversity value in their own right.

The study site's location and site layout are shown on Figure 1 in the Appendix. Photographs of the site are also provided in the Appendix.

3.2 Protected Species

3.2.1 Bat Scoping Assessment

The main dwelling comprises of an L-shaped bungalow with a detached garage to the rear. The upper floor rooms of the bungalow extend into the roof void space; therefore, the building does not have a separate loft space. Internally, the building is considered to be entirely unsuitable for roosting bats.

197 Palatine Road, Didsbury
Bat Scoping Assessment

Externally, the building has a pitched roof with gables at its front and side elevations. The rear elevation has a hipped roof. The roof is clad in interlocking concrete tiles. The ridge and hips are well mortared in place, and mortar is also intact at the gable verges. The building has tightly fitted soffit boxes running around the perimeter

There is a detached garage to the rear of the house. The garage is of late 20th-century origin and has a pitched roof clad in tightly fitted, interlocking concrete tiles. The verges are sealed with UPVC capping. No potential bat roosting features or potential bat access points to the interior of the garage were identified.

No further bat field signs were identified either internally or externally.

Taking account of the potential bat roosting features identified and the site's location, both buildings were assessed as offering '**negligible**' bat roosting suitability.

None of the trees in the front or rear gardens support suitable habitat for roosting bats.

4 Summary & Recommendations

4.1 Summary

4.1.1 Habitats

A Bat Scoping Assessment has been completed of an L-shape bungalow and associated detached garage located at 197 Palatine Road, Didsbury, Manchester.

The site is considered to support habitats which are of relatively low ecological value comprising of typical managed garden habitats with managing lawn, ornamental shrubbery and cypress trees

None of the habitats present are considered to be of any significant biodiversity value.

4.1.2 Bats

The daytime bat scoping inspection examined buildings at the site with regards to its suitability to support roosting bats.

The site is situated in a suburban setting with surrounding habitats comprising of further residential housing within established gardens. The River Mersey corridor is located approximately 350 m to the west of the site. This includes the River Mersey itself along with areas of woodland, scrub and grassland. Surrounding habitats are considered to be of low-moderate suitability for foraging bats.

The survey found the interior of the bungalow entirely unsuitable for roosting bats. Therefore, it is considered to be very unlikely that any bats would be present within the bungalow's interior.

The exterior of both buildings is intact and well sealed. Both buildings lack any obvious features suitable for roosting bats.

Taking account of the potential bat roosting features identified and the buildings' location, the site was assessed as offering '**negligible**' bat roosting suitability.

None of the trees in the front or rear gardens support suitable habitat for roosting bats.

4.1.3 Breeding Birds

The areas of cypress trees and shrubbery within the gardens could support nesting birds during the breeding bird season.

It is therefore recommended that any works to remove/manage tall vegetation avoid taking place during the breeding bird season (March-August inclusive). Where this is not possible, a check for nesting birds

should be completed immediately prior to removal by an appropriately qualified ecologist.

4.1.4 Other Protected Species

No other protected species are considered likely to be present at the site.

4.2 Ecological Enhancements

It is recommended that opportunities to enhance the ecological value of the development area are taken.

4.2.1 Bat and Bird Boxes

It is recommended that the overall site be enhanced for bats and breeding birds. This can be achieved through the installation of bat boxes (recommended model Habibat 003 or similar) and sparrow and swift nest boxes (recommended models Schwegler Swift Brick or similar) into proposed buildings at the development site. Swift bricks are also used by house sparrows and other small bird species so are considered a 'universal bird brick'.

The bat and bird boxes can be built into the brick walls of the proposed buildings so as to remain visually unobtrusive and to be permanently fixed in place.

The precise location, model and number of bat and bird boxes should be determined by an appropriately qualified ecologist.

4.2.2 Plants for Pollinators and Birds

The development proposals should also aim to maximise the biodiversity of landscaping proposals at the site.

It is recommended that new planting includes species which can provide nectar sources for insects and berries/fruits for invertebrates and birds.

The following small/medium sized tree species are recommended as they offer suitable foraging opportunities to various native wildlife.

5 Appendix

PHOTOGRAPHS

Photograph 1- Front of the of the bungalow



Photograph 2 - Rear face of the bungalow



197 Palatine Road, Didsbury
Bat Scoping Assessment

Photograph 3 - Detached garage building



Photograph 4 - Interior of the house



***197 Palatine Road, Didsbury
Bat Scoping Assessment***

Photograph 5 - Small front garden



Photograph 6 - Rear garden with modified, mown lawn.



**FIGURE 1 - Bat
Survey Results**

Map data ©2024 Google

KEY

 Study Site

 Building

