

PICCADILLY WAREHOUSE, MANCHESTER

Preliminary Bat Roost Assessment 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 Russelwbho to undertake a Preliminary Roost Assessment (PRA) at Mindel House and 11 Bloom Street, known as Piccadilly warehouses, located in Manchester City Centre (M1 2EF). This report has been produced to inform planning permission at the site. It should be noted the building has been subject to construction works for a prior approved application. The assessment is based on the buildings current condition.
- 1.1.2. The author of this report is Katie Brewer, Ecological Consultant at Collington Winter and this report has been supervised by Katie Bird MEnvSci, ACIEEM Associate Director at Collington Winter Environmental Ltd. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION

Please refer to Figure 1.1 for the site location. The site is located in Manchester City Centre and is located within an urban environment with limited habitats within the surrounding area.

Figure 1.1 Site Location



1.3. OBJECTIVES

- 1.3.1. The objectives of the PRA are as follows:

- Identify any areas of bat roosting potential within the building
- Assess the value of the building for roosting bats
- Search for signs of bats
- Provide recommendations on any further surveys or mitigation required for bats

2. METHODOLOGY

2.1. DESK STUDY

- 2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:
- Review of aerial and OS maps for habitat information.
 - Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
 - Locations of granted European Protected Species Licences (EPSL) within 5 km of the site based on consultation with magic.gov.uk.

2.2. PRELIMINARY ROOST ASSESSMENT

- 2.2.1. A Preliminary Bat Roost Assessment (PRA) was undertaken by Katie Brewer who holds a class 1 Bat survey Licence from Natural England (Reference: 2024-1196-CL17-BAT)
- 2.2.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats. The building was categorised as per guidance.
- 2.2.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).

2.3. SURVEY LIMITATIONS

- 2.3.1. As the building has been under construction due to a prior approval, the external walls were covered with scaffolding and associated sheeting. As such, the inspection of the external walls was limited, but the presence of the sheeting was considered as part of the assessment, as it will likely impact bat use of the site.
- 2.3.2. The boiler room could not be fully inspected due to the extensive amount of bird faeces and was considered a health hazard.

3. SURVEY RESULTS

3.1. DESK STUDY

3.1.1. The desk study found that the site is located within Manchester City Centre within an urban environment. This is anticipated to provide limited opportunities for local bat populations. Sackville Gardens is located approximately 150m south from the site boundary, this could provide some suitable features for local bat populations however there is no connectivity to nearby habitats providing limited opportunities.

3.1.2. The following EPSLs were located within 5 km of the site based on consultation with Magic.gov.uk:

Case reference of granted application	Species on the licence*	Distance from site (KM)	Direction from Site	Licence Start Date	Licence End Date	Does the Licence				
						impact on a breeding site	allow damage of breeding site	allow damage of a resting place	allow destruction of breeding site	allow destruction of a resting place
EPSM2012-5061	BLE	0.9	W	10/12/2012	31/08/2015	Y	-	-	Y	Y
2014-490-EPS-MIT	C-PIP S-PIP	0.055	E	23/04/2014	30/06/2017	N	N	N	N	Y
2014-6380-EPS-MIT	C-PIP	0.8	N	18/02/2015	16/02/2020	N	N	N	N	Y
2014-6380-EPS-MIT-1	C-PIP	0.8	N	01/12/2015	16/02/2020	N	N	N	N	Y
2015-15766-EPS-MIT	C-PIP	1.6	SE	01/11/2015	31/07/2016	N	N	N	N	Y
2015-16009-EPS-MIT	C-PIP	1.5	W	28/01/2016	27/01/2021	N	N	N	N	Y
2015-17752-EPS-MIT	C-PIP	2.6	SE	04/01/2016	30/09/2016	N	N	N	N	Y
2015-7649-EPS-MIT	C-PIP	3.5	SW	27/03/2015	31/12/2015	N	N	N	N	Y
EPSM2013-6051	C-PIP	3.5	NW	26/07/2013	01/12/2014	N	-	-	N	Y
EPSM2012-4767	C-PIP	0.9	W	28/08/2012	30/09/2013	N	-	-	N	Y
EPSM2013-5644	C-PIP	0.8	NE	04/07/2013	01/03/2015	N	-	-	N	Y
EPSM2010-1888	C-PIP;S-PIP	2.5	NE	25/10/2010	29/02/2012	N	-	-	N	Y
2016-22910-EPS-MIT	C-PIP	3.6	SE	25/04/2016	24/04/2021	N	N	Y	N	Y
2016-22910-EPS-MIT-1	C-PIP	3.6	SE	08/09/2016	24/04/2021	N	N	Y	N	Y
2016-24504-EPS-MIT	C-PIP	0.8	NE	15/07/2016	01/01/2018	N	N	N	N	Y
2016-21779-EPS-MIT	C-PIP	2.5	SE	01/04/2016	01/04/2021	N	N	N	N	Y
2014-6380-EPS-MIT-2	C-PIP	2.8	N	15/08/2017	30/06/2023	N	N	N	N	Y
2015-15766-EPS-MIT-1	C-PIP	1.6	SE	20/07/2016	20/07/2016	N	N	N	N	Y
2017-28375-EPS-MIT	C-PIP NATT	3.4	W	13/04/2017	30/06/2022	N	N	N	N	Y
2017-31569-EPS-MIT	C-PIP	1.2	NW	26/10/2017	31/10/2019	N	N	N	N	Y
2014-3531-EPS-MIT-2	C-PIP	0.9	NE	01/12/2016	01/12/2016	N	N	N	N	Y
2016-24504-EPS-MIT-1	C-PIP	0.8	NE	21/11/2016	21/11/2016	N	N	N	N	Y
2018-33674-EPS-MIT	C-PIP	0.3	NW	12/03/2018	30/04/2040	N	N	Y	N	Y
2018-35287-EPS-MIT	C-PIP S-PIP	3	S	05/06/2018	30/09/2019	N	N	Y	N	Y
2019-38955-EPS-MIT	C-PIP	0.5	SE	14/02/2019	28/02/2021	N	N	Y	N	Y
2019-43484-EPS-MIT	C-PIP	1.8	NE	14/11/2019	31/08/2020	N	N	N	N	Y
2020-45213-EPS-MIT	C-PIP	0.6	W	05/03/2020	01/01/2025	N	N	N	N	Y
2020-50604-EPS-MIT	C-PIP	0.7	SE	22/01/2021	16/01/2022	N	N	N	N	Y
2019-41924-EPS-MIT-1	C-PIP	1.3	NE	13/01/2020	31/08/2031	Y	N	N	Y	Y
2014-3531-EPS-MIT	C-PIP	0.9	NE	01/10/2014	30/09/2019	N	N	N	N	Y
2014-3531-EPS-MIT-1	C-PIP	0.9	NE	06/01/2015	30/09/2020	N	N	N	N	Y

2014-3569-EPS-MIT	C-PIP	1.8	W	07/10/2014	30/11/2014	N	N	N	N	Y
2014-3598-EPS-MIT	C-PIP	3.5	SW	15/10/2014	01/12/2014	N	N	N	N	Y
2014-4400-EPS-MIT	C-PIP	1.2	SE	23/12/2014	30/04/2015	N	N	Y	N	N
2014-4400-EPS-MIT-1	C-PIP	1.2	SE	25/03/2015	30/04/2015	N	N	Y	N	N
EPSM2013-5575	C-PIP	0.9	SW	23/05/2013	30/09/2016	N	-	-	N	N
2014-4219-EPS-MIT	C-PIP	0.9	N	27/10/2014	31/10/2020	N	N	N	N	Y

Species on the licence*	Species name	Latin
C-PIP	Common Pipistrelle	(<i>Pipistrellus pipistrellus</i>)
S-PIP	Soprano Pipistrelle	(<i>Pipistrellus pygmaeus</i>)
BLE	Brown Long-eared	(<i>Plecotus auritus</i>)
NATT	Natterers Myotis	(<i>Myotis nattereri</i>)

3.2. PRELIMINARY ROOST ASSESSMENT

3.2.1. The site consisted of two five story buildings which were apart of a previous development, it is understood that the works had ceased 'halfway' through. The buildings were both still covered in historic scaffolding and scaffold sheets which remained in good condition throughout.

3.2.2. Both buildings consisted of five floors with an open and accessible roof space, the roof space of both buildings was made up of scaffolding and covered in sheets.

BUILDING 1 (NORTHEASTERN)

3.2.3. Internally B1 was found to consist of exposed brickwork with holes identified throughout due to the previous works that had commenced on site. The roof of the top floor was open with no secure permanent roof due to the previous works. The roof did have scaffolding and the associated sheets covering the top of the building, providing limited access points for bats internally, but it is possible bats may access the internal aspect of the building via the partially covered roof.

3.2.4. Pigeons (*Columbidae* sp.) were identified internally, and it is anticipated that pigeons could be using the building for nesting purposes.

3.2.5. B1 consisted of exposed brickwork along the top floor due to the previous works that had ceased on site. The exposed brickwork created small gaps throughout the walls, these were identified as a PRF.

3.2.6. The windows throughout the top floor of the building were not in a state of disrepair and did not provide access points into the building. The window frames were found to be in poor condition internally and small gaps were located surrounding the windows. These were identified as a PRF.

3.2.7. A small boiler room was located within the top floor with an access ladder. This consisted of a small room that could not be fully accessed due to the amount of bird faeces which was assessed as a health and safety risk. This was not considered a constraint to the assessment as the room was small and was fully visible. The room was well sealed and there were no roosting features identified from what it could be inspected. It is anticipated that this room does create a suitable nesting area for pigeons.

3.2.8. A small room was also located beneath the boiler room, a pigeon was identified within this room. The pigeon was not nesting within the area during the survey however it does provide opportunities for nesting. This room was also well sealed with no PRF's identified internally.

3.2.9. A previous, assumed lift vault was located throughout the centre of the building and was surrounded by scaffolding. The brickwork was exposed where holes were also identified, this was identified as a PRF. It was also noted that due to the scaffolding positioning, PRFs could have been missed.

3.2.10. The remaining floors of the building and basement also had some exposed areas due to the previous works

on the building.

3.2.11. The external walls and windows were sealed along the building providing limited access points to the internal aspect. Bats are not anticipated to access the remaining areas of the building due to the presence of the scaffolding and associated sheeting.

BUILDING 2 (SOUTHWESTERN)

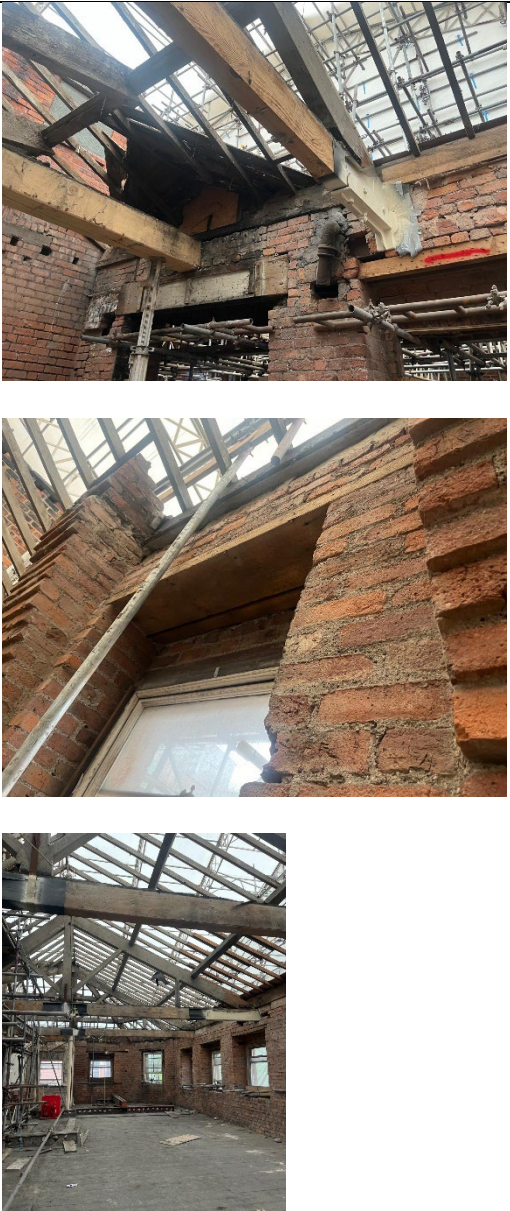
3.2.12. Internally, B2 also consisted of areas of exposed brickwork with some holes throughout the walls which were identified as PRFs. The scaffolding covered areas of the walls and it is anticipated that further features could have been present. The roof of the top floor was also open as identified in B1 with no secure roofing, this was also covered in scaffolding and associated sheets. Gaps between the scaffolding could also provide access points into B2.

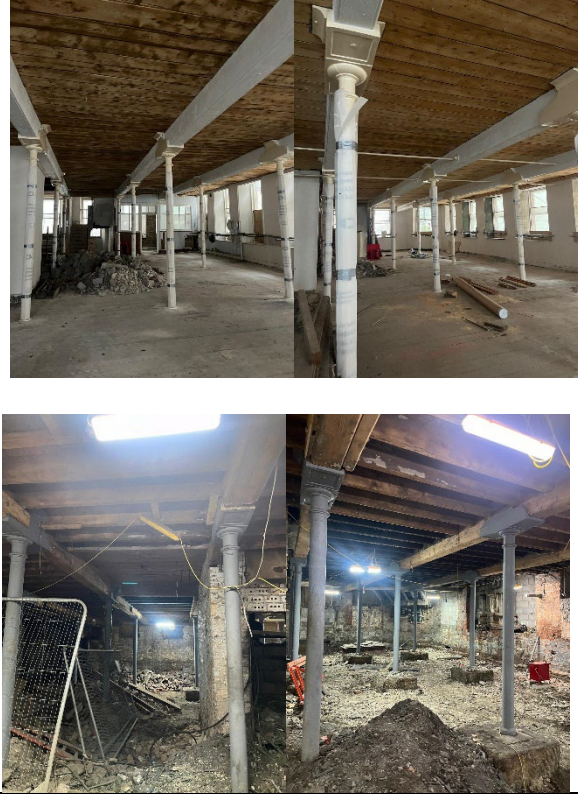
3.2.13. The remaining floors of the building had also previously been worked on with areas of exposed brickwork located throughout the building. The windows and main walls were well sealed with no obvious access points into these areas, bats are not anticipated to be present within the remaining areas of the building due to limited access points.

3.2.14. Please refer to Table 3.1 for photographs.

Table 3.1 Building Photographs

Feature	Photograph
External Aspect of both buildings	

Top scaffolding area of both buildings	
B1	

Boiler room in B1	
B1 Remaining floors.	
B2	

B2 Remaining floors.



3.3. SUMMARY

3.3.1. Overall, due to the presence of scaffolding and sheeting, the buildings were considered to be of limited value for roosting bats. However, PRFs relating to exposed brick work and holes created due to the previous building works, may provide suitable roosting opportunities for crevice dwelling bats. As such, the building was assessed as having “Low Bat Roosting Potential”.

4. RECOMMENDATIONS

4.1. FURTHER SURVEYS

- 4.1.1. The building was found to provide Low Bat Roosting Potential and therefore in accordance with Best Practice Guidance (Collins, 2023) one further nocturnal bat survey is undertaken between May – August (inclusive) to determine the usage of roosting bats.
- 4.1.2. It is recommended that the survey is undertaken internally along the top floor, where bats are able to access the PRFs due to the scaffolded and sheet roof.
- 4.1.3. The results of the further surveys will determine if any mitigation is required for roosting bats. If roosting bats are located within any of the buildings, a Natural England Mitigation Licence may be required for development to proceed. The Licence can only be obtained once planning permission has been granted and all wildlife conditions discharged. However, the bat emergence surveys must be undertaken prior to planning permission being applied for as they are a material consideration.

4.2. NESTING BIRD CHECK

- 4.2.1. Nesting pigeons are anticipated to be present within the building. Pigeons were identified across the building and can nest all year round. A suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to removal. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged. A suitable buffer will be maintained and determined by the ecologist.

4.3. LIGHTING MITIGATION

- 4.3.1. Construction lighting should not be directed towards retained and surrounding habitats. The construction lighting will impact bats which are sensitive to light. Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

5. SUMMARY

- 5.1.1. Low bat roost suitability was assigned to this building due to the lack of evidence of PRFs during the PRA. One emergence survey is to be completed in order to confirm if a bat roost is present and whether further mitigation is necessary.
- 5.1.2. A nesting bird check is to be undertaken prior to any works commencing on site.
- 5.1.3. It is recommended that no works to the building is completed until the further surveys are carried. If works proceed without the further surveys, there is a risk of breaching relevant legislation.

6. BIBLIOGRAPHY

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