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BAT SCOPING & PRESENCE / ABSENCE SURVEY

At

232 – 236 Palatine Road

Didsbury

Manchester

Greater Manchester

M20 2WF

NGR: SJ 83588 90961

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A handwritten signature in black ink, appearing to read 'Dan Smith', with a horizontal line underneath.

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EXECUTIVE SUMMARY

A bat scoping survey was undertaken at 232 – 236 Palatine Road, Didsbury by United Environmental Services (UES) Ltd on 9th August 2024. This survey found that the four buildings on site to contain a number of potential roosting features (PRFs). However, no evidence of bat activity was observed during the inspections. The three residential buildings were assessed as having moderate potential to support roosting bats. As such, these buildings required two additional bat presence / absence surveys. The building located in the western section of the site was considered to have low potential to support roosting bats. Therefore, a single bat presence / absence survey was required. The presence / absence surveys were carried out by UES in August and September 2024.

The objective of the bat presence / absence surveys was to establish whether or not bats are using the building on site to roost, and if so to assess the type and importance of roosts in order to inform the planning process. The surveys were carried out to recognised guidelines, timings and weather conditions, with particular reference to Natural England and Bat Conservation Trust (BCT) publications. The development proposals involve the creation of a five-storey apartment building and numerous two-storey terrace houses following the demolition of the existing buildings on site.

232-236 Palatine Road is located within the urban area of Didsbury, Manchester. The habitats on site provide low to moderate quality foraging opportunities. The buildings on site offer roosting potential and the nearby River Mersey will provide good quality connectivity to the wider area. Higher quality habitats are present in the immediate surrounding area. These include woodland, tree lines, hedgerows, waterbodies and open lawn within the two adjacent golf courses.

Four species of bat were recorded during all the bat presence / absence surveys: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, *Myotis sp.* and noctule *Nyctalus noctula*. Low levels of bat activity were recorded with common pipistrelles and soprano pipistrelles recorded at a greater extent throughout all the surveys.

Two roosts were identified during the presence / absence surveys.

Roost 1 – Three common pipistrelles were observed emerging at three separate occasions from the eaves of the south-eastern gable end of Building 2. This is considered to be a day roost used by a small number of common pipistrelles on an occasional basis.

Roost 2 – A single common pipistrelle was recorded emerging from the north-western flat roof extension gable of Building 1, behind the lifted bitumen felt on the wooden bargeboard. This is considered to be a day roost used by a single bat on an occasional basis.

Due to the presence of roosting bats within Buildings 1 and 2, the development will need to be registered under Natural England's Bat Mitigation Class Licence (BMCL) system prior to the works taking place. This can only be applied for once planning permission has been granted. Natural England aim to process applications within 10 working days of receipt. The works will also have to comply with the method statement included in section 4.3.1 of this report.

Evidence of nesting birds (feral pigeon *Columba livia domestica* and jackdaw *Corvus monedula*) was found during the scoping survey within the buildings. As such, it is recommended that demolition works take place outside of the breeding bird season and should not be undertaken from March to August inclusive. If this is not possible, a



breeding bird nest survey should be undertaken prior to the commencement of works by a suitably experienced ecologist and an ecological clerk of works appointed if considered necessary. It should be noted that pigeons can breed all year round and not just within the nesting bird season. As such, a pest-control contractor may need to be called to ensure the removal of pigeons.

This report should be read in conjunction with appendices 1 to 7, which provide visual representations of the survey results and statutory and planning context.



1 INTRODUCTION

1.1 Author, surveyors and qualifications

This report is compiled and written by Josh Howard BSc, UES Graduate Field Ecologist. Other surveyors include:

- Mark Halliwell MBiol, UES Senior Ecologist. Mark is licensed by Natural England to disturb, take and handle all species of bats under licence number 2023-11661-CL18-BAT (level 2).
- Daniel Smith BSc MScRes, UES Ecologist. Daniel is licensed by Natural England to disturb, take and handle all species of bats under licence number 2024-12117-CL18-BAT (level 2).
- Alasdair Grubb BSc ACIEEM, UES Sub-contractor. Alasdair is licensed by Natural England to disturb, take and handle all species of bats under licence number 2022-10906-CL18-BAT (level 2).
- Paul Cassidy ACIEEM, UES Sub-contractor. Paul is licensed by Natural England to disturb, take and handle all species of bats under licence number 2017-27610-CLS-CLS (level 2).
- Bethan Beeston BA, UES Field Ecologist. Bethan is licensed by Natural England to survey all species of bats by observation using an artificial light under licence number 2024-12098-CL17-BAT (level 1).
- Ysobella Cox BSc MBiol, UES Ecologist. Ysobella is licensed by Natural England to survey all species of bats by observation using an artificial light under licence number 2024-12344-CL17-BAT (level 1).
- Harry Fox BSc MRes, UES Graduate Ecologist.
- Ben Cowell MEng, UES Trainee Ecologist.
- Nathaniel Foley MSci, UES Graduate Ecologist.
- Toby Leverett BSc MSc, UES Trainee Ecologist.
- Mark Jeffries, UES Sub-contractor.

All surveyors have the knowledge, skills and experience identified within CIEEM's "Competencies for Species Survey: Bats" (2013) or were under the supervision of a surveyor with the required competencies.

1.2 Survey objectives

UES was commissioned in July and August 2024 to conduct site surveys which include the following activities:

- Conduct internal and external building inspections to look for field signs of bats.
- Assess the suitability of the buildings for use by roosting bats.
- Recommend further surveys, mitigation and compensation, where appropriate.
- Confirm bat presence or likely absence by conducting emergence surveys of the buildings.
- Assess the type and importance of the roost(s), if present.



- Recommend appropriate mitigation and compensation, if applicable.

1.3 Proposed development

The development proposals involve the demolition of the existing buildings on site and the creation of a five-storey apartment building and numerous two-storey terrace houses.

1.4 Structure of the report

This report sets out the methodology, results, and recommendations in relation to a specific bat survey. Recommendations are in line with statutory legislation and planning policy objectives.

The report should be read in conjunction with appendices 1 to 7, which give visual representations of the survey results.



2 METHODOLOGY

2.1 General

All surveys were carried out to recognised guidelines, timings and weather conditions, with particular reference to Natural England and BCT publications (see references for further information).

The habitats on site and in the surrounding area were assessed during a walkover survey and through studying aerial photographs, in order to gauge their suitability to support roosting, foraging and commuting bats.

2.2 Building inspection

The buildings on site were subject to internal and external inspections as part of a bat scoping survey undertaken by UES on 9th August 2024, which was conducted by Alasdair Grubb and Josh Howard. The buildings were searched both externally and internally for bat presence and features associated with bat activity, as detailed in BCT guidance (Collins, 2023).

2.2.1 External inspections

The external inspections of the buildings were carried out from ground level using binoculars, and also using ladders and an endoscope to investigate suitable gaps. The objective of the survey was to find and record any signs of bat use, for example:

- Bat droppings
- Feeding remains
- Grease staining / urine marks
- Corpses or skeletons

The bat signs listed above are visible from the outside of a building. The following areas were searched, where present:

- | | |
|---------------------------|---|
| • Roof and ridge tiles | • Gaps under felt |
| • Lead flashing | • Cracks / holes in woodwork or behind cladding |
| • Eaves | • Gaps in brickwork and mortar |
| • Boxed soffits | • Air bricks |
| • Fascia and barge boards | • Grills |
| • Windowsills and panes | • Vents |
| • Walls | |

2.2.2 Internal inspections

The internal inspections covered all of the accessible rooms and roof spaces within the buildings.

Bats regularly utilise specific areas within roof spaces, which were searched for any field signs of bats using high-powered torches and an endoscope, where considered necessary by the licenced ecologist. The following features were searched, where present:

- Roof beams and junctions



- Gaps under felt
- Dividing walls
- Chimney breasts
- Gaps in brickwork and mortar
- Cracks / holes in woodwork
- Floor or other surfaces on which droppings could accumulate

2.3 Emergence surveys

Potential roost access features were identified during the building inspections. These points were covered by a surveyor during the dusk emergence periods.

Bat echolocation, flight and habitat characteristics were recorded where possible, in order to determine the species. The level and type of bat activity was also recorded to establish how bats are using the site.

2.3.1 Equipment

BATLOGGER M bat detectors and recorders were used during the survey. This device records bat echolocation calls across the full spectrum, with a sensitivity range of 10 – 150 kHz. The integrated heterodyne live monitoring also allows the observer to hear the echolocation calls in real time, with automatic tuning. The recordings are individually time/date, GPS and temperature stamped and are of high enough quality to produce time expansion quality sonograms.

Anabat Walkabout bat detectors were used during the survey. This allowed the observer to hear bat echolocation calls and see the sonograms in real time, aiding identification. All registrations were automatically recorded onto a memory card and time/date stamped. The device can record and display both zero crossing and full spectrum bat echolocation calls and has a built-in GPS and mapping system.

Canon XA11 Professional Video Cameras were used in conjunction with an infra-red LED illuminator to monitor part of the building during the surveys. The camera was positioned to cover potential roost access points. Footage of the survey was recorded and reviewed post-survey.

2.3.2 Weather conditions

Table 1 - Weather conditions and survey timings

DATE	SURVEY TYPE	TIMINGS	SUNSET	TEMP.	WIND	RAIN	CLOUD COVER
16/08/24	Emergence	20:19 – 22:04	20:34	16°C	Still	Dry	0%
18/08/24	Emergence	20:15 – 22:00	20:30	18°C	Still	Dry	0%
24/08/24	Emergence	20:01 – 21:46	20:16	16°C	Still	Dry	10%
23/09/24	Emergence	18:49 – 20:34	19:04	12°C	Still	Light	100%
24/09/24	Emergence	18:47 – 20:32	19:02	12°C	Still	Dry	25%



2.4 Survey limitations

The surveys were undertaken at an appropriate time of year and under appropriate weather conditions. Therefore, there are no limitations to the survey.



3 RESULTS

3.1 Habitat assessment

232 – 236 Palatine Road is situated within the urban area of Didsbury. The habitats on site are mostly composed of hardstanding and built features including residential buildings and accompanying driveways and footpaths. The hardstanding merges into an area of tall ruderal and dense scrub to the west of the development site. Hedgerows and tree lines demarcate the site boundary offering good connectivity to the surrounding area for commuting bats.

The River Mersey is approximately 100m west of the proposed development site with riparian strips creating dark commuting corridors for bats. The proposed development site is situated close to Withington and Northenden golf courses located to the east and west, respectively. Both golf courses feature managed lawns, waterbodies, lines of trees, hedgerows, and sand bunkers. The river, open green spaces and hedgerows offer good quality foraging opportunities and connects the development site to the wider area.

Low quality habitats are offered by the wider surrounding area, mostly comprising urban habitats such as residential and commercial properties with associated gardens, hardstanding driveways, footpaths, and car parks. The residential properties feature scattered trees, hedgerows, and lines of trees of which provide supplementary foraging and roosting opportunities. However, some areas of the wider area are poorly connected to the development boundary due to significant barriers such as the M56, and M60 motorways, limited greenspace, and built-up urban areas.

3.2 Building inspections

For the purpose of this report, the buildings on site have been renamed Buildings 1 – 4 (See Appendix 1 – Site Plan).

3.2.1 External inspection

Building 1 is a multi-storey detached brick residential block that contains multiple residential dwellings and features a single-storey extension to the rear of the property. The double pitched gable ended roof features slate tiles and a red brick chimney. The roof features numerous lifted and raised ridge and roof tiles suitable for roosting bats (See Appendix 3 – Photographs; Photograph 2).

Wooden bargeboards are present along the eaves and despite their poor condition, they do not exhibit any PRFs. There are bay windows on the south-eastern aspect of the building that have gaps between the concrete lintels and PVC window frames (Photograph 3). The gaps are suitable for a low number of crevice dwelling bats. The front door features an arched entrance comprising brick which is tightly sealed with no PRFs.

The single-storey extension has a flat roof lined with bitumen. Gaps are present where the bitumen felt folds over the bargeboards (Photograph 4).

Building 2 is a multi-storey detached brick residential block that contains multiple residential dwellings and several extensions at the rear of the property. The extensions include a two-storey and a single-storey extension that feature a mixture of pitched and flat roofs. The main building features a multiple pitched roof with a skylight, flat roof dormer and red brick chimney (Photograph 6). A large dormer window at the western aspect of the main roof features



horizontal timber cladding with several lifted slats creating suitable gaps for roosting bats (Photograph 7).

Roof and ridge tiles are in moderate condition with small amounts of lifted and uneven tiles particularly in proximity to the chimney at the southern aspect (Photograph 8). Numerous sections of the bitumen lining on the roof of the extension are lifted that grant suitable PRFs for bats (Photograph 9). The bay windows at the south-eastern aspect of the property feature a flat roof with metal lining that overhangs the bay. The lining does not sit flush with the bay walls providing a gap suitable for crevice dwelling bats (Photograph 10).

Building 3 is a multi-storey detached brick residential block that contains multiple residential dwellings and features a single-storey flat roof extension to the rear of the property and a single storey flat roof garage at the southern aspect. The main building features a single pitched roof, red brick chimneys, and multiple pitched roof dormer windows.

A small gap is present under a lifted section of lead cladding that surrounds a dormer window (Photograph 12). The wooden cladding and bargeboards of the dormers are in good condition with no PRFs. A section of the brick wall has mortar cladding in poor condition featuring cracks and crevices (Photograph 13).

The garage extension walls are in poor condition with gaps between the brick and mortar in numerous sections (Photograph 14). Additionally, gaps are present around the concrete lintels (Photograph 15). However, the gaps present within the garage walls are mostly obstructed by cobwebs indicating no recent use by bats.

Building 4 is a derelict brick building previously used as a garage. The building is heavily covered by a dense cover of scrub. No PRFs were recorded during the inspection; however, the dense vegetation may conceal PRFs, although it will be difficult for bats to access this area.

No bat droppings or other field signs of bats were found during any of the external building inspections.

3.2.2 Internal inspection

Building 1 features a large open loft space measuring approximately 3m high, 10m wide and 10m long. It is accessible through a crevice in the wall that separates a bedroom and the loft space. The ceiling is lined with a breathable membrane in good condition with no visible tears. The eastern gable end features a notable gap within the brickwork. There is light ingress from the skylight and at the southern eaves. Additionally, an access point at the southern aspect is present (Photograph 19).

Rat *Rattus norvegicus* droppings and a large amount of pigeon excrement (Photograph 17) were identified during the survey.

Building 2 has no internal loft void. However, the building features a basement that is regularly accessed with limited features. Additionally, it is fitted with lights that are switched on most of the time. The basement features a small number of cracks and crevices within the brickwork. However, these were fully inspected, and no bats were found.

Building 3 features an open space simple pitch loft void. There are two gable ends composed from brick at the north-eastern and south-western aspect. The ceilings are bitumen lined in



moderate condition featuring several punctures throughout. The floor is fitted with flanked loft insulation. There is a very small amount of light ingress from the north-eastern eaves.

A large unoccupied jackdaw nest was identified at the western section of the loft space (Photograph 23). Additionally, two feral pigeon nests with squabs present were identified.

The basement is heavily cluttered and regularly accessed. The entrance doorframe features gaps suitable for roosting bats and for access points (Photographs 24)

Building 4 is a derelict disused garage. The building is amidst a dense cover of scrub. As such, access was not possible and could not be inspected internally.

No bat droppings or other field signs of bats were found during any of the internal building inspections.

3.3 Emergence surveys

Table 2 – Survey results

DATE	SURVEY TYPE	SPECIES	NUMBER OF INDIVIDUALS	ROOST LOCATION	ACCESS POINT	TIMINGS
16/08/24	Emergence (Buildings 1 & 2)	N/A	N/A	N/A	N/A	N/A
18/08/24	Emergence (Buildings 1 & 2)	Common pipistrelle	3	Building 2 at the eastern gable end (Roost 1)	At the eaves	20:37 20:39 20:56
24/08/24	Emergence (Building 4)	N/A	N/A	N/A	N/A	N/A
23/09/24	Emergence (Buildings 2 & 3)	N/A	N/A	N/A	N/A	N/A
24/09/24	Emergence (Buildings 2 & 3)	Common pipistrelle	1	Building 1, north-western extension gable (Roost 2)	Behind lifted bitumen felt on the wooden bargeboards	19:18



3.4 Activity summary

Table 3 – Bat activity summary

DATE	SURVEY TYPE	SPECIES	NOTES
16/08/24	Emergence	Common Pipistrelle	Foraging and commuting activity recorded throughout the survey.
		Soprano pipistrelle	Commuting over the site.
		Noctule	Commuting over the site.
18/08/24	Emergence	Common pipistrelle	Foraging and commuting activity recorded throughout the survey.
		Soprano pipistrelle	Three soprano pipistrelles emerged independently from the north-eastern aspect of building 234 at 20:37, 20:37, and 20:56.
		Myotis Sp.	Activity recorded once during the survey.
24/08/24	Emergence	Common pipistrelle	Low levels of commuting activity during the survey.
		Soprano pipistrelle	Low levels of commuting activity during the survey.
23/09/24	Emergence	Common pipistrelle Soprano pipistrelle	Low levels of foraging and commuting activity recorded equally during the survey from both soprano and common pipistrelles.
24/09/24	Emergence	Common pipistrelle	Low levels of foraging and commuting activity.
		Soprano pipistrelle	Low levels of foraging and commuting activity.
		Noctule	Low levels of commuting activity.



4 EVALUATION AND RECOMMENDATIONS

4.1 Evaluation of results

232 – 236 Palatine Road is located within the urban area of Didsbury. The habitats surrounding the residential properties include hardstanding, large areas of dense scrub, tall ruderal, hedgerows and trees. The site offers linear features such as hedgerows that provide good connectivity to the surrounding area.

Despite the urban location the surrounding area offers higher quality habitat. The development site is located in close proximity to the River Mersey and in between two golf courses to the east and west of the development site. These will grant foraging opportunities such as waterbodies that will host a population of invertebrates to support foraging bats. Additionally, the scattered trees offer supplementary roosting opportunities.

The three residential buildings on site present numerous external PRFs including lifted roof and ridge tiles, lifted timber cladding and bitumen felt. Internal PRFs are limited to tears in bitumen lining and gaps within the brickwork.

Due to the numerous PRFs and quality of the surrounding habitat, Buildings 1 – 3 were assessed as having moderate potential to support roosting bats. As such they were subject to two presence / absence surveys.

Building 4 is located within dense scrub on the western section of the site. The building is heavily concealed by vegetation and is considered to have low potential to support roosting bats. As such, a single presence / absence survey was undertaken, and no bats were identified using Building 4 for roosting purposes.

Four species of bat were recorded during the bat presence / absence surveys: common pipistrelle, soprano pipistrelle, *Myotis sp.* and noctule. Activity was generally low with common and soprano pipistrelle foraging and commuting activity dominating the recordings. Noctules and a single *Myotis sp.* were recorded to a lesser extent.

During the presence / absence surveys two roosts were located in Buildings 1 and 2. These are characterised below in section 4.2 and locations are highlighted in Appendix 1 – site plan.

4.2 Roost assessment

Roost 1 – Three common pipistrelles was observed emerging from the eaves of the south-eastern gable end of Building 2. This is considered to be a day roost used by a small number of common pipistrelles on an occasional basis.

Roost 2 – A single common pipistrelle was recorded emerging from the north-western extension gable of Building 1, behind the lifted bitumen felt on the wooden bargeboard. This is considered to be a day roost used by a single bat on an occasional basis.

4.3 Mitigation and compensation measures

4.3.1 Bats



Due to the presence of roosting bats within the building, the development will need to be registered under Natural England's BMCL system prior to the works taking place. This can only be applied for once planning permission has been granted. Furthermore, a site can only be registered under the BMCL system provided the works only affect up to three 'common or widespread' bat species (as listed under each annex of the licence) and up to three 'low conservation status roosts' (feeding, day, night and transitional roosts). Moreover, it is a requirement of the licence that presence / absence surveys have been conducted within the current and / or most recent optimal season and that a walk over survey / check must have been undertaken within the three months prior to submission of the site registration form to ensure conditions on the site have not changed. Natural England aim to process applications within 10 working days of receipt.

A full European protected species (EPS) mitigation licence is not considered necessary, due to the low number and common species of bats which will be affected by the development.

The measures below outline the mitigation and compensation measures required in order to safeguard protected species throughout the duration of development. They form a method statement which the contractors undertaking works on site must adhere to:

- The low numbers and common species of bats likely to be affected, as well as the proposed soft demolition techniques, negate the need for timing restrictions in relation to this development.
- When planning external lighting, consideration is to be given to the commuting and dispersal routes used by bats. External lighting is to be directed away from any tree lines and proposed bat box locations. See Appendix 6 – External lighting guidance for further information.
- The project ecologist will deliver a toolbox talk to the contractors responsible for the destructive works, prior to commencement. The talk will cover bat ecology, bats and the law, and what to do if bats or field signs of bats are found during the works.
- Prior to the destructive works, two Schwegler 2F (general purpose) bat boxes (or similar as agreed by the licenced ecologist if the specified model is not available) will be fitted to a mature tree within the immediate vicinity of the site and within the developers ownership boundary, as specified by the onsite ecologist, and will be left *in situ* after the works have been completed on site. If no suitable mature trees are present, then the boxes may be mounted on a pole at the discretion of the project ecologist. The bat boxes should be located on a southerly aspect, where they will receive the maximum amount of sunlight. The boxes should be sited at a height of between three and six metres and away from any potential disturbance (including external lighting). Once bats have inhabited a bat box it may only be disturbed by a licensed bat ecologist
- If works cannot be carried out in the winter months (November to March inclusive), a pre-commencement emergence / re-entry survey is to be undertaken immediately prior to the destructive works. The survey will monitor the current activity on site and of the occupied roosting locations to direct works accordingly.
- If the site has not been registered within three months of the most recent survey visit, a walkover survey / check is required prior to the submission of the site registration form to ensure that the conditions of the site have not changed since the most recent survey.



- Prior to the start of works, the known roosting areas will be inspected by the registered ecologist. The ecologist will use an endoscope where necessary to examine inside the roost access point, in order to further confirm the presence or absence of bats and direct works accordingly.
- The known roost and other sensitive areas of the building, such as raised tiles, are to be removed by hand, under the direct supervision of a licensed bat ecologist. In the event that a bat is discovered during the works, the bat will be captured by hand by the onsite ecologist and transported to the aforementioned pre-installed bat boxes. If the bat is harmed or emaciated, it will be taken to the nearest animal hospital or bat carer if deemed necessary by the onsite ecologist.
- UES will remain on call throughout the development in case any further advice is needed, or bats are encountered. **UES can be contacted directly on 01565 757788.**

4.3.2 Birds

Evidence of nesting feral pigeons and jackdaws was found during the scoping survey. As such, it is recommended that demolition works take place outside of the breeding bird season and should not be undertaken from March to August inclusive. If this is not possible, a breeding bird nest survey should be undertaken prior to the commencement of works by a suitably experienced ecologist and an ecological clerk of works appointed if considered necessary. It should be noted that pigeons can breed all year round and not just within the nesting bird season. As such, a pest-control contractor may need to be called to ensure the removal of pigeons.



5 CONCLUSION

232 – 236 Palatine Road is situated in an area that provides low to moderate quality habitats for roosting and foraging bats. Despite the urban area, the development site is well connected to the River Mersey and two golf courses that provide supplemental foraging and roosting opportunities.

The residential buildings on site feature numerous external PRFs that include lifted bitumen, raised roof tiles, and gaps within the brickwork. Internal PRFs were limited to tears in the bitumen lining and gaps within the brickwork. Due to the number and quality of PRFs and the roosting potential of the surrounding habitats, Buildings 1 – 3 were assessed to be of moderate quality for roosting bats. As such they were subject to two presence / absence surveys. Building 4 is located within the dense scrub in the western section of the site and was assessed as having low potential to support roosting bats. Therefore, this building was subjected to a single presence / absence survey.

During the surveys, a small number of common pipistrelles were found to be roosting within Buildings 1 and 2. A single common pipistrelle was identified emerging from the north-western flat roof extension of Building 1 and three individual common pipistrelles emerging from the eaves of the south-eastern gable end of Building 2. No bats were recorded emerging from Buildings 3 and 4

Due to the presence of roosting bats within Building 1 and 2, the development will need to be registered under Natural England's BMCL system prior to the works taking place. This can only be applied for once planning permission has been granted.

Evidence of nesting feral pigeons and jackdaws was found during the scoping survey. As such, it is recommended that demolition works take place outside of the breeding bird season and should not be undertaken from March to August inclusive. If this is not possible, a breeding bird nest survey should be undertaken prior to the commencement of works by a suitably experienced ecologist and an ecological clerk of works appointed if considered necessary. It should be noted that pigeons can breed all year round and not just within the nesting bird season. As such, a pest-control contractor may need to be called to ensure the removal of pigeons.



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APPENDICES

Appendix 1 – Site plan



232-236 Palatine Road, Didsbury

Site Plan

- Site boundary
- Building 1
- Building 2
- Building 3
- Building 4
- Surveyor positions
- ★ Roost locations
- Bat flight path





Appendix 2 – Aerial photographs



232-236 Palatine Road, Didsbury

Close aerial photograph

— Survey boundary





232-236 Palatine Road, Didsbury

Wide aerial photograph



Site location





Appendix 3 – Photographs



Photograph 1 – South-eastern aspect of Building 1.



Photograph 2 – Displaced roof tiles at the south-western gable end of Building 1.



Photograph 3 – PRFs present between concrete lintel and window frame at Building 1.



Photograph 4 – Gaps present underneath the lifted sections of bitumen roof felt at Building 1. Roost 2 is present under the raised roof felt.



Photograph 5 – South-eastern aspect of Building 2. Roost 1 location highlighted.



Photograph 6 – North-western aspect of Building 2 including the extensions.



Photograph 7 – Timber cladding present on a dormer featuring raised slats at Building 2.



Photograph 8 – Uneven and lifted roof tiles of Building 2. Most notably towards the gable end and around the chimney of Building 2.



Photograph 9 – Numerous sections of lifted bitumen roof lining at Building 2.



Photograph 10 – Gaps present underneath the overhanging metal lining at Building 2.



Photograph 11 – South-western aspect of Building 3, featuring the north-western extension and south-western garage.



Photograph 12 – Lifted lead flashing creating a suitable gap for roosting bats at Building 3.



Photograph 13 – Section of mortar cladding with gaps and crevices present at Building 3.



Photograph 14 – Gaps present within the brickwork and mortar at Building 3.



Photograph 15 – Cobwebbed gaps at the concrete lintels of the garage of Building 3.



Photograph 16 – Building 4 heavily concealed by vegetation.



Photograph 17 – Internal loft space of Building 1.



Photograph 18 – Breathable roof membrane in good condition with no visible tears. Also present are large concentrations of pigeon excrement.



Photograph 19 – Access point at the southern aspect of the loft void of Building 1.



Photograph 20 – Large gap above the timber doorframe that could be utilized as an access point.



Photograph 21 – Internal loft void of Building 3.



Photograph 22 – Bitumen lining featuring several tears.



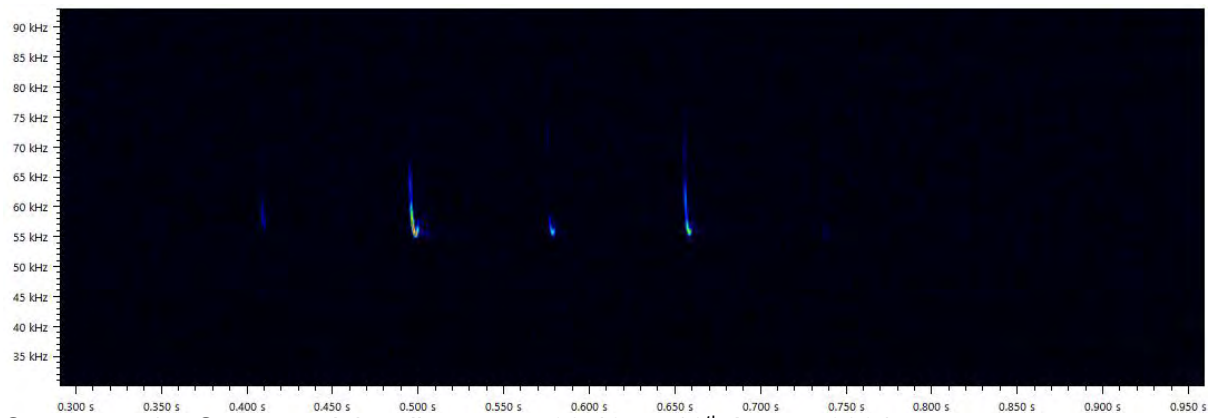
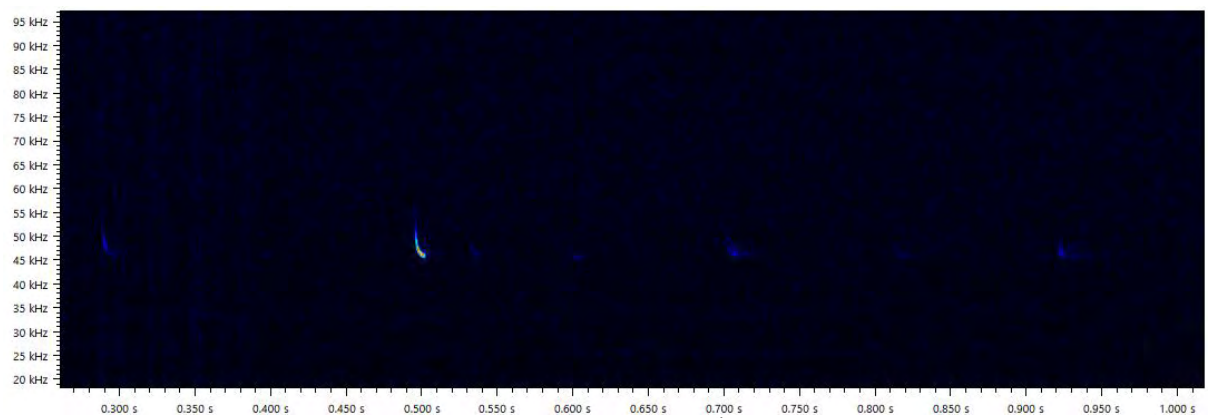
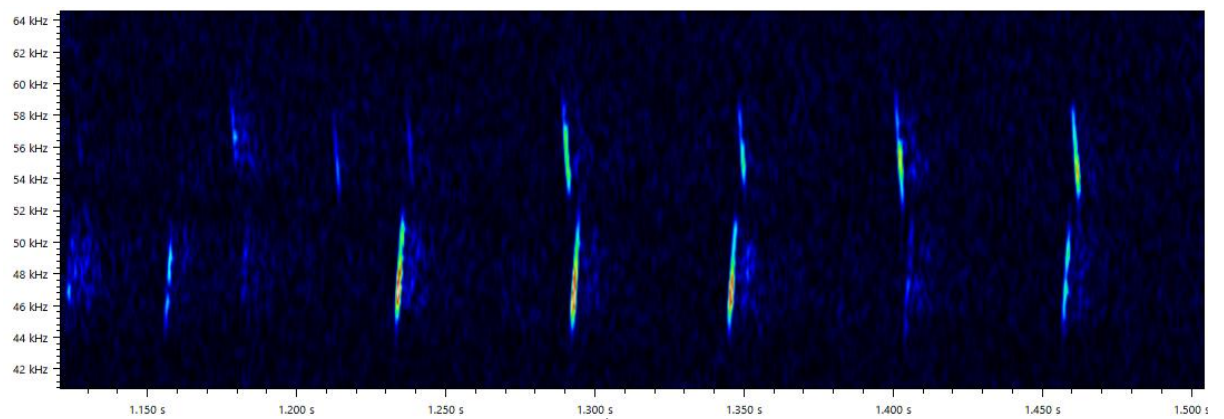
Photograph 23 – Unoccupied jackdaw nest that was identified at the west aspect of the loft in Building 3.

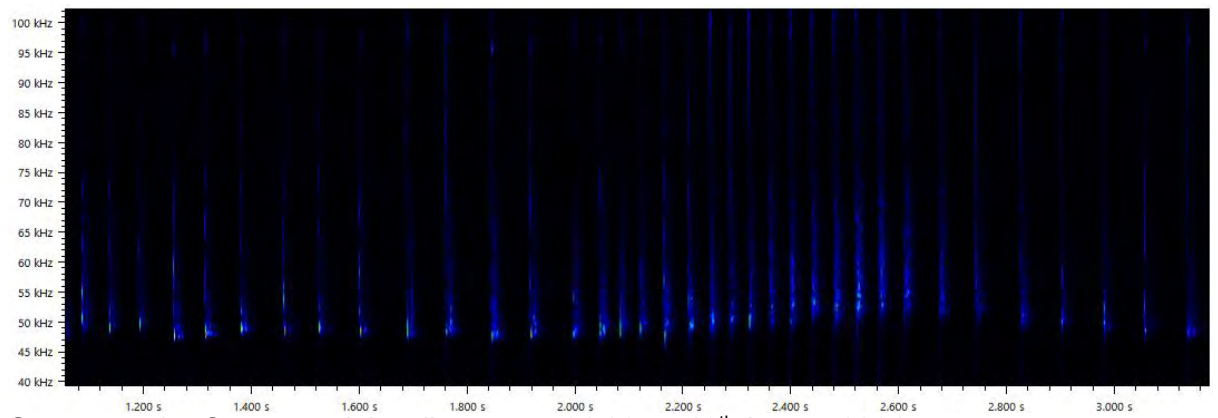


Photograph 24 – Gaps present between the timber doorframe and brickwork.

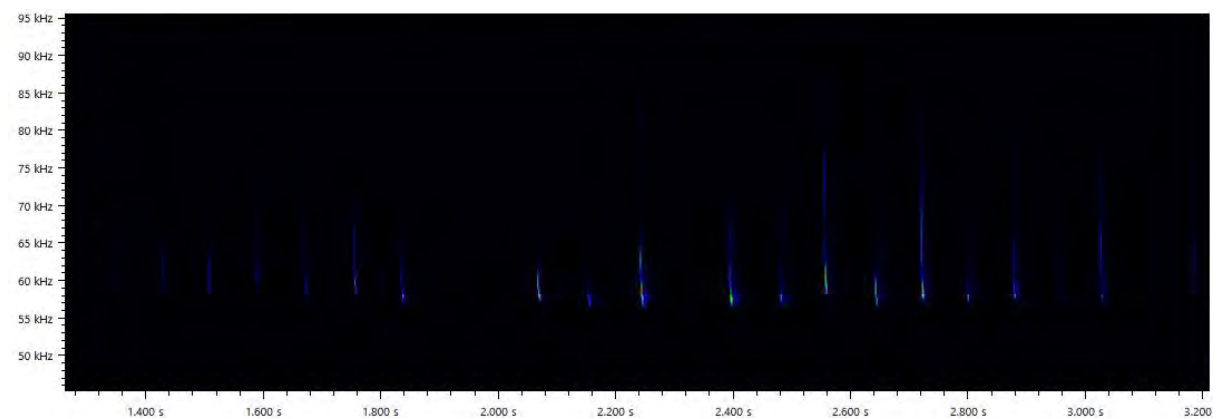


Appendix 4 – Sonograms

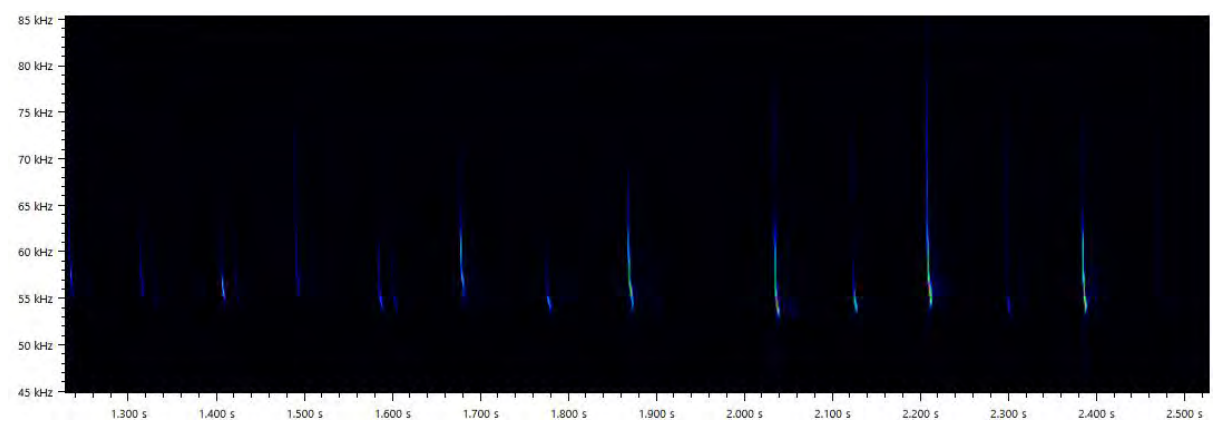




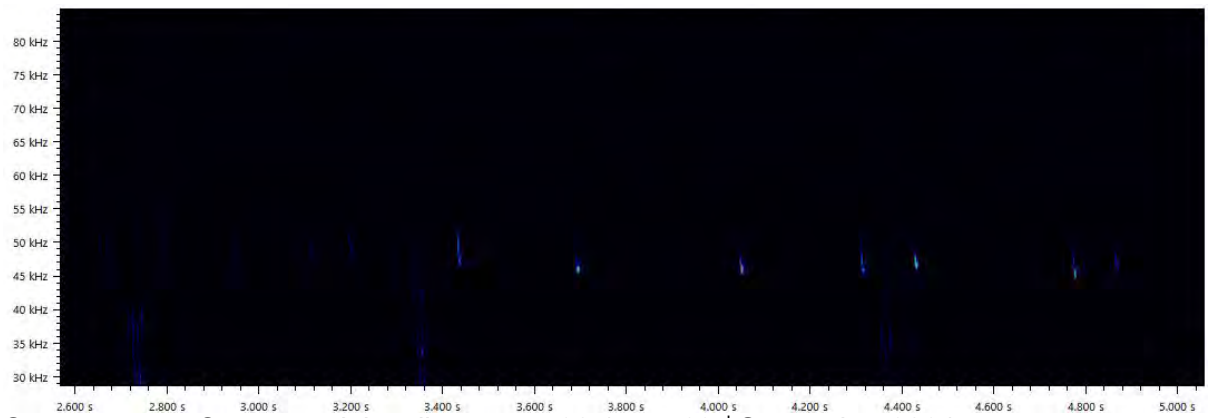
Sonogram 4 – Common pipistrelle pass at 21.09 on 18th August 2024.



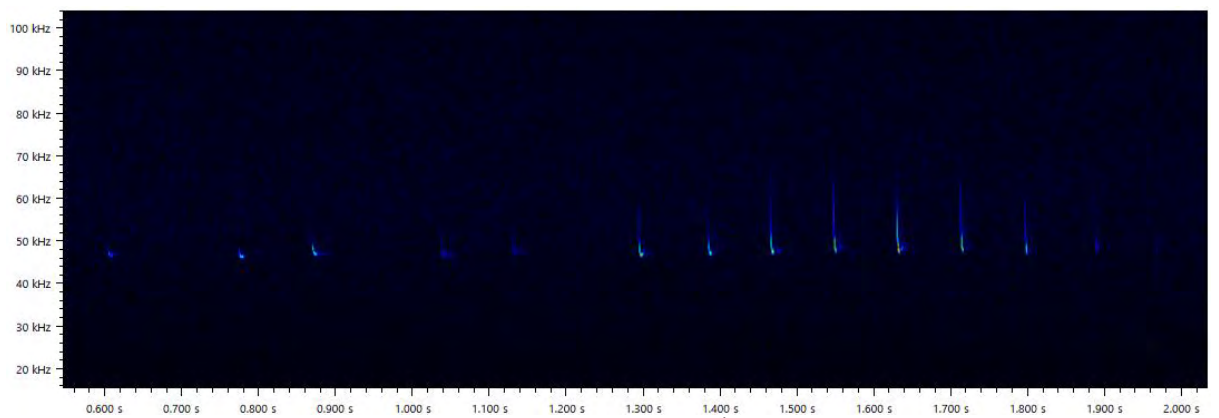
Sonogram 5 – Soprano pipistrelle pass at 21.55 on 18th August 2024.



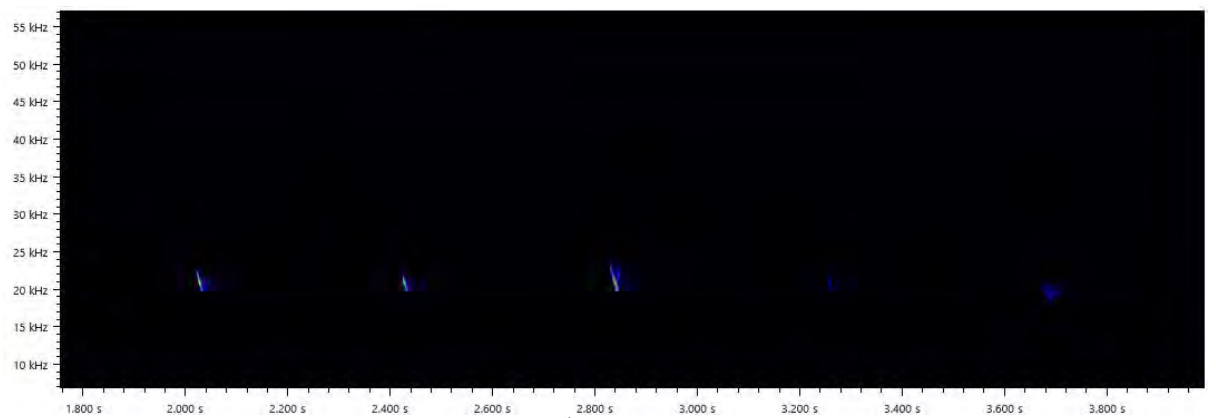
Sonogram 6 – Soprano pipistrelle pass at 19:24 on 23rd September 2024.



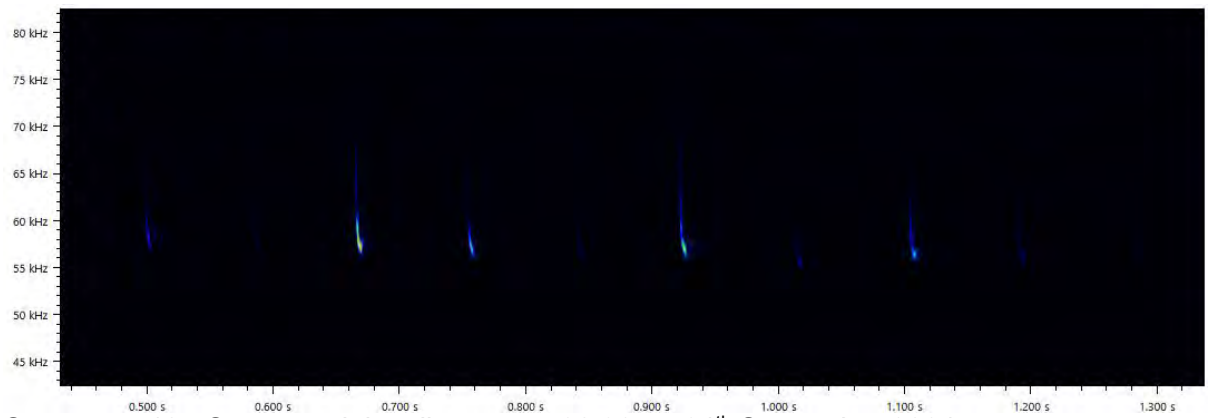
Sonogram 7 – Common pipistrelle pass at 20:15 on 23rd September 2024.



Sonogram 8 – Common pipistrelle pass at 19:21 on 24th September 2024.



Sonogram 9 – Noctule pass at 19:36 on 24th September 2024.



Sonogram 10 - Soprano pipistrelle pass at 20:32 on 24th September 2024.



Appendix 5 – Camera viewpoints



Screenshot 1 – Nightfox Whisker 8's viewpoint on 16th August 2024.



Screenshot 2 – Nightfox Whisker 7's viewpoint on 18th August 2024.



Screenshot 3 – Nightfox Whisker 8's viewpoint on 18th August 2024.



Screenshot 4 – Nightfox Whisker 9's viewpoint on 18th August 2024.



Screenshot 5 - Nightfox Whisker 12's viewpoint on 18th August 2024.



Screenshot 6 – Nightfox Whisker 4's viewpoint on 24th August 2024.



Screenshot 7- Nightfox Whisker 8's viewpoint on 23rd September 2024.



Screenshot 8 – Nightfox Whisker 13's viewpoint on 23rd September 2024.



Screenshot 9 – Nightfox Whisker 4's viewpoint on 24th September 2024.



Screenshot 10 – Nightfox Whisker 8's viewpoint on 24th September 2024.



Screenshot 11 – Nightfox Whisker 9's viewpoint on 24th September 2024.



Screenshot 12 – Nightfox Whisker 13's viewpoint on 24th September 2024.



Appendix 6 - External lighting guidance

Lighting scheme in relation to bats

The two most important features of street and security lighting with respect to bats are:

1. The UV component. Low or zero UV installations are preferred to reduce attraction of insects to lighting and therefore to reduce the attraction of foraging bats to these areas.
2. Restriction of the area illuminated. Lighting must be shielded to maintain dark areas, particularly above lighting installations, and in many cases, land adjacent to the areas illuminated. The aim is to maintain dark commuting corridors for foraging and commuting bats. Bats avoid well lit areas, and these create barriers for flying bats between roosting and feeding areas.

UV characteristics:

Low

- Low pressure Sodium Lamps (SOX) emit a minimal UV component.
- High pressure Sodium Lamps (SON) emit a small UV component.
- White SON, though low in UV, emit more than regular SON.

High

- Metal Halide lamps emit more UV than SON lamps, but less than Mercury lamps
- Mercury lamps (MBF) emit a high UV component.
- Tungsten Halogen, if unfiltered, emit a high UV component
- Compact Fluorescent (CFL), if unfiltered, emit a high UV component.
- Variable
- Light Emitting Diodes (LEDs) have a range of UV outputs. Variants are available with low or minimal UV output.
- Glass glazing and UV filtering lenses are recommended to reduce UV output.

Street lighting

- Low-pressure sodium or high-pressure sodium must be used instead of mercury or metal halide lamps. LEDs must be specified as low UV. Tungsten halogen and CFL sources must have appropriate UV filtering to reduce UV to low levels.
- Lighting must be directed to where it is needed and light spillage avoided. Hoods must be used on each lamp to direct light and contain spillage. Light leakage into hedgerows and trees must be avoided.
- If possible, the times during which the lighting is on overnight must be limited to provide some dark periods. If the light is fitted with a timer this must be adjusted to reduce the amount of 'lit time' and provide dark periods.

Security and domestic external lighting

The above recommendations concerning UV output and direction apply. In addition:

- Lighting should illuminate only ground floor areas. Light should not leak upwards to illuminate first floor and higher levels.
- Lamps of greater than 2000 lumens (150 W) must not be used.
- Movement or similar sensors must be used. They must be carefully installed and aimed, to reduce the amount of time a light is on each night.
- Light must illuminate only the immediate area required, by using as sharp a downward angle as possible. Light must not be directed at or close to bat roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit.
- Wide angle illumination must be avoided as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.
- Lighting must not illuminate any bat bricks and boxes placed on buildings, trees or other nearby locations.



Appendix 7 – Statutory and planning context

Ecological assessments

Ecological assessments play an important part within the planning context; they include an initial assessment which highlights any specific interests of a site. From the initial site assessment, the surveyor assesses the suitability of habitats within the site to support protected species and makes recommendations for further survey works if required. The following paragraphs provide a brief interpretation of the legislative protection that is relevant to the findings of this report.

Bats

In the United Kingdom, all species of bat and their roosts are afforded full protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Amendment (EU exit) Regulations 2019 (known as the “Habitats Regulations”). The Wildlife and Countryside Act is the domestic implementation of the Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) and was amended by the Countryside and Rights of Way Act 2000. This makes it an offence to:

- Deliberately, intentionally or recklessly kill, injure or capture a bat
- Deliberately, intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection
- Deliberately, intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (even if the bat is not present at the time)
- Keep, transport, sell or exchange, or offer for sale or exchange any live or dead bat, any part of a bat or anything derived from a bat

Under UK law, a bat roost is *any structure or place which any wild [bat] ... uses for shelter or protection*. As bats often reuse the same roosts, legal opinion is that a roost is protected whether or not the bats are present at the time of the activity taking place.

Penalties for offences include fines of up to £5000, plus up to six months imprisonment, for each offence committed.

If an activity is likely to result in any of the above offences, a licence can be applied for to derogate from the protection afforded. These licences must provide appropriate mitigation and are issued by Natural England.

A Natural England mitigation licence application requires a Mitigation Method Statement and, in many cases, a Reasoned Statement of Application. The Mitigation Method Statement contains details of the proposed mitigation works. The Reasoned Statement needs to provide a rational and reasoned justification as to why the proposed development meets the requirements of the Conservation (National Habitats & c.) regulations 1994, namely Regulations 44(2)(e), (f) or (g), and 44(3)(a).

The National Planning Policy Framework 2021 (NPPF) provides guidance on the interpretation of the law in relation to the natural environment and development.

The Natural Environment and Rural Communities (NERC) Act 2006 lists the following bat species as species of principle importance under Section 41:

- Barbastelle *Barbastella barbastellus*
- Bechstein's bat *Myotis bechsteinii*
- Noctule *Nyctalus noctula*
- Soprano pipistrelle *Pipistrellus pygmaeus*
- Brown long-eared bat *Plecotus auritus*
- Greater horseshoe *Rhinolophus ferrumequinum*
- Lesser horseshoe *Rhinolophus hipposideros*

Section 40 requires every public body in the exercising of its functions ‘have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’ (all biodiversity and not just section 41 species and habitats); therefore making these bats a material consideration in the planning process and requiring a detailed ecological bat survey before planning permission can be granted.

Birds

All wild birds, their nests and young are protected throughout England and Wales by the Wildlife & Countryside Act 1981 (as amended). It is illegal to kill, injure or take any wild bird, or damage or destroy the nest or eggs of breeding birds. The legislation applies to all bird species, common and rare.

In addition to the protection afforded to all wild birds, more vulnerable species listed on Schedule 1 of the Act receive enhanced protection when breeding. Schedule 1 species, including their dependent young, are protected from intentional or reckless disturbance whilst at or near the nest, in addition to the protection afforded the more common species.

The NERC Act offers further protection to the nests of some species that regularly re-use their nests, even when the nests are not in use.

The leading governmental and non-governmental conservation organisations in the UK have reviewed the population status of 244 UK bird species. "Birds of Conservation Concern 4: the Red List for Birds" is the most recent publication summarising their findings. Three lists, Red, Amber and Green, have been produced based on the most up-to-date evidence available and criteria include conservation status at global and European levels and, within the UK: historical decline, trends in population and range, rarity, localised distribution and international importance. These lists are a valuable resource when considering conservation priorities.

Planning policy

National Planning Guidance is issued in the form of the National Planning Policy Framework 2021 (NPPF). The most relevant section is 15: Conserving and enhancing the natural environment.

Key relevant principles stated in 15: Conserving and enhancing the natural environment are;

- 174.** Planning policies and decisions should contribute to and enhance the natural and local environment by:
- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 179.** To protect and enhance biodiversity and geodiversity, plans should:
- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁶¹; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁶²; and
 - b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity
- 180.** When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶³ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.