

Aval Consulting Group.



# Preliminary Bat Roost Assessment

Gorton Road, Manchester, M11 2DZ

World Metal Recycling Ltd

June 2024

Project Information

|               |                                  |
|---------------|----------------------------------|
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This ecological report will remain valid for a period of 18 months from the date of the last survey. If planning is not obtained, or works do not commence within this time period, further surveys may be required to update the site information.

# 1 Introduction

## 1.1 Overview

World Metal Recycling Ltd. ('the client') is seeking consent for a proposed development at Gorton Road, Manchester, M11 2DZ (hereafter referred to as the 'proposed development site'), which is within Manchester City Council (MCC).

The proposal involves demolition of the existing facilities and the provision of 7no. B2/B8 light industrial units with associated parking and external works.

AVAL Consulting Group Limited (ACGL) was instructed by the client to conduct a Preliminary Bat Roost Assessment to accompany the planning application to MCC, seeking consent to undertake the proposed work. The purpose of the Preliminary Roost Assessment is to determine the presence of roosting bats and identify the need for any further surveys, where necessary. If necessary, appropriate mitigation measures are to be identified and recommended. The site visit was carried out by David Stanley (CIEEM Member. BSc Ecology and Wildlife Conservation and MSc Biodiversity Conservation – both CIEEM accredited, two seasons of previous bat survey experience and currently working towards a bat licence with Ecology Training UK. Modules include Bats and Developments, Bat Ecology and Surveying, Legislation for Bat Workers, Architectural Terms for Bat Workers, Surveying Trees for Bats and Health and Safety Awareness for Bat Workers).

This report was prepared by David Stanley and reviewed by Sarah Lyne, Managing Director and Principal Ecologist, aLyne Ecology (Bat Class Level 2 Licence: WML-CL18 Registration Reference: 2022-11232-CL18-BAT).

A Preliminary Roost Assessment report has been prepared to determine the presence/likely absence of roosting bats for this proposed development and identify need for any further consideration.

Local Authorities are tasked with determining new development and local planning applications against a wide range of social, economic, and environmental criteria. The purpose of this report is to assess whether the development proposal is compliant with the relevant local policies in terms of ecological impact as a result of the proposed residential development.

This assessment has been carried out in accordance with good practice guidelines, including the National Planning Policy Framework (2023) and applicable local supplementary guidance.

The remainder of this report is presented in the following order:

- Section 2: Relevant national, regional, and local applicable policies.
- Section 3: Methodology.
- Section 4: Results and Evaluation.

- Section 5: Recommendations for Further Survey, Mitigation and Enhancement.
- Section 6: Conclusions.

## 1.2 Objectives

- To gain an understanding of the importance of the defined survey area for bats.
- To identify potential bat roosts provided by buildings within the site.
- To determine the presence/likely absence of roosting bats within suitable features.
- Identify bat species and numbers present; and
- To determine levels of bat foraging and commuting activity within habitat potentially affected by the proposed development.

## 2 Legislation and Policy

This section summarises the relevant National and Local legislative and policy background, statutory and non-statutory guidelines relevant to the potential residential development.

### 2.1 National Policy

#### 2.1.1 National Planning Policy (December 2023)

The principal national planning policy guidance with respect to the potential development is the National Planning Policy Framework (NPPF). The most recent update of the NPPF was published in December 2023 by the Department for Communities and Local Government (DCLG). This guidance sets out the Government's planning policies for England and how they are expected to be applied. Three dimensions to sustainable development have been identified in the NPPF: economic, social, and environmental.

The NPPF Section 180 states that:

*"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."*

Section 181 states that:

*"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."*

Section 182 states that:

*“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads<sup>63</sup>. The scale and extent of development within these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”*

Section 183 states that:

*“When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development<sup>64</sup> other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:*

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.”*

Section 185 states that:

*“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 biodiversity; wildlife corridors and steppingstones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; 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.”*

Section 186 states that:

*“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.”*

Section 188 states that:

*“The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”*

### 2.1.2 Relevant National Planning Practice Guidance (NPPG, 2016)

NPPG is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

The guidance note on ‘Natural Environment’ explains key issues in implementing policy to protect and enhance the natural environment, including local requirements. This has been referred to when preparing this report. It states that:

*“Planning authorities need to consider the potential impacts of development on protected and priority species, and the scope to avoid or mitigate any impacts when considering site allocations or planning applications. Guidance on the law affecting Habitats Sites, protected species and SSSIs.*

*Natural England has issued standing advice on protected species. A protected species mitigation licence from Natural England may be required before any work can start.”*

The PPG also states that:

*“Information on biodiversity and geodiversity impacts and opportunities needs to inform all stages of development (including site selection and design, pre-application consultation and the application itself). An ecological survey will be necessary in advance of a planning application if the type and location of development could have a significant impact on biodiversity and existing information is lacking or inadequate. Pre-application discussions can help to scope whether this is the case and, if so, the survey work required.*

*Even where an Environmental Impact Assessment is not needed, it might still be appropriate to undertake an ecological survey, for example, where protected species may be present or where biodiverse habitats may be lost.*

*As with other supporting information, local planning authorities should require ecological surveys only where clearly justified. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity. Further guidance on information requirements is set out in making an application.”*

Biodiversity net gain is mentioned in the PPG and states that:

*“The National Planning Policy Framework encourages net gains for biodiversity to be sought through planning policies and decisions. Biodiversity net gain delivers measurable*

*improvements for biodiversity by creating or enhancing habitats in association with development. Biodiversity net gain can be achieved on-site, off-site or through a combination of on-site and off-site measures. It may help local authorities to meet their duty under Section 40 of the Natural Environment and Rural Communities Act 2006.”*

## 2.2 Species and Habitats Legislation

### 2.2.1 The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) consolidates all various amendments made to The Conservation (Natural Habitats & c.) Regulations 1994, in respect of England and Wales. The 1994 Regulations transposed the EC Habitats Directive 1992 (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) into national law.

Annexes I and II of the Habitats Directive list (respectively) habitats and species for which member states are required to establish and monitor SACs. The EC Birds Directive provides a similar network of sites (SPAs) for all rare or vulnerable species listed in Annex I and all regularly occurring migratory species, with particular focus on wetlands of international importance.

Together with SACs, SPAs form a network of pan-European protected areas known as 'NATURA 2000' sites.

The Habitats Regulations also make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade on the animals listed in Schedule 2, or pick, cut, uproot, destroy or trade in the plants listed in Schedule 4.

### 2.2.2 The Convention on Conservation of European Wildlife and Natural Habitats (Bern Convention 1979)

The Convention on Conservation of European Wildlife and Natural Habitats (Bern Convention 1979) aims to ensure conservation and protection of all wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to afford special protection to the most vulnerable or threatened species (including migratory species).

### 2.2.3 The Wildlife and Countryside Act 1981 (as amended) (WCA 1981)

The WCA is the primary UK mechanism for statutory site designation (Sites of Special Scientific Interest [SSSIs]) and the protection of individual species listed under Schedule 1, 2, 5 and 8 of the Act, each subject to varying levels of protection.

### 2.2.4 The Countryside and Rights of Way Act 2000

This legislation strengthens the provision of the 1981 WCA (as amended), both in respect of statutory sites such as SSSIs and protected species. It also places a statutory obligation on Local Authorities and other public bodies to further conservation of biodiversity in the exercise of their functions, thus providing a statutory basis to the Biodiversity Action Plan (BAP) process, which began in 1994. Section 74 of the Act lists the habitat types and species of principal importance in England. The UK Biodiversity action Plan has now been superseded by the 'UK Post-2010 Biodiversity Framework' (July 2012), however, many of the species and habitats in the UK and local BAPs have not been updated and are still considered relevant to date.

## 2.3 Relevant Protected Species Legislation Potentially Relating to the Site

### 2.3.1 Bats

All UK bat species are 'European Protected Species' (EPS) protected under the 2017 Conservation of Habitats and Species Regulations, which implements the EC Habitats Directive 92/43/EEC in the United Kingdom. In relation to an EPS, the 2017 Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of an EPS;
- Deliberately disturb wild animals of any such species, in particular any disturbance which is likely to: (i) impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or to hibernate or migrate; (ii) affect significantly the local distribution or abundance of the species to which they belong;
- Damage or destroy a breeding site or resting place of such an animal; and
- To: (a) be in possession of, or to control; (b) to transport any live or dead animal or any part of an animal; (c) to sell or exchange or (d) offer for sale or exchange any live or dead animal or part of an animal of an EPS.

In addition, all UK bats are protected under the 1981 Wildlife and Countryside Act (as amended). All species are listed on Schedule 5 of the Act and are subject to the provisions of Sections 9.4b and 9.4c, which make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection; and
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat.

### Summary

It is considered that the environmental and ecological priorities for development are to reduce the negative impacts on the environment, maximise sustainable development, encourage biodiversity and to ensure the protection of wildlife and protected species.

### 3 Methodology

To achieve the objectives outlined in Section 1.2, a desktop study was completed followed by a site visit.

#### 3.1 Desktop Study

The desktop study was undertaken by referring to the following data sources:

- Defra (2024). Multi-Agency Geographic Information for the Countryside (MAGIC)

Satellite mapping, Ordnance survey, road map, habitat, and designated site data from Defra (2024) was used to assess the value of the surrounding habitat for bats in the area at a landscape scale (5km), including any potentially important habitat corridors (linear habitat features), feeding grounds or potential roost opportunities, such as large expanses of woodland. The features and habitats immediately surrounding the site (local area) were also assessed at a finer scale as these influence the likely presence of bats within the survey site. Defra was also used to determine if any Granted European Protected Species Applications for bats are present with 2km of the site.

#### 3.2 Preliminary Roost Assessment

On the 29<sup>th</sup> of March 2024, an inspection of the site was undertaken by David Stanley during daylight hours to determine the suitability for bats. This was to establish, if possible, whether bats are using the buildings or have been using the buildings in the past. An assessment of the buildings was undertaken in accordance with the latest published best practice guidance (Collins, 2023).

All accessible parts of the buildings were inspected internally and externally, to look for bats and signs of the presence of bats, including:

- Droppings.
- Feeding remains including moth and butterfly wings.
- Staining from urine or oils near crevices or holes or on timber (such as roof beams), walls, chimney breasts etc.
- Scratch marks on walls and timber.
- Squeaking or chattering calls.

The assessment outside the building included inspection of all walls, windows, windowsills, and tiles, including a search for any crevices under tiles, missing mortar, gaps in the ridge or gable end of the roofs, crevices in render and brickwork, gaps tiles and any other potential bat roost opportunities.

Table 1: Guidelines for assessing the proposed development site for bats (from Collins, 2023).

| Suitability | Roosting habitats in structures                                                                                                                                                                              | Potential flight-paths and foraging habitats                                                                                                                                                                                                                         | Number of activity survey visits required |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| None        | <i>No habitat features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).</i>                       | <i>No habitat features on site likely to be used by any commuting or foraging bats at any time of year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).</i> | None                                      |
| 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.</i>         | <i>No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.</i>                                                                | None                                      |
| Low         | <i>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,</i> | <i>Habitat that could be used by small numbers of bats as flight-paths such as gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding</i>                                                                               | One                                       |

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                            |       |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|
|          | <i>shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by a larger number of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).</i>                                                                                                                                                     | <i>landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.</i>                                                                                                              |       |
| Moderate | <i>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 (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).</i> | <i>Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens<br/><br/>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</i> | Two   |
| High     | <i>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</i>                                                                                                                                                                                                                                                                           | <i>Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as</i>                                                                                                                                                 | Three |

|                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.</i> | <i>river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.</i> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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### 3.3 Limitations

The results of the survey and assessment work undertaken by Aval Consulting Group are representative at the time of surveying.

Any third party and external data sources used may vary due to the quality and scale, the supporting information used to define locations/boundaries and sensitivity of the data itself. Aval Consulting Group cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur. Any distances, locations or dimensions appearing in the report should be considered as estimates.

It should be noted that whilst every effort has been made to describe the features on site in the context of their suitability for roosting bats, this does not provide a complete characterisation of the site. This survey provides a preliminary view of the likelihood of bats being present. This is based on suitability of the habitats on site and in the local area, the ecology and biology of bats as currently understood, and the known distribution of bats as recovered during the desk study.

A thorough inspection of the building, including cavities, cannot be conducted without specialist access equipment, meaning only accessible areas have been surveyed. Therefore, a negative result does not definitively prove the absence of protected species. The absence of bats can only be fully confirmed with bat activity/emergence surveys.

We encourage the client and authorised users of the report to remove any information containing records of protected species locations within the report prior to publishing in the public domain in order to prevent human interference.

Piles of tyres adjacent to the outbuilding/B1 (Building Reference C, Appendix 2) also may have concealed potential roosting features or evidence of bats.

## 4 Results and Evaluation

### 4.1 Overview

The following section sets out the desktop study results in relation to ecology. Relevant ecological information is available from several sources including local, regional, and national ecological reports and websites. For the purpose of this assessment, data has been obtained from Defra<sup>1</sup>.

### 4.2 Designated Sites and Landscape

Details of any statutory designated sites within a 5km radius of the proposed development including their reasons for notification, are provided in Table 2 below. A map of the sites are located in Appendix B.

Table 2: Designated sites within a 5km radius of the survey site.

| Site Name               | Designation | Distance from Site | Area     |
|-------------------------|-------------|--------------------|----------|
| Rochdale Canal          | SSSI/SAC    | 4.3km north-east   | 26.37 Ha |
| Hollinwood Branch Canal | SSSI        | 4.8km north-east   | 2.43 Ha  |

Defra (2024) has been used to undertake a review of the proposed site and surrounding area. The site is situated in an urban industrial estate located in West Gorton, Manchester. The landscape within the immediate vicinity of the site comprises commercial and industrial buildings. A railway and a small area of trees is also situated to the south of the site. There are areas of scattered woodland within 2km listed in Table 3 below. These areas could provide suitable bat foraging and commuting habitat for bats.

Table 3: Priority habitats within 2km of the site

| Habitat              | Distance from site |
|----------------------|--------------------|
| Broadleaved Woodland | 1km north-west     |
| Broadleaved Woodland | 1.2km north-west   |
| Broadleaved Woodland | 1.5km west         |
| Broadleaved Woodland | 1.7km north        |
| Broadleaved Woodland | 2km north-east     |
| Broadleaved Woodland | 2km south-east     |

<sup>1</sup> Defra Figure 3.1 Area surrounding proposed development site (highlighted in red) (Source: Defra).  
Defra (2024). Multi-Agency Geographic Information for the Countryside (MAGIC)  
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### 4.3 Data Search and Historical Records

Defra (2024) was used to provide bat records for within 2km of the site. This was primarily due to the nature of the proposed development. Results of bat records within a 2km buffer can be seen below in Table 4.

Table 4: Bat records within 2km buffer

| Bat Record                                                | Distance from Site | Start and End Date    | Bat Species Present              |
|-----------------------------------------------------------|--------------------|-----------------------|----------------------------------|
| Granted European Protected Species Applications (England) | 1.3km south-west   | 04/01/2016-30/09/2016 | <i>Pipistrellus pipistrellus</i> |
| Granted European Protected Species Applications (England) | 1.6km north-west   | 13/01/2020-31/08/2031 | <i>Pipistrellus pipistrellus</i> |
| Granted European Protected Species Applications (England) | 1.8km south        | 25/04/2016-24/04/2021 | <i>Pipistrellus pipistrellus</i> |

### 4.4 Field Survey Results

The weather conditions recorded at the time of the survey are shown in Table 5.

Table 5 : Summary of conditions during survey

| Abiotic Factor     | Survey 1                         |
|--------------------|----------------------------------|
| Survey Type        | Preliminary Bat Roost Assessment |
| Date Completed     | 29.04.2024                       |
| Temperature °C     | 12°C                             |
| Precipitation      | 0                                |
| Weather Conditions | Overcast, moderate wind          |

Table 6 also summarises the buildings/structures present on-site that were assessed during the survey (a garage and office outbuilding). The locations of these buildings are illustrated in the map in Appendix 1.

Table 6: Existing buildings on-site

| Building Number | Use of Building    | Description                                                                                              |
|-----------------|--------------------|----------------------------------------------------------------------------------------------------------|
| B1              | Office outbuilding | Small, simple outbuilding that comprises boarded exterior walls and a flat roof.                         |
| B2              | Garage warehouse   | Larger garage consisting of corrugated iron walls and flat roof (partially covered by tarpaulin sheets). |

#### 4.5 Site Feature descriptions and photos

The results of the Preliminary Bat Roost Assessment are summarised in Table 7 below and the location of the buildings are shown in Appendix 1. Photograph references relate to the building descriptions below.

Table 7: Site features and descriptions linking to photos in Appendix 2.

| Building Reference | Internal or external | Description (if applicable)                           | Suitability for Bats | Use by birds  | Bat Signs, Access Points and Features                                                                                                   |
|--------------------|----------------------|-------------------------------------------------------|----------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| A                  | External             | Outbuilding exterior (flat roof and wooden panels)    | Negligible           | None recorded | N/A                                                                                                                                     |
| B                  | External             | Outbuilding exterior (flat roof and wooden panels)    | Negligible           | None recorded | N/A                                                                                                                                     |
| C                  | External             | Tyre piles against exterior outbuilding wall.         | Negligible           | None recorded | Tyres - potential concealment of features/evidence (negligible due to urban context).                                                   |
| D                  | External             | Outbuilding exterior – gaps between wooden boards     | Negligible           | None recorded | Potential access point (negligible due to urban context and interior inspection as no potential roosting features observed internally). |
| E                  | External             | Outbuilding exterior – ‘soffit box’ in poor condition | Negligible           | None recorded | Potential access point (negligible due to urban context and interior inspection).                                                       |
| F                  | Internal             | Outbuilding interior – no signs of bat presence       | Negligible           | None recorded | Potential void between ceiling and roof (negligible due to urban context)                                                               |
| G                  | Internal             | Outbuilding interior – no signs of bat presence       | Negligible           | None recorded | Potential void between ceiling and roof (negligible due to urban context)                                                               |
| H                  | External             | Garage exterior – corrugated iron and tarpaulin       | Negligible           | None recorded | Potential access points (negligible due to urban context and interior inspection).                                                      |
| I                  | External             | Garage exterior – corrugated iron and tarpaulin       | Negligible           | None recorded | Potential access points/loose tarpaulin (negligible due to urban context and interior inspection).                                      |

|   |          |                                                                         |            |               |                                                                                   |
|---|----------|-------------------------------------------------------------------------|------------|---------------|-----------------------------------------------------------------------------------|
| J | Internal | Garage – poor condition of corrugated iron exterior                     | Negligible | None recorded | Potential access point (negligible due to urban context and interior inspection). |
| K | Internal | Garage – gaps in corrugated iron (although blocked by tarpaulin sheets) | Negligible | None recorded | Potential access point (negligible due to urban context and interior inspection). |
| L | Internal | Interior fan – gaps present                                             | Negligible | None recorded | Potential access point (negligible due to urban context and interior inspection). |
| M | Internal | Garage interior – no evidence of bats or loft voids                     | Negligible | None recorded | N/A                                                                               |
| N | Internal | Garage interior – no evidence of bats or loft voids                     | Negligible | None recorded | N/A                                                                               |

#### 4.5.1 B1 Outbuilding

The outbuilding (B1) present on site is a simple structure comprises a flat roof with wooden boarded exterior walls with no interior loft voids (Building References A and B). Overall, the outbuilding was in a relatively poor condition with small gaps between wooden panels (Building References D and E). Such gaps could potentially be utilised by roosting bats, although this is unlikely given the heavily urban context (with no connecting foraging/commuting habitats) of the site and the interior inspection, which showed high levels of light and no evidence of bat presence (Building References F and G). It is worth noting however, that potential small voids could exist between the interior ceiling boards and the flat roof above. Piles of tyres adjacent to the building (Building Reference C) also may have concealed potential roosting features or evidence of bats.

#### 4.5.2 B2 Garage Warehouse

The garage warehouse present to the west of the site comprises corrugated iron exterior walls and roof, with large sections of the roof covered with sheets of tarpaulin (Building References H and I). Due to dents, holes, and gaps between sheets (Building References I, J, K and L), several potential access points were identified. However, the garage interior showed high levels of natural light, frequent use and a lack of bat evidence/features such as droppings or interior voids (Building References M and N). Therefore, it is not considered likely that bats are present (once the urban context is also factored in).

#### 4.5.3 Results

From our external and internal inspection of the building on site, the risk of bat roosts within the building is negligible. Whilst factors such as the nature of proposals (demolition/roof alterations), the presence of potential access points (Building References D, E, J, K and L) are aspects that may require further considerations, the absence of any bat evidence in the interiors of both buildings, the urban context/lack of higher quality habitats in close proximity, the low level of bat records within 2km (Table 4) mean that the risk of potential bat activity on-site is negligible. Best practice guidance states that the 'negligible' category can still be used when potential roosting attributes are present but other attributes (such as the urban context/lack of habitat connectivity) mean it is unlikely that bats will be present.

## 5 Recommendation for Further Survey, Mitigation and Enhancement

Due to the negligible suitability and risk of proposals harming bats or their roosts (as explained in Section 4), no further surveys are required.

However, it is understood that regulations will be followed during the external alterations and demolition phases as explained below.

Precautionary methods of work will be required. This precautionary method of work will encompass the following:

- Works to remove the slates and timbers, and works to remove walls are undertaken with care, by hand.
- During such works, slates and timbers must be checked for the presence of bats and for signs of bats (droppings).
- If bats or signs of bats are found during works, works must stop, and an ecologist contacted for advice.

## 6 Conclusions

This report provides an assessment and evaluation of a Preliminary Bat Roost Survey of the following potential key impacts associated with the proposed development at Gorton Road, Manchester, M11, 2DZ.

To gain an understanding of the importance of the defined survey area for bats.

- To identify potential bat roosts provided by buildings within the site;
- To determine the presence/likely absence of roosting bats within suitable features
- Identify bat species and numbers present;
- To determine levels of bat foraging and commuting activity within habitat potentially affected by the proposed development.

Due to the urban context of the surrounding areas, the lack of commuting/foraging habitat in close proximity to the site and the lack of evidence of bat presence, the risk of proposals harming bats, or their roosts is negligible. Whilst certain attributes that could be utilised by bats exist, other attributes mean it is unlikely that they will do so as explained in Section 4.

The proposed work is unlikely to cause disturbance that would significantly affect the ability for bats to survive, breed, reproduce, nurture young and hibernate if bat roost(s) are found within the building. Therefore, no further surveys have been recommended.

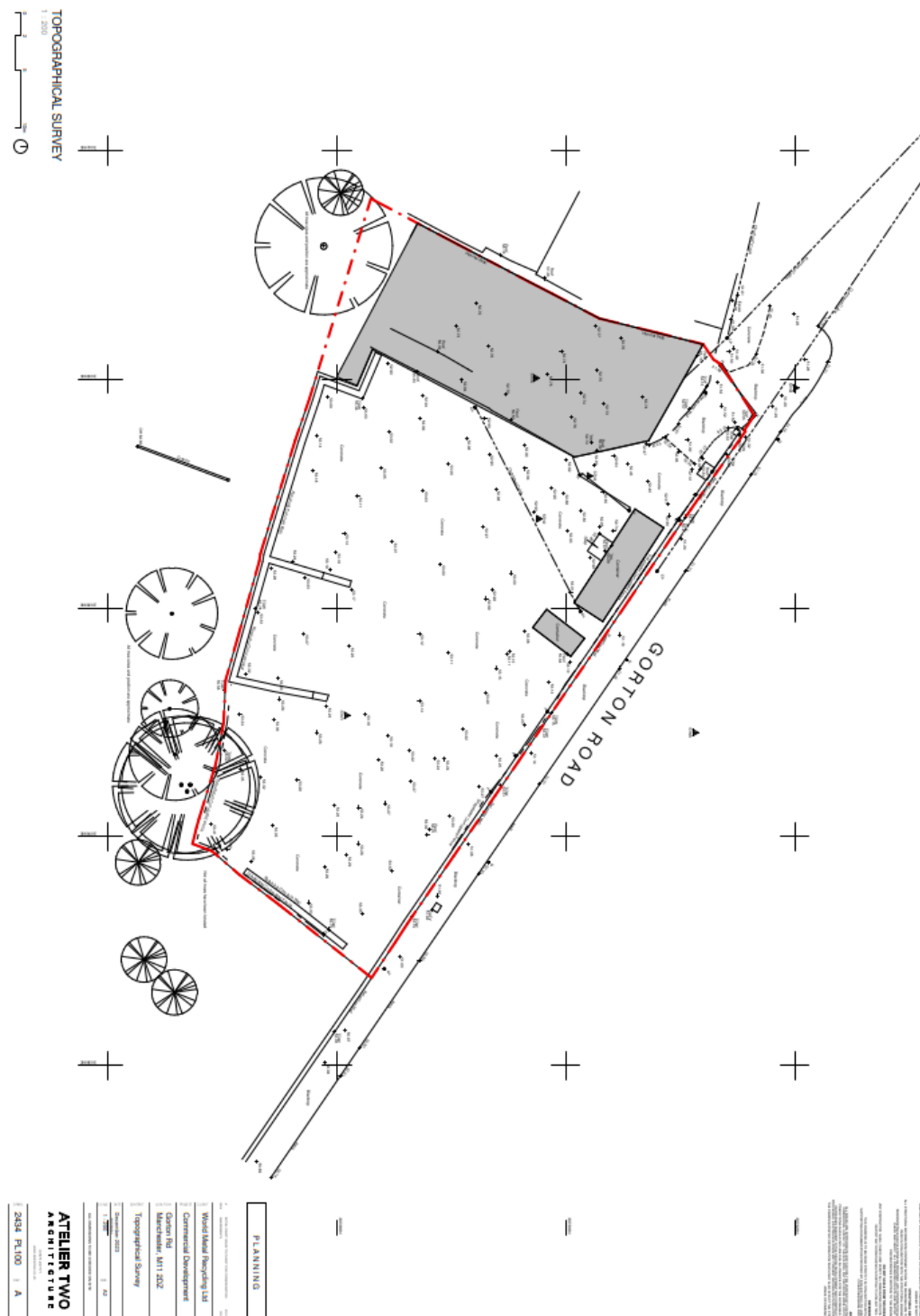
## Appendices

[Appendix 1:Existing Plans](#)

[Appendix 2 :Survey Pictures.](#)

[Appendix 3:Proposed Plans](#)

## Appendix 1: Existing Plan



## Appendix 2: Site Pictures

Building Reference – A



Building Reference – B



Building Reference – C



Building Reference – D



Building Reference – E



Building Reference – F



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Building Reference - G



Building Reference - H



Building Reference – I



Building Reference – J



Building Reference – K



Building Reference – L



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Building Reference – M



Building Reference – N



Appendix 3: Proposed Plans

