



Preliminary Roost Assessment

The Shamrock, Bengal Street

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PRELIMINARY ROOST ASSESSMENT

The Shamrock
Bengal Street

Prepared for:
Joseph Holt Limited

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EXECUTIVE SUMMARY

Site Address	The Shamrock Inn, 17 Bengal Street, Ancoats, Manchester, M4 6AQ
Coordinates	E 384985, N 398824
Site Area	Approximately 0.04 ha
Current Site Use	The site comprised a single two-storey disused pub with a loft void and basement.
Proposed Development	Development proposals include renovating the disused building to be reused as a pub.
Results	The building was assessed as having Low bat roosting potential due to the crevices and gaps on all aspects of the building, as well as the access into the wall cavities and loft void with a small number of features. 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 and lack of suitable foraging and commuting habitat within close proximity to the building. The loft void, gaps into the wall cavities and tops of the chimney breasts were assessed as having nesting bird potential. The habitats present on-site comprised developed land; sealed surface which included the building with a tarmac car park/beer garden to the south that was well-sealed throughout. No natural habitat was identified within the site boundary. In line with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, any sites with less than 25 m² of on-site habitat that has biodiversity value greater than zero are exempt from Biodiversity Net Gain. Since the site is exclusively developed land including the building and hardstanding with no biodiversity value/habitat units, a Biodiversity Net Gain report will not be required.
Conclusions and Recommendations	The building was assessed as having Low bat roosting potential. As such, a single Nocturnal Bat Survey is required between May and August (inclusive). If bats are identified roosting within the building, a total of three surveys spaced three weeks apart would be required to characterise the roost and a European Protected Species Licence (EPSL) would be required with up-to-date surveys from the surveying season prior to the application submission. An EPSL can only be applied for when planning permission has been obtained and all wildlife conditions discharged. Furthermore, due to health and safety issues regarding the damage to the roof, roof works could be undertaken under a method statement and supervision of an ecologist to avoid any future delays. However, if the application is reviewed by the Local Planning Authority after May, it is likely further surveys would be requested.



	If any works are required that will affect the loft void, gaps into the wall cavities and/or chimney breasts, the works should be undertaken outside of the breeding bird season. If this is not possible, a suitably qualified ecologist should undertake a nesting bird check up to 24 hours before works commence. If a nest, or nest construction is located, then a stand-off distance should be maintained until the young have fledged.
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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by John Holt Limited to undertake a Preliminary Roost Assessment at The Shamrock, Bengal Street, hereafter referred to as “the site”.

This report has been produced by Carlin Jones BSc (Hons), Consultant Ecologist at E3P. Carlin has a Qualifying CIEEM membership and holds a Natural England Class 1 Bat Survey Licence (2023-11074-CL17-BAT). Carlin has experience undertaking Preliminary Roost Assessments, Nocturnal Bat Surveys, and ecological mitigation for bats on a wide variety of projects across the UK.

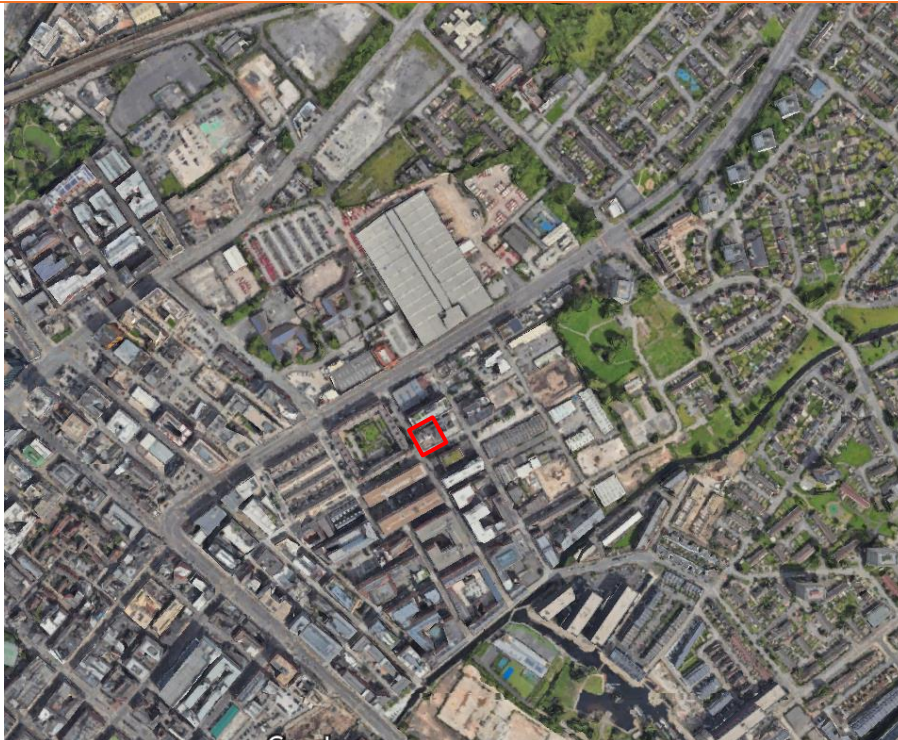
1.2. PROPOSED DEVELOPMENT

Development proposals include renovating the disused building to be reused as a pub.

1.3. SITE LOCATION

The site is located in Ancoats, north-west Manchester. Adjacent buildings comprise commercial buildings and residential dwellings. The site is accessed via Bengal Street, which defines the south-west boundary. Ancoats Green Park is located approximately 215 m east with the Rochdale Canal located approximately 240 m south of the site boundary. New Islington Marina is located approximately 370 m south of the site boundary. An active railway is located approximately 590 m north of the site boundary, associated with Manchester Victoria Train Station, which is situated approximately 930 m 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 February 2024 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 by Carlin Jones (2023-11074-CL17-BAT) on 29th January 2024. The weather was dry and slightly overcast.

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

Access to the external of the building to the south-east was not possible. However, binoculars were used to view this aspect of the building from a distance. This is not considered to be a major constraint, as an internal assessment of the whole building and an external assessment of all the other aspects was undertaken and this is considered sufficient.



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 six European Protected Species Licences were located within the 1 km search area, the nearest of which is located approximately 135 m south-west 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
2016-24504-EPS-MIT	Approximately 135 m south-west of site	Active between 2016 and 2018 for the destruction of a common pipistrelle non-breeding roost.
EPSM2013-5644	Approximately 210 m south-west of site	Active between 2013 and 2015 for the destruction of a common pipistrelle non-breeding roost.
2014-3531-EPS-MIT	Approximately 220 m south of site	Active between 2014 and 2020 for the destruction of a common pipistrelle non-breeding roost.
2019-41924-EPS-MIT-1	Approximately 810 m south-east of site	Active between 2020 and 2031 for the destruction of a common pipistrelle maternity roost.
2014-6380-EPS-MIT	Approximately 785 m west of site	Active between 2015 and 2023 for the destruction of a common pipistrelle non-breeding roost.
2019-43484-EPS-MIT	Approximately 875 m north-east of site	Active between 2019 and 2020 for the destruction of a common pipistrelle non-breeding roost.



3.3. SITE CONTEXT

The site comprised one building consisting of a disused pub. The site is located within a highly urbanised area. Adjacent buildings comprise residential dwellings, and commercial buildings. These areas are anticipated to offer little value to local wildlife.

Rochdale Canal is located approximately 240 m south of the site boundary. The Rochdale Canal flows adjacent to multiple individual trees and areas of woodland, including a large area of woodland approximately 1.1 km north-east of the site boundary. An area of open mosaic is located approximately 285 m south-east of the site boundary and lies adjacent to New Islington Marina. This area of open mosaic comprises multiple individual trees and is located directly adjacent to the Rochdale Canal. An active railway line is located approximately 590 m north of the site boundary, which is lined by a variety of individual trees. The River Irwell is located approximately 1.1 km 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 840 m north-east of the site. The Rochdale Canal, River Irwell, and areas of woodland 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 present within the woodland parcels.

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 and River Irwell 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; no other buildings, structures or trees were present within the site boundary. Please see Table 3.2 for the descriptions of the potential roost features (PRFs) and Appendix I for the locations of the potential bat roost features.

The on-site building was a disused detached two-storey pub building, comprising render on the ground floor and red brick walls on the second floor with a cross-hipped slate tiled roof. Three redbrick chimneys were present on the building. 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



An internal inspection of the building was undertaken. The building was well-sealed internally, with no obvious access points that could be utilised by bats. No evidence of bats were identified. It was determined that no suitable bat roost features were located internally within the two storeys of the building.

PLATE 2 SHOWING THE BUILDING INTERNALLY



Internally, a loft void was present extending along the whole building. The approximate dimensions of the loft void were 14 long, 12 m wide, and 1.6 m high. The internal of the loft void was in good condition with no crevices or gaps within the brickwork. The wooden supporting beams were tight to the roof felting, as such, no gaps were present providing opportunities for roosting bats.



PLATE 3 SHOWING THE LOFT VOID



Two areas of lifted felt (PRF4) were present near the entrance to the loft void along the northern aspect of the building. These lifted areas could provide a small number of crevice-dwelling bats roosting opportunities on an occasional basis.

PLATE 4 SHOWING AREA OF LIFTED FELT



An access point – Access Point 1 (AP1) into the loft void was provided by a slipped tile along the ridge of the roof on the northern aspect. This would provide access into the loft void and access to the potential roosting features within the loft void. However, as there were only two small crevices present within the loft void, it was assessed as being unsuitable to support a large number of bats such as a maternity colony.



PLATE 5 SHOWING SLIPPED TILE



A basement was present within the building that spanned the whole of the underneath of the building. The approximate dimensions of the basement were 14 m long, 7 m wide, and 2 m high. The walls comprised painted brickwork with a concrete ceiling that was painted in areas. All of the brickwork was well sealed with no crevices or gaps present that could provide opportunities for roosting bats. Furthermore, no access points were present internally and externally and as such, bats would not be able to gain access to the basement. As such, the basement was assessed as being unsuitable to support a hibernation roost due to no access into the basement and no potential roost features present.

PLATE 6 SHOWING THE BASEMENT



Externally, the majority of the brickwork was in good condition on all aspects of the building; however, a hole was on the southern (Access Point 3) and eastern (Access Point 2) aspects of the building. These holes could provide access into the cavity wall of the building and further concealed potential roosting features. However, as there is a limited of suitable foraging and commuting habitats within the close area surrounding the building these features were downgraded and assessed as providing only Low bat roosting potential.

Also shown below is the slipped tile (Access Point 1) providing access into the loft void.

PLATE 7 SHOWING HOLE INTO WALL ON EASTERN ASPECT



Furthermore, a broken vent (Access Point 4) was present on the western aspect of the building. This broken vent could provide access into the cavity wall of the building and further concealed potential roosting features. However, as there is a limited of suitable foraging and commuting habitats within the close area surrounding the building, this feature was downgraded and assessed as providing only Low bat roosting potential.



PLATE 8 SHOWING BROKEN VENT



Areas of damaged and lifted tiles were present on the western (PRF1) and southern (PRF2) aspects of the building. These damaged and lifted tiles could provide crevices and gaps that opportunistic crevice-dwelling bat species could roost within on an occasional basis.

PLATE 9 SHOWING DAMAGED AND LIFTED TILES



The chimney breast on the northern aspect of the building had an area of damaged brickwork (PRF3). This damaged brickwork could provide crevices and gaps that opportunistic crevice-dwelling bat species could roost within on an occasional basis.



PLATE 10 SHOWING DAMAGED BRICKWORK ON CHIMNEY BREAST



It should be noted that the building on the southern aspect was adjacent to a covered beer garden with sheet metal and roller shutter doors, and therefore it is considered unlikely bats would be able to gain access to any suitable bat features on the building, such as brickwork crevices.

PLATE 11 SHOWING YARD/BEER GARDEN



Overall, the building was assessed as having Low bat roosting potential due to the crevices and gaps on all aspects of the building, as well as the access into the wall cavities and loft void with a small number of features. 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 and lack of suitable foraging and commuting habitat within close proximity to the building.



3.5. BIODIVERSITY STATEMENT

The habitats present on-site comprised developed land; sealed surface that included the building with a tarmac car park/beer garden to the south that was well-sealed. No natural habitat was identified within the site boundary.

In line with The Biodiversity Gain Requirements (Exemptions) Regulations 2024, any sites with less than 25 m² of on-site habitat that has biodiversity value greater than zero are exempt from Biodiversity Net Gain. Since the site is exclusively developed land including the building and hardstanding with no biodiversity value/habitat units, a Biodiversity Net Gain report will not be required.



4. CONCLUSIONS AND RECOMMENDATIONS

4.1. BATS

The building was assessed as having Low bat roosting potential. As such, a single Nocturnal Bat Survey is required between May and August (inclusive). If bats are identified roosting within the building, a total of three surveys spaced three weeks apart would be required to characterise the roost and a European Protected Species Licence (EPSL) will be required with up-to-date surveys from the surveying season prior to the application submission. An EPSL can only be applied for when planning permission has been obtained and all wildlife conditions discharged.

Furthermore, due to health and safety issues regarding the damage to the roof, roof works could be undertaken under a method statement and supervision of an ecologist to avoid any future delays. However, if the application is reviewed by the Local Planning Authority after May, it is likely further surveys would be requested.

4.2. NESTING BIRDS

The loft void, gaps into the wall cavities and tops of the chimney breasts as shown within Section 3.4 were assessed as having nesting bird potential. As such, if any works are required that will affect the loft void, gaps into the wall cavities and/or chimney breasts, the works should be undertaken outside of the breeding bird season. If this is not possible, a suitably qualified ecologist should undertake a nesting bird check up to 24 hours before works commence. If a nest, or nest construction is located, then a stand-off distance should be maintained until the young have fledged.



5. REFERENCES

- ✿ Bat Conservation Trust (2023). Bats and Artificial Lighting at Night Guidance Note 8.
- ✿ 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:
- Site boundary
 - Building footprint
 - Potential access points (AP)
 - Potential roost features (PRF)

Notes

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