

68-70 HIGH STREET, MANCHESTER

Bird and Bat Box Report

February 2024



Report Control Sheet

t Name: 68-70 High Street, Manchester
Project Reference: CW20-1041
Report Title: Bat and Bird Box Plan
Report Reference: CW20-1041 RPT 004
Printing Instructions: Print at A4 Portrait, Double Sided.

Rev	Date	Description	Prepared	Reviewed	Approved
/	08/02/2024	Draft report sent to Client for comment.	CO	OC	OC
2	08/02/2024	Amended report sent to Client.	CO	OC	OC

Collington Winter Environmental Ltd disclaims any responsibility to Karim Holdings and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Karim Holdings and according to the proposed plans supplied by the client or the client’s agent upon commencement of the project.

The contents of this report are valid at the time of writing. As the landscape is constantly evolving and changing, if more than twelve months have elapsed since the date of this report, further advice must be taken before reliance upon on the contents. Notwithstanding any provision of the Collington Winter Environmental Ltd Terms & Conditions, Collington Winter Environmental Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the report date.

This report is confidential to Karim Holdings and Collington Winter Environmental Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

CONTENTS

1 INTRODUCTION 4

1.1 SCOPE & PURPOSE 4

1.2. LOCATION 4

1.3. OBJECTIVES 4

2 SPECIES ENHANCEMENTS 6

2.1. BIRD BOXES 6

2.2. BAT BOXES 7

2.3. TIMETABLE FOR IMPLEMENTATION 8

3 CONCLUSION 9

4 BIBLIOGRAPHY 10

1 INTRODUCTION

1.1 SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Karim Holdings to prepare a Bird and Bat Box Plan at 68-70 High Street, Manchester, M4 1EA. This report has been produced to inform a planning application at the site for the creation of a hotel (Use Class C1) and associated external alterations.
- 1.1.2. The author of this report is Caitlin O'Connor, Ecological Project Manager at Collington Winter Environmental. This report has been overseen by Olivia Collington BSc (Hons), MEnvSc, CEnv, Director. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION

- 1.2.1. Please refer to Figure 1.1 for the 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. This report aims to provide information required to discharge Condition 18 and 19 of the Decision Notice (138110/FO/2023). Condition 18 is as follows:

“18) Prior to the installation of any building lighting including (a) during construction and (b) during operation details of how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority. All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy.

Reason: In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP1”.

- 1.3.2. Condition 19 is as follows:

“19) Prior to development commencing a survey for black redstarts should which must contain details of appropriate mitigation measures should black redstart be found breeding on the building as well as details of compensation measures which will be provided for the loss of potential black redstart nesting habitat as detailed in section 4.5.1 - 4.5.2 of the submitted 68-70 HIGH STREET, MANCHESTER, Breeding Bird Impact Assessment November 2023 shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason : On the basis that suitable nesting habitat was recorded for black redstart which are a Schedule 1 species (Wildlife and Countryside Act, 1981 (as amended)) and an LBAP species and to ensure that a satisfactory measures to protect and enhance biodiversity are incorporated within the development in accordance with Core Strategy policies SP1, DM1, EN1, EN9, EN14 and EN15 of the Core Strategy”.

- 1.3.3. Consultation between Collington Winter Environmental Ltd and Emma Marston of Greater Manchester Ecology Unit (GMEU) dated 18/01/2024 by telephone confirmed that the following report is sufficient to discharge Conditions 18 and 19 providing that suitable mitigation measures (i.e. the location of proposed bird boxes) are detailed for black redstart, pre-commencement checks for black redstart (*Phoenicurus ochruros*) will be conducted **during the nesting bird season**, and assurance that any new roost provisions will not be illuminated by external lighting.

2 SPECIES MITIGATION

2.1. BIRD BOXES

2.1.1. A Preliminary Roost Assessment (PRA) of the site was undertaken by Collington Winter Environmental in June 2023 which found the building to support nesting birds. A subsequent Breeding Bird Impact Assessment was completed by Collington Winter Environmental in November 2023 which assessed the site's potential to support notable bird species listed on Schedule 1 of the Wildlife & Countryside Act. The assessment found the site to have potential to support black redstart due to a range of cracks and crevices within the building structure that may be exploited for nesting.

2.1.1. The development will result in the unavoidable loss of potential breeding bird habitat for black redstart. To compensate for the loss, suitable nesting provisions should be installed on the building post-renovation. It is recommended three WoodStone Build-in Open Nest Boxes are installed within external walls to provide nesting cavities (Figure 2.1.1).



Figure 2.1.1 WoodStone Build-in Open Nest Box

2.1.2. Bird boxes are most effective when positioned north-east to north-west facing aspects to prevent overheating throughout the summer nesting season and to help shelter the boxes from adverse weather conditions. However, this is not possible within this scheme as the building falls within a conservation area and disallows the for installation of the boxes on the northern aspects. Furthermore, installing integrated bird boxes within the existing parapet is not feasible. As such, the boxes will be installed on the eastern aspect of the building. A window on this aspect is to be blocked up, allowing for integrating features to be installed. The boxes will be installed as close to the top of the building as possible as shown in Figure 2.1.2.

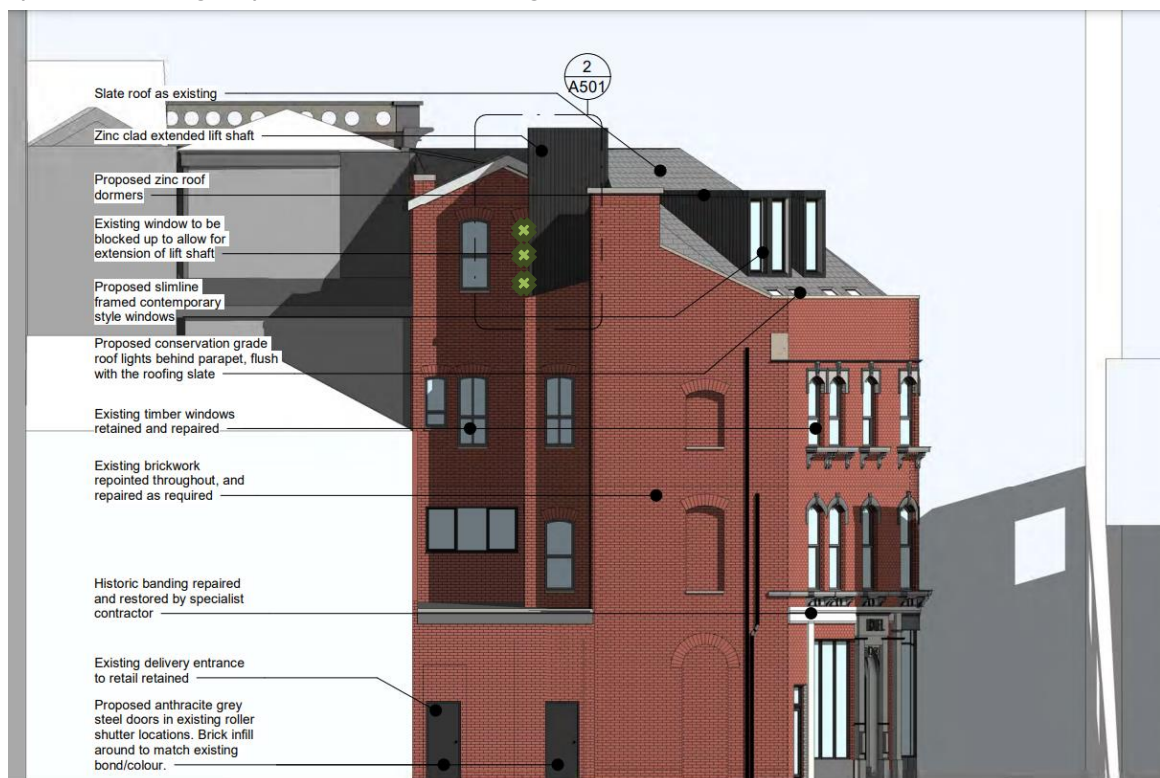


Figure 2.1.2 Locations of bird boxes on the development (SEED Architects, 2023)

- 2.1.3. The bird boxes are to be inspected every 2-3 years to check for any signs of damage. Any boxes that are found to be damaged should be replaced. Bird boxes also require periodic cleaning after uptake. **These will be inspected outside of bird nesting season (March-September inclusive).** If any unhatched eggs are found outside of bird nesting season, then they may be removed legally between September and January and disposed of.
- 2.1.4. In order to sufficient discharge Condition 19, it is to be abundantly clear that any building works should be undertaken outside of the breeding bird season (March to September inclusive). If this is not possible, a suitably qualified ecologist should undertake a pre-commencement 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. It should be noted that pigeons will nest year-round.

2.2. BAT BOXES

- 2.2.1. A Preliminary Roost Assessment (PRA) of the site was undertaken by Collington Winter Environmental in June 2023 which assessed the building as having ‘**moderate**’ bat roosting potential. As per the Bat Conservation Trust Good Practice Guidelines 4th Edition (2023), two further nocturnal bat surveys were undertaken on the site. The surveys found one none-breeding day roost for common pipistrelle (*Pipistrellus pipistrellus*) with a peak count of 1 individual emerging from under a drain on the southeastern corner of the building.
- 2.2.2. A European Protected Species Licence (EPSL) is being sought for the site to suitably discharge Condition 17 of the Decision Notice and lawfully destroy the roost to facilitate development. To compensate for the loss of the roost, one crevice bat box will be installed on the southeastern aspect of the building. Specifications such as the Greenwoods Single Crevice Bat Box (or similar) are recommended.
- 2.2.3. The bat box will be installed on the exterior of the building at close as possible to the existing roost (Figure 2.2.1).



Figure 2.1.2 Location of the bat box on the development overlay on the southeastern elevation site plans (SEED Architects, 2023)

- 2.2.4. As shown on Figure 2.1.1, there will be no external lighting proposed on the southwestern elevation of the building and the bat box will not be illuminated, thus preventing instances of disturbance to roosting bats. As the bat box is to be installed as close as possible to the existing roost and there are no other environmental changes (i.e. lighting), there is not anticipated to be a net loss in suitable roosting opportunities for urban dwelling bats such as pipistrelle species. Consultation with GMEU assured that this is sufficient to discharge Condition 18.

- 2.2.5. Care should be taken to make sure that the box is not angled in such a manner to allow rain to enter it. The box

will also be installed over 4 m from the ground, minimising the risk of predation by domestic cats and other species that may limit the value of the roosting provision for bats.

- 2.2.6. Bat boxes are considered self-cleaning and require minimal maintenance once installed. The boxes are made of hard-wearing material that is generally long-lasting. Bat boxes should be checked periodically (e.g. every two years) to assess their use and the condition of the boxes. If the box is identified as damaged or missing, it is to be replaced with a box of similar specification.
- 2.2.7. Only those holding the appropriate Natural England Class 2 bat licence may open and inspect the box. It is an offence for anyone without this licence to open a bat box. If a bat box becomes occupied by a bird the nest must be left in situ until after the bird nesting season.

2.3. TIMETABLE FOR IMPLEMENTATION

- 2.2.8. The bird boxes must be fitted to the building prior to the operational phase of the development. The bat box must be installed on the building prior to the destruction of the roost to ensure a continuity of roosting opportunities on site.

3 CONCLUSION

- 3.1.1. This plan has provided a layout plan detailing where the nesting/roost features to be positioned on the proposed hotel as well as specification concerning the type of features to be used. The features have been selected specifically targeting species identified on site during previous ecological surveys and associated with urban environments including black redstart and pipistrelle species.
- 3.1.2. Overall, a total of three integrated nest boxes for black redstart will be installed on the northern aspect of the building. Furthermore, should works commence within the breeding season for the species, a pre-commencement survey for black redstart will be conducted and further mitigation recommended if necessary.
- 3.1.3. One crevice bat box will be installed to compensate for the loss of one non-breeding day roost for common pipistrelle on the southeastern aspect of the building. Additionally, no lighting is to be installed on this aspect, preventing disturbance to roosting bats and allowing for like-for-like roosting provision as the roost exists currently.
- 3.1.4. This report facilitated through consultation between Collington Winter Environmental and Emma Marston of GMEU has provided sufficient information to discharge Conditions 18 and 19 of the Decision Notice (138110/FO/2023). Once these conditions are discharged, discharging Condition 17 relating to the provision of an EPSL will be sought and will include the roosting features outlined within this report.

4 BIBLIOGRAPHY

- Bat Conservation Trust (2023). Bats and Artificial Lighting at Night: Bats and the Built Environment series.
- Collins, J. (ed) (2023). Bat Surveys for Professional Ecologists: Good practice Guidelines, 4th Edition. The Bat Conservation Trust.
- Collington Winter Environmental (2023) Breeding Bird Impact Assessment (*CW20-1041 RPT 003*).
- Collington Winter Environmental (2023) Preliminary Roost Assessment Report (*CW20-1041 RPT 001*)
- Collington Winter Environmental (2023) Nocturnal Bat Survey Report (*CW20-1041 RPT 002*)
- SEED Architects (2023). Proposed Side Elevations (A203).

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

