68-70 HIGH STREET, MANCHESTER

Nocturnal Bat Survey Report

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Report Control Sheet

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1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Karim Holdings to undertake a Nocturnal Bat Survey at the site at 68-70 High Street, Manchester, M4 1EA. This report has been produced to inform a planning application at the site.

1.1.2. The author of this report is Caitlin O'Connor, Ecologist at Collington Winter Environmental Ltd. The project has been supervised by Olivia Collington, BSc (Hons), MIEnvSc, CEnv, Director and Principal Ecologist at Collington Winter Environmental Ltd. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.1.3. A Preliminary Roost Assessment was undertaken of the site in July 2023 by Collington Winter Environmental which found the building to provide moderate bat roosting potential due to the number of potential roosting features identified throughout the building including lifted tiles, missing bricks and mortar, cracked rendering, and confirmed external access. Therefore, two nocturnal emergence surveys were recommended, the results of which are detailed in this report.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the approximate site location. The site is located in the Central Retail District in the city of Manchester.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The objectives of the Nocturnal Bat Survey are as follows:

- Identify any bats roosting within the buildings.
- Assess the value of the buildings for roosting bats.
- Identify the species assemblage of bats using the site.
- Provide recommendations on any further surveys or mitigation required for bats.

2 METHODOLOGY

2.1. NOCTURNAL BAT SURVEY

2.1.1. The nocturnal surveys were undertaken as dusk surveys on 17th July 2023 and 1st August 2023 by four qualified surveyors.

2.1.2. Please refer to Figure 2.1 for locations of vantage points used during the survey.

Figure 2.1 Surveyor Locations



2.1.3. The surveys were undertaken in line with guidance as set out in Collins (2016). Surveyors used heterodyne handheld bat detectors. All surveyors were suitably experienced undertaking bat emergence surveys. Please refer to Table 2.1 below for details of surveyors.

Table 2.1 Survey Details

Date	Sunset/ Sunrise Time	Start	Finish	Surveyors	Weather Conditions
17/07/2023	21:28	21:13	22:58	VP1 – Joshua Dixon VP2 – Allegra Lindsay VP3 – Michael Boucher VP4 – Darnell Shaw	Temp at start/end: 17 Celsius Cloud cover: 3 Wind: 1 max (Beaufort scale) Precipitation: None
01/08/2023	21:05	20:50	22:35	VP1 – Samuel Penrhyn Lowe VP2 – Darnell Shaw VP3 – Joshua Dixon VP4 – Michael Boucher	Temp at start/end: 16 Celsius Cloud cover: 4 Wind: 1 max (Beaufort scale) Precipitation: None

2.2. SURVEY LIMITATIONS

2.2.1. Due to the surveys being conducted by observation during low light conditions, this may cause constraint of visual assessments. No surveyors were visually constrained during the survey, other than that of low light conditions, and all potential roosting features were observed throughout the survey time period.

2.2.2. Myotis Alcathoe (Myotis alcathoe), brandt's (Myotis brandtii), Daubenton's bat (Myotis daubentonii) and whiskered (Myotis mystacinus) bat are often difficult to distinguish between by handheld detectors and sound analysis. As such, the species have been recorded as Myotis sp. throughout the report.

3 SURVEY RESULTS

3.1. DUSK SURVEY (17/07/23)

3.1.1. Bat activity was recorded throughout the survey, with only common pipistrelle *(Pipistrellus pipistrellus)* and soprano pipistrelle (*Pipistrellus pygmaeus)* observed in proximity of VP1, VP3, and VP4.

3.1.2. The first bat was recorded at 20:39 (approximately 11 minutes after sunset) by VP4 and was common pipistrelle emerging from under a drain on the southeastern corner of the building. This bat was also heard but not seen by VP3 as it commuted in a northeasterly direction. No further emergences were recorded but foraging of common and soprano pipistrelles was recorded intermittently by VP4 and VP3 throughout the survey. Other vantage points such as VP1 and VP2 recorded minimal activity with only two common pipistrelles heard by VP1 at 21:59 and 22:22.

3.1.3. One roost location was identified during the survey relating to the under a drain on the southeastern corner of the building along its eastern aspect.

3.1.4. Please see Figure 3.1 for a photograph of the roost location.

Figure 3.1 Roost Location



3.2. DUSK SURVEY 01/08/223

3.2.1. Bat activity was recorded minimally throughout the survey with only common pipistrelle and soprano pipistrelle identified. Activity was recorded predominantly by VP4 who was sat on ground level on the northern aspects of the building. VP1, VP2, and VP3 only recorded two bats collectively throughout the duration of the survey.

3.2.2. The first bat was recorded at 21:21 (approximately 16 minutes after sunset) by VP4 and was common pipistrelle commuting west along the northern aspect of the building. Two further common pipistrelles were observed commuting along the eastern aspect of the building at 21:22 and then foraging continuously until 22:18.

3.2.3. **No roost locations were observed during this survey.**

3.3. ASSESSMENT

3.3.1. Bat activity was recorded throughout the surveys with only common and widespread species being identified within the local area. Foraging and commuting activity was recorded minimally.

3.3.2. One bat roost was identified during the first nocturnal bat survey conducted on 17/07/2023. One common pipistrelle was identified emerging from under a drain on the southeastern corner of the building along its eastern aspect. The roost has been classified as a day/transitional as only one individual bat has been observed emerging from the building.

3.3.3. As a bat roost was identified during the surveys, a licence should be obtained to proceed with the proposed development. Please see Section 4 for further information.

4 RECOMMENDATIONS AND MITIGATION

4.1. IMPACT ASSESSMENT

4.1.1. A single common pipistrelle bat was recorded roosting within the building during the survey, which was assessed as being a transitional/ summer day roost of common pipistrelle. No other bats were recorded roosting during the surveys.

4.1.2. Transitional/ day roosts of common pipistrelle are categorised as “low conservation significance” in accordance with the Bat Mitigation Guidelines (2004). The loss of this roost type due to development is not considered significant.

4.1.3. It is recommended that the proposed development proceed under a Natural England Low Impact Bat Licence. Alternative roost provision in the form of multipurpose bat boxes will be required, and these could be installed on the building. The licence would be applied for once planning permission has been granted and all relevant wildlife conditions discharged. Please refer to the draft Method Statement provided below.

4.1.4. As a precautionary approach, it is recommended that works commence in spring or Autumn to avoid the maternity and hibernation seasons for bats, though the building is not thought to have value for these roosts.

4.1.5. Proposed construction lighting is to follow the protocols outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting in the UK” (2018) to minimise disturbance and sky-glow off site.

4.1.6. It is recommended that post development, multipurpose bat boxes be installed within the site to provide opportunities for roosting bats s an enhancement measure. It is anticipated four boxes would be appropriate for the size of the site.

4.2. METHOD STATEMENT

4.2.1. A Bat Mitigation Class Licence (BMCL) is to be used for the site which is applicable for the destruction of up to three “low conservation status roosts” which include feeding, day, night, and transitional roosts. The site will be registered under a BMCL of a suitably qualified ecologist. The following Working Methods will be followed under the supervision of a licenced bat ecologist to reduce the risk or killing/ injuring bats.

4.2.2. Pre commencement works are as follows:

- Before demolition can commence, two general purpose bat boxes will be installed in a suitable location. Boxes must be positioned on a southwest or southeast facing aspect, a minimum of 4m from the ground and must remain in situ for a minimum of 5 years.
- The Registered Consultant will undertake a daylight inspection to assess the status of the site for bats prior to works commencing. The Registered Consultant will check for fresh droppings and accurately assess levels of bat activity.
- All contractors will be inducted to the site with a Toolbox Talk provided by the Registered Consultant. The Toolbox Talk will cover the legal protection afforded to bats and their roosts, contractor’s legal responsibilities and how to proceed if a bat is discovered during the course of the work.
- The Registered Consultant will attend site on the day of the scheduled demolition works to undertake a search for bats prior to works commencing. This will include the use of a cherry picker or other safe working platform to fully inspect the building. Any bats found will be relocated to the installed bat boxes. The initial stages of work will be supervised by the licenced ecologist.
- If bats are encountered during works, the Registered Consultant will capture them wearing thin gloves. Any bats found that do not need to be taken into care will be placed into one of the bat boxes, which will act as a receptor throughout works.

- Once the features with suitability for bat roosting have been removed under supervision, and confidence is given that no roosting bats remain present, works can proceed in the absence of the licenced ecologist. If a bat is discovered at any unsupervised time, works must cease immediately, and a licenced bat handler contacted immediately for advice. Contractors are explicitly forbidden from handling bats, except if the bat is trapped, injured or in immediate danger in which case it should be carefully placed in a safe and secure location such as a box, and the Registered Consultant contacted immediately for advice.

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