

The Jolly Miller,
Harpurhey
Bat Survey Report
2024



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Client Manchester City Council

Project Title The Jolly Miller, Harpurhey

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Executive Summary

Development Details

The client is proposing demolition of The Jolly Miller, Fernclough Road, Harpurhey, hereafter referred to as the 'site'.

This report describes a bats presence/absence survey of the site and assesses the potential impacts of the development on bats and their roosts. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Ecological Interest

No evidence of roosting bats was recorded during the survey.

Outcomes

The proposed development is unlikely to result in any impacts to bats or their roosts. No further survey or mitigation is required. Opportunities to enhance the site for bats are identified.



1. Introduction

1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Limited was commissioned in 2024 by Manchester City Council to undertake a bats presence/absence survey at The Jolly Miller, Fernclough Road, Harpurhey, hereafter referred to as the 'site'. The site is located at O.S. grid reference: SD858015 (see Figure 1).



Figure 1. Map showing the location of the site (Bing Maps)

Description of Development

- 1.1.2 The site will be the subject of a planning application for the demolition of the building.

Relevant Planning History

- 1.1.3 A Daytime Bat Survey was undertaken in June 2024 by Rachel Hacking Ecology Ltd¹. The building was assessed as having low potential due to the presence of occasional potential roosting features.

¹ RHE (2024) The Jolly Miller, Harpurhey: Daytime Bat Survey. June 2024.

1.2 Scope of Work

1.2.1 The Client commissioned Rachel Hacking Ecology to undertake a bats presence/absence survey.

1.3 Aims of the Survey

1.3.1 The aims of the survey were to:

- Establish the status of roosting bats at the site.
- Inform mitigation requirements.



2. Methods

2.1 Presence/Absence Survey

- 2.1.1 A single dusk emergence survey was undertaken in accordance with current guidelines². The survey was undertaken by three surveyors to ensure complete visual coverage. The emergence survey began 15 minutes before sunset and continued for approximately 90 minutes after sunset. The surveyors used Echometer Touch 2 Pro and Batlogger M2 bat detectors to record ultrasonic bat calls. No night vision aids were used as the site could be easily observed during the survey.

2.2 Assessment Criteria

- 2.2.1 Interpretation of survey findings was undertaken using professional judgement and criteria described in published guidance³.

2.3 Site Visit Information

Survey Details

- 2.3.1 The survey details are shown in Table 1.

Table 1. Survey details			
Date (sunset)	Start	End	Surveyors (licence numbers)
25/07/2024 (21:15)	21:00 Dry, overcast, light wind (BS2), 19°C	22:45 Intermittent very light rain, overcast, light wind (BS2), 18°C	Simon Holden (2019-42937-CLS-CLS) Jess Rogers Freddie Lear

- 2.3.2 The locations of surveyors during the dusk survey are shown in Figure 2.

¹ Collins, J. (Ed.) (2023) *Bat Surveys for Professional Ecologists-good practice guidelines*. 4th edn. The Bat Conservation Trust, London.

³ 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.

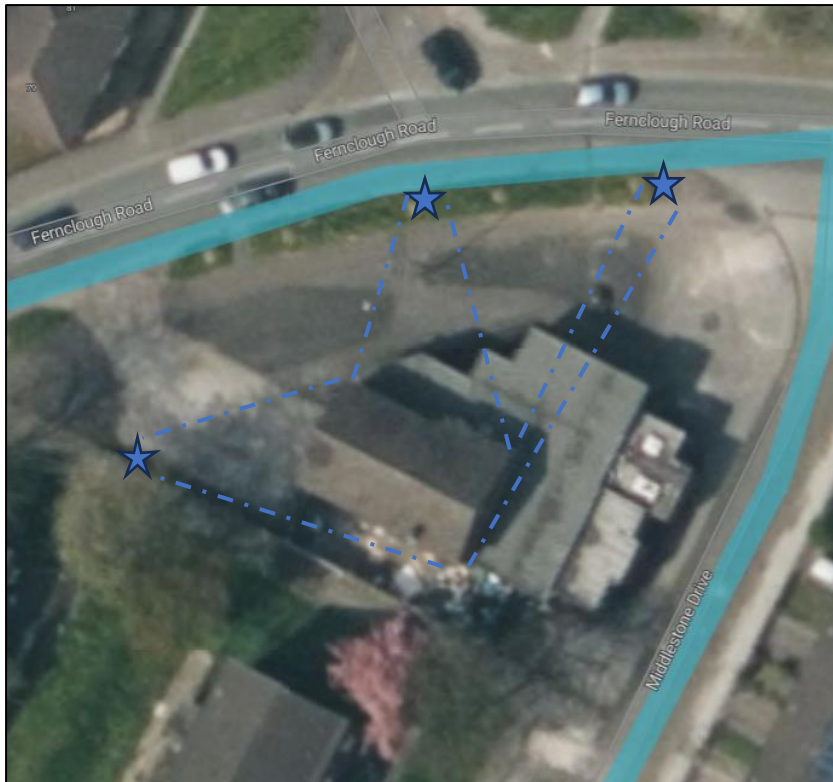


Figure 2 showing the locations of surveyors (blue stars). Dashed lines show approximate field of view.

3. Results

3.1 Survey Constraints

- 3.1.1 Very light rain fell intermittently during the survey. Bat activity was recorded during these episodes, and this did not affect confidence in the survey results. The survey was undertaken at an appropriate time of year by suitably experienced surveyors and a high degree of confidence is placed on the results and conclusions.

3.2 Presence/Absence Survey

- 3.2.1 No bats emerged from the building during the survey.
- 3.2.2 A single Common Pipistrelle *Pipistrellus pipistrellus* was recorded commuting from the south at 21:21, then sporadically foraging around trees to the south of the site.



4. Assessment

4.1 Interpretation of Results

- 4.1.1 No evidence of roosting bats was recorded during the survey. It is concluded that the site does not support a bat roost.

4.2 Potential Impacts

- 4.2.1 The proposed development is unlikely to result in any impacts to bats or their roosts.



5. Recommendations

5.1 Further surveys

- 5.1.1 No further survey work is recommended.

5.2 Enhancement Measures

- 5.2.1 The proposed development offers an opportunity to enhance the value of the site for bats. Integral bat boxes could be installed within the fabric of new buildings to enhance roosting opportunities. Bat boxes should be installed facing southeast to southwest at eaves height, but not directly above windows or doorways.

General Precautions

- 5.2.2 This report is considered to be valid for two years. After this, a suitably qualified ecologist should be consulted to assess its validity. An assessment update may be required.



Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2023) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 180 and 180, shown below:

- 180. 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.
- 186. 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 reasons 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.

Legislation

All bat species are protected under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit), which make it an offence to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place of a bat.

The Wildlife & Countryside Act 1981 (as amended) contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

Proposed development works that are likely to disturb or destroy bats or their roosts will need to obtain a licence from the relevant Statutory Nature Conservation Organisation (i.e. Natural England) prior to work commencing.

