

3rd May 2024

Our Ref: TEPSUB 10517.001

John Crowder is dealing with this matter
Direct Dial: **07725446772**
email: johncrowder@tep.uk.com

Luke Kemel
Vermont
1 Sefton Street
Liverpool
L8 5TH



**THE
ENVIRONMENT
PARTNERSHIP**

401 Faraday Street
Birchwood Park
Warrington
WA3 6GA

Tel: 01925 844004
Fax: 01925 844002
tep@tep.uk.com
www.tep.uk.com

Other Offices:

Market Harborough | Gateshead | London | Cornwall

PLANNING | DESIGN | ENVIRONMENT

SENT BY E-MAIL ONLY

For the Attention of: Luke Kemel

Dear Luke,

EMBASSY VILLAGE, MANCHESTER – PRELIMINARY ROOST ASSESSMENT OF COLD STORE FOR ROOSTING BATS

The Environment Partnership (TEP) was commissioned in April 2024 by Embassy Village to undertake a Preliminary Roost Assessment of two cold stores (Cold Stores 1 and 2) that are associated with railway arches and a hut, between the Bridgewater Canal and River Medlock in Manchester (SJ 82766 97498). Part of the cold stores is to be demolished as part of site redevelopment to provide accommodation for homeless people in Manchester. The location of the cold store is set out in Vermont Stage4/Coordination, Cold Store Location Plan dated 08/04/2024 (attached).

This report should be read in conjunction with the following previous survey reports:

- Ecological Assessment (TEP Report Ref: 8680.001v2, March 2021);
- Preliminary Bat Roost Assessment (TEP Letter Ref: 9873.001, February 2023); and
- Aerial Endoscope Inspection Technical Note (TEP Letter Ref: 10124.001, September 2022).

Methods

A Preliminary Roost Assessment of the cold store for roosting bats was undertaken by a licenced TEP Ecologist on 23rd April 2024 (Natural England survey licence ref: 2015-10700-CLS-CLS). The cold store was inspected externally and internally for field signs of bats such as droppings, scratch marks, insect remains and urine smear marks. Binoculars and an endoscope were used as aids. The survey was conducted with year-round use by bats in mind. The cold store was categorised in accordance with the Bat Conservation Trust (BCT) Good Practice Guidelines (Collins, 2023) for their potential to support roosting bats.

Results

The cold stores are a double storey brick structure with wooden framed windows, some have had glass removed and others are boarded with wooden boards. The cold store supports a railway line and is associated with railway arches. Externally there are no gaps suitable to



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support roosting bats in the brickwork. There are wooden boards over the windows, some have minor gaps between the window glass and board that offers suitability for single or small number of bats. There are other windows with glass removed that offer access to internal of the cold store.

Internally the cold stores are open to a concrete roof that is unlined. The internal brickwork is generally intact. There are two gaps in brickwork by metal beams that provide suitability for single or low number of bats.

There was no evidence of any bat activity (bats, droppings, fur rubbing or scratching) associated with the cold store.

Figure 1 External of Cold Stores



Figure 2 External of Cold Stores



Figure 3 Internal of Cold Store Gaps by beams



Figure 4 Internal of Cold Store including roof



Conclusions

No evidence of roosting bats was found during the daytime inspection. The Potential Roost Features (PRFs) associated with the cold stores, namely the gaps associated with the boarded windows and gaps in brickwork associated with metal beams internally, were assessed as

having low suitability to support both summer roosting bats and hibernating bats. Further survey of these features will be required to see if they are being used by summer and hibernating roosting bats.

Recommendations

All bat species and their roosts are legally protected in the UK. All bats are listed as European Protected Species (EPS) in Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. There is also protection for bats and roosts in England under the Wildlife & Countryside Act 1981 (as amended).

The PRFs associated with the cold stores were assessed as having low suitability to support both summer roosting bats and hibernating bats. As the cold stores will be partly demolished to facilitate the development proposals, further survey of these features will be required to see if they are being used by summer and hibernating roosting bats.

As per the Bat Conservation Trust Guidelines 2023, precautionary working measures should be adopted if PRFs assessed as having low suitability to support hibernating bats are to be impacted by any works undertaken between November and March, to minimise the risk of harm or injury to bats during construction works. Measures should be outlined within a protected/priority species Precautionary Working Method Statement (PWMS) to ensure no harm or injury to bats if present on site.

For PRFs assessed as having low suitability to support summer roosting bats, one nocturnal survey is required. However, due to overriding health & safety reasons, it is not suitable to undertake nocturnal surveys in this area (documents - Vermont Crime Rate Around Embassy Village Scheme and Greater Manchester Police Security Consultation 2020/0639/CLT/01). As such, it is recommended that these PRFs are inspected, during the daytime, by a licenced bat ecologist to determine the presence/absence of roosting bats. As the PRFs are assessed as having 'low' suitability, one daytime inspection is required between May and August to determine the presence/absence of roosting bats, prior to any demolition works.

Due to the height of the PRFs in the Network Rail arches, it is recommended these features are inspected by safe access from scaffolding or a Mobile Elevating Work platform (MEWP).

If a bat roost is confirmed during the daytime inspections, an additional two surveys would be required to enable roost characterisation to a level satisfactory to support a European Protected Species (EPS) licence application to Natural England.

A Sensitive Lighting Design should also be implemented as part of the scheme to avoid indirect impacts of lighting on nocturnal and crepuscular species, with particular reference to the retained woodland. There are four key lighting design principles:

- Use of unnecessary lighting will be avoided.
- Spatial spread of lighting – the horizontal and vertical spread of artificial light will be minimised and consider both primary and reflected light sources. Directional lighting can be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.
- Timing and duration of lighting – timers and bespoke dimming regimes may be used to ensure that luminaires are reduced at times of predicted low use. These can be set to change with the seasons and therefore reflect the shifting time of dusk and dawn throughout the year. Motion sensors provide further control to ensure that areas are illuminated only when required.

- Intensity and colour of lighting – light intensity will be as low as possible whilst meeting the objectives of the intended function. The colour of lighting will need to take into account the sensitivity of the ecological receptors on site. Light sources selected should emit zero ultra-violet light wherever possible. Interim guidance from the Bat Conservation Trust (2014) recommends that white and blue spectrum light should be avoided or, where white lights are required, these should be of warm/neutral colour and have a peak wavelength above 550 nanometers. Narrow spectrum light sources should be used (to lower the range of species affected by lighting).
- Two bat boxes to be installed on retained walls of the cold store.

Other Considerations

Under the Wildlife and Countryside Act 1981 (as amended), it is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built. There is dense scrub and scattered trees within the proposed work areas which provide suitable nesting habitat for a range of common and widespread bird species in the area. The cold store does provide suitability for nesting birds.

It is recommended that all building demolition avoids the core breeding bird season, February to September inclusive; although it should be noted that bird nesting can take place outside this period.

If demolition works are necessary during the core breeding bird season, or at any time when bird nesting is suspected, a nesting bird check of the affected area by an experienced ecologist should be undertaken to avoid committing an offence. The nesting bird check will take place no more than 24 hours prior to the works. In the event that an active nest is found the ecologist will provide advice on setting up a suitable protection area around the nest until the young have fledged. The extent of the exclusion zone will depend upon the bird species concerned and its location within the development.

Yours sincerely,

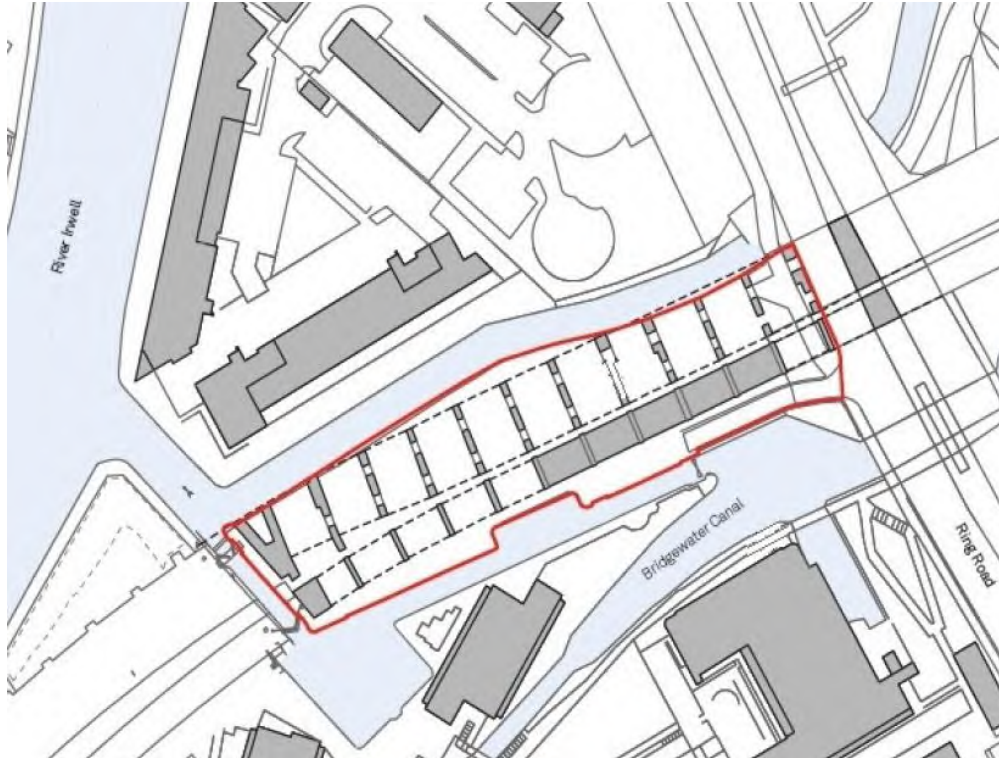


John Crowder
Principal Ecologist
TEP

Enc: Vermont Stage4/Coordination, Cold Store Location Plan 08/04/2024
Vermont Crime Rate Around Embassy Village Scheme
Greater Manchester Police Security Consultation 2020/0639/CLT/01

Crime rate around Embassy Village scheme.

Recorded crime has been assessed using 'UK Crime Statistics' database to provide an insight into the latest crime rates within close proximity to the development site. This should also be read in conjunction with "20-0639 Embassy Village CLT Report".



Since the release of the "20-0639 Embassy Village CLT Report" in March 2021, there has been a noticeable rise in the unreported anti-social behaviour at the site. The cold stores, which have been subject to multiple break-ins despite several attempts to secure the site are a risk to health and safety. Therefore, the use of RAMs will be recommended by the ecologist due to the health and safety concerns associated with undergoing a nocturnal survey.

The goal of the most recent ecology bat survey, which took place on April 23, 2024, was to look for bat activity in the cold stores. In the past, access to the cold storage 1 (Figure 1) was not possible, but the landowner was recently able to allow entry for the inspection. Many break-ins allowed the palisade gates to be opened, allowing access to cold store 2, but at the time of the initial bat inspections in 2022, these gates were locked.

Cold Store



Figure 1 - Cold Stores

In order to conduct a bat survey, cold stores 1 and 2 were examined. There have been break-ins and antisocial conduct at Cold Store 2. Although the palisade fence has been locked down countless times, it has still been broken into. For security reasons, it is not possible to complete a nocturnal survey.



Images inside of cold store 2.

Crime Rates October 2023 – February 2024.

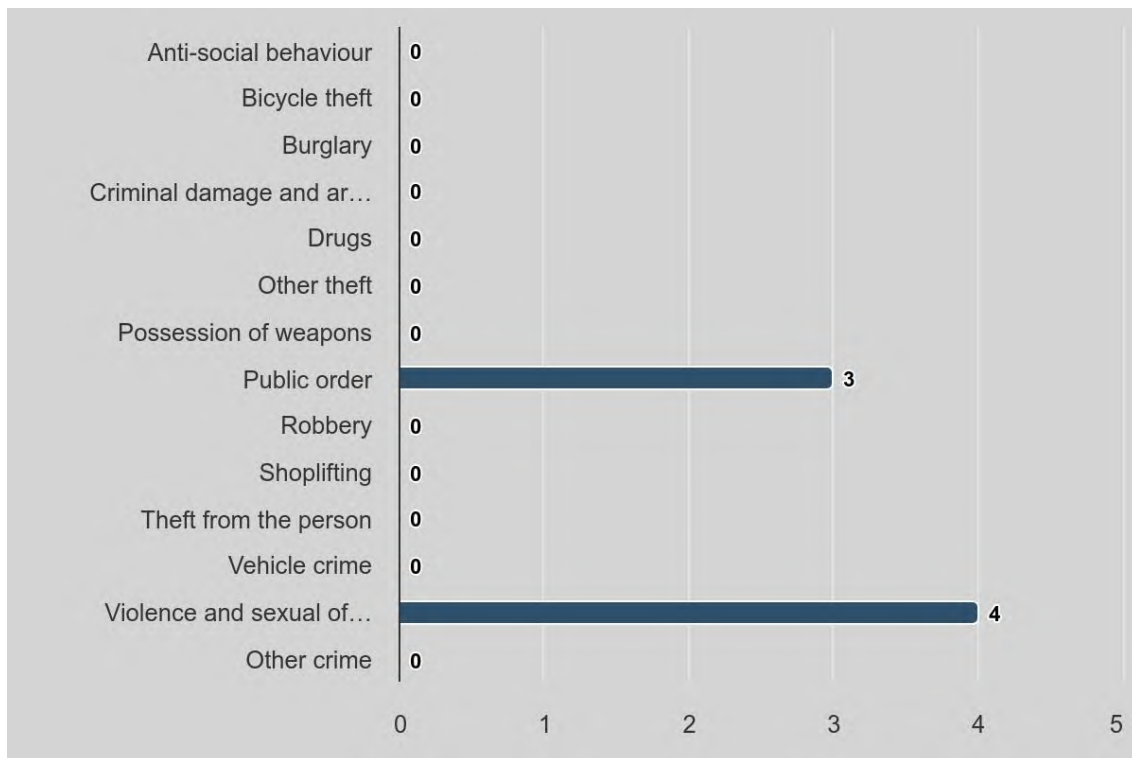


Figure 2 - 7 reported crimes October 2023

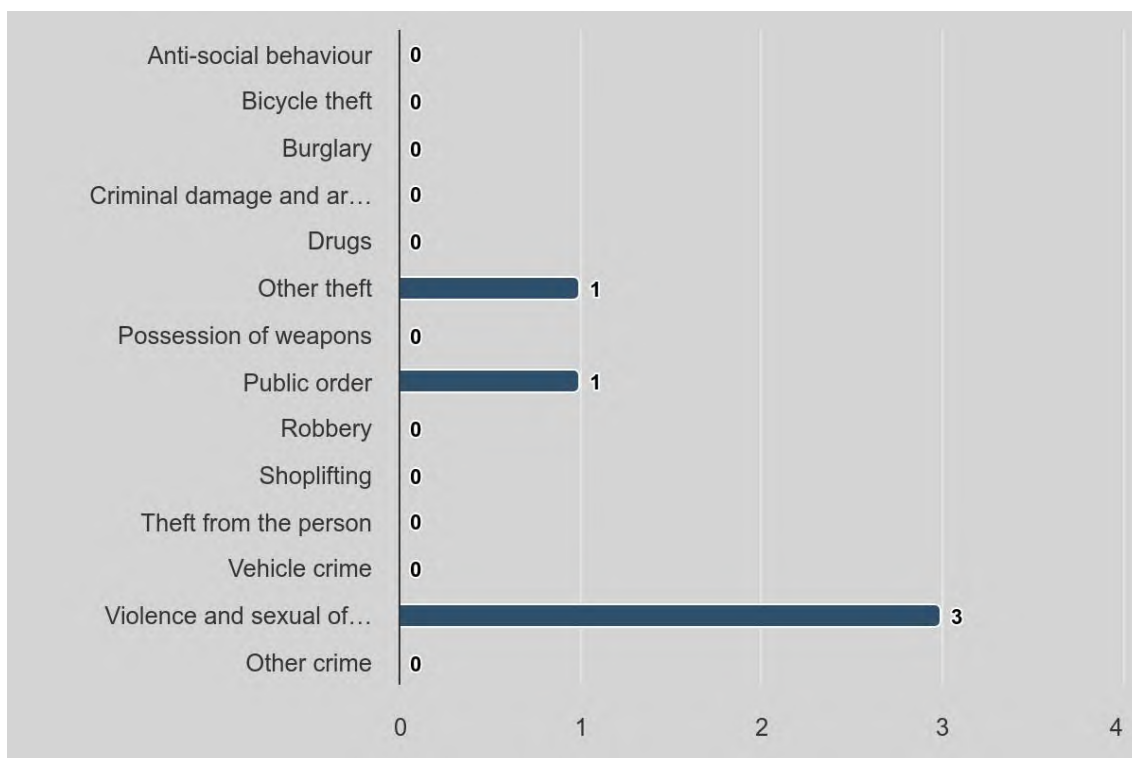


Figure 3 - 5 reported crimes November 2023

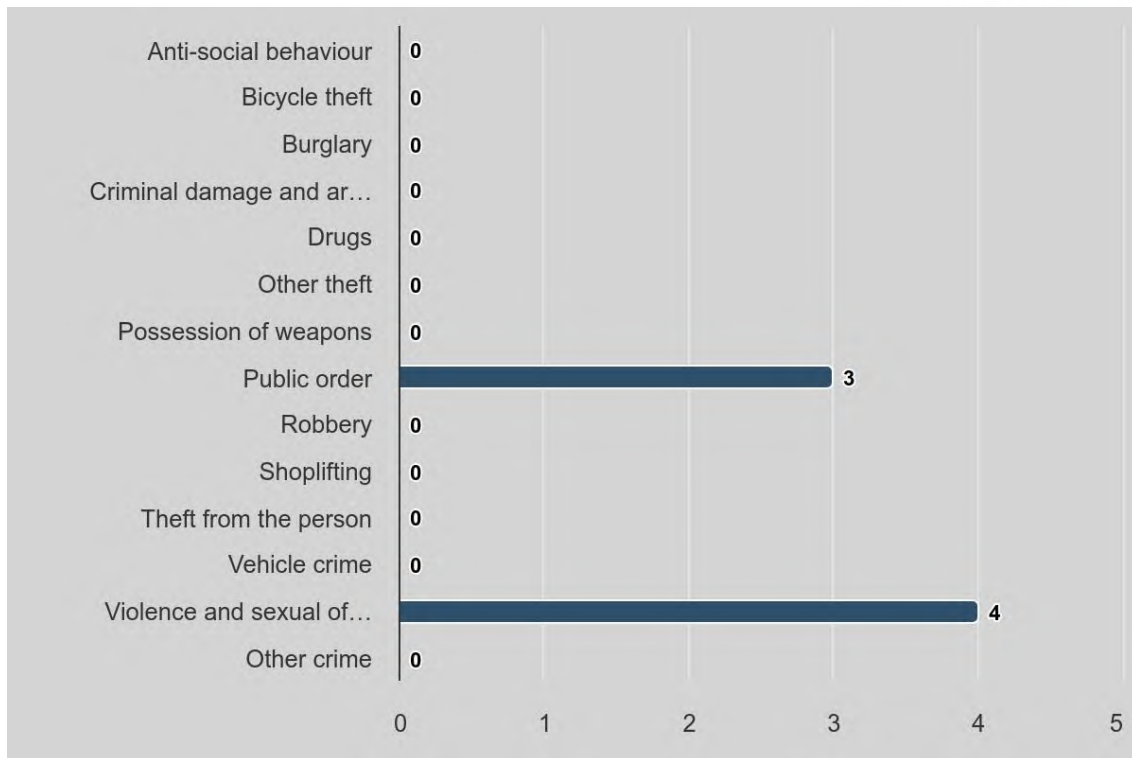


Figure 4 - 7 reported crimes December 2023

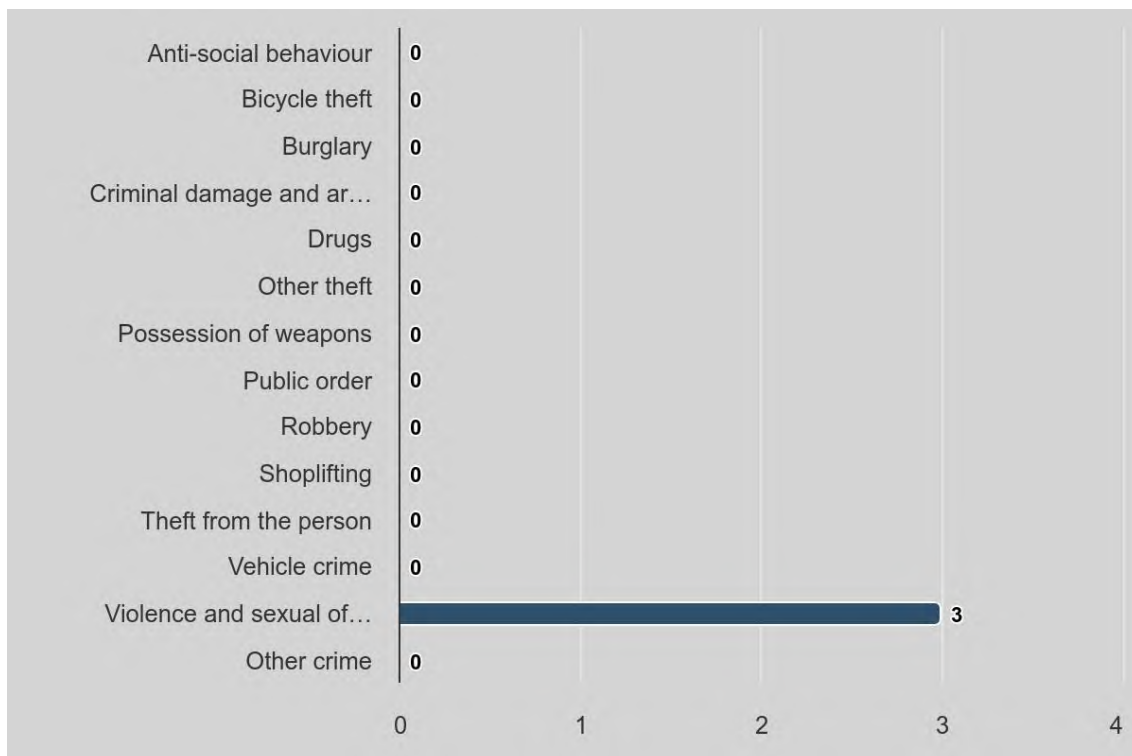


Figure 5 - 3 reported crimes January 2024

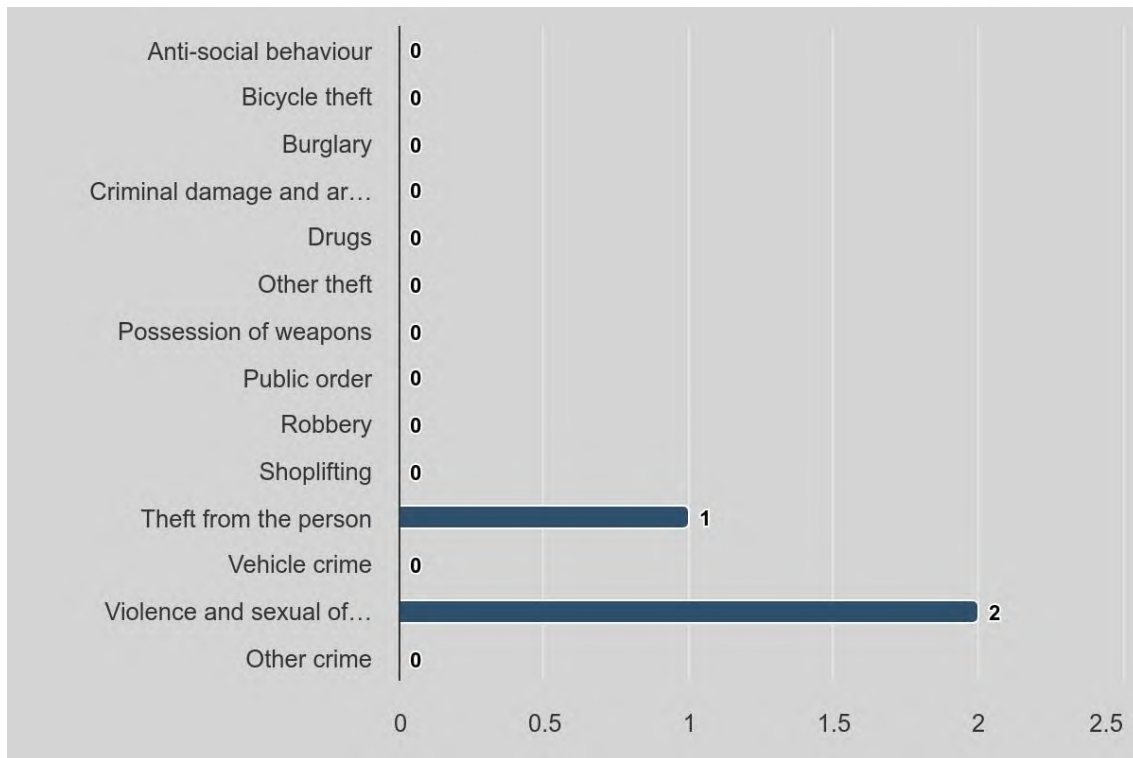
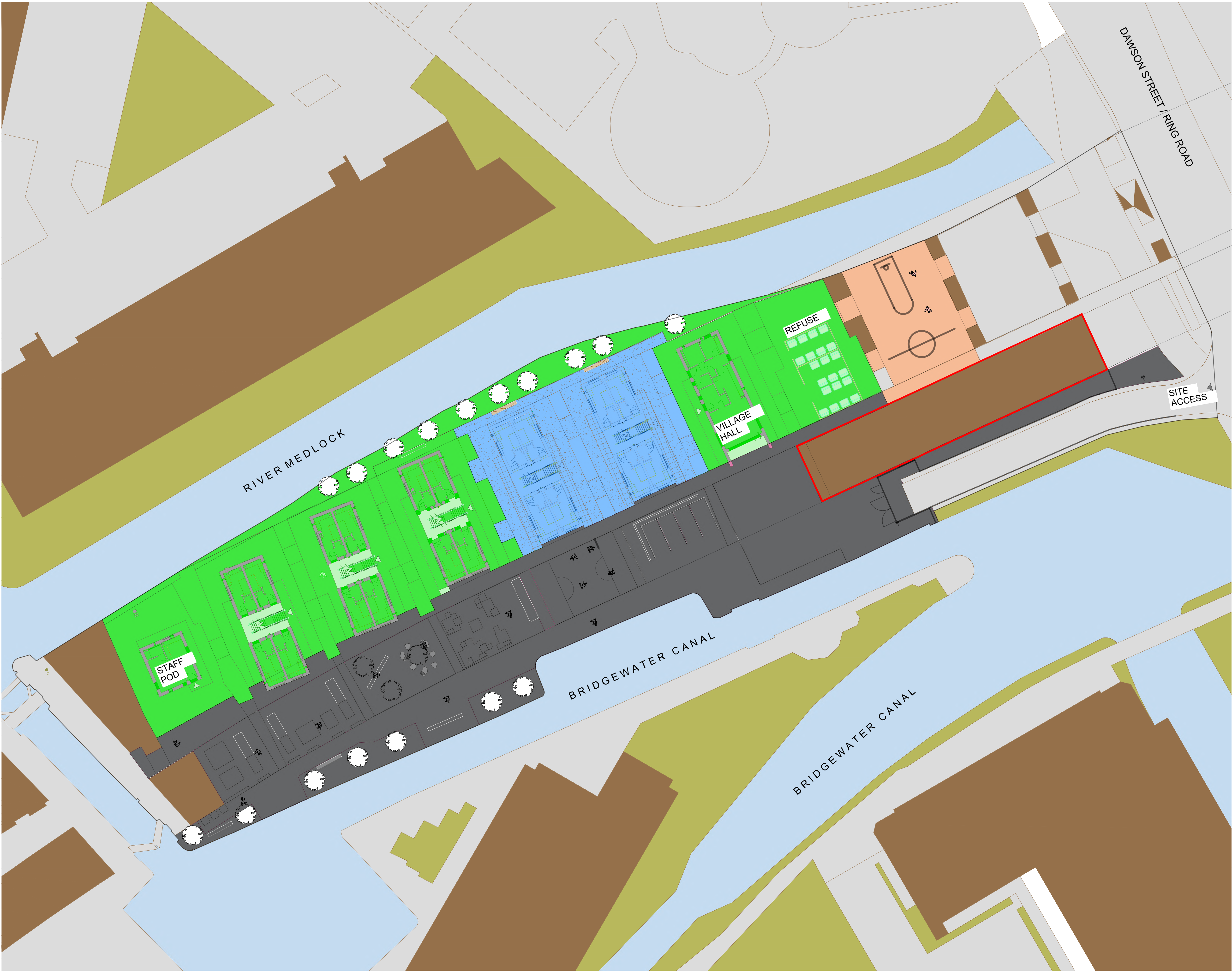


Figure 6 - 3 reported crimes February 2024

References:

<https://www.crime-statistics.co.uk/>

Accessed: 30.04.2024



NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

This drawing contains the following model files: -
13095-AEW-XX-XX-M3-A-0005

CDM 2015

Client notified of duties: **06/09/22**
Principal Designer: **C-CDM Services**

Unless noted below, all known hazards have been highlighted on the drawing:

Phase 1 works
staff pod, 3 No. accommodation
pods, village hall

Area to be temporarily finished as
tarmacadam to provide safe access to
development, whilst awaiting Phase 3
landscaping works

Future Stage - Hoarding Required

Future Stage

Cold Stores

N

Rev	Date	Description	Drawn By	Checked By
S2		Purpose of Issue For Information		
drawing stage STAGE 4 / Co-ordination				
client Embassy Village				
project Embassy Village				
drawing title Cold Stores Location Plan				
date	08.04.2024	drawn	LK	
scale @ A1	1 : 250	checked	-	

