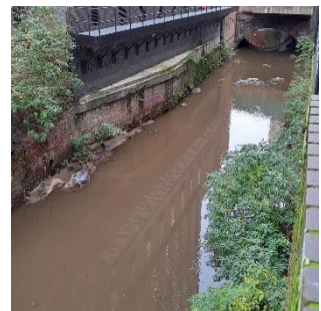
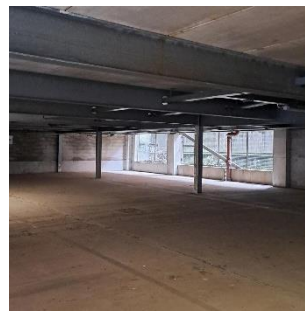




Great Marlborough Street Manchester Preliminary Bat Roost Assessment & Nesting Bird Check

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Site location plan 2142-A-L-001, September 2018

1.0 Introduction

- 1.1 TEP were commissioned in October 2023 by Tier Projects Limited, to undertake a preliminary bat roost assessment and nesting bird check of the existing building located on Great Marlborough Street, Manchester, in order to inform the planning application to demolish a section of the building and redevelop into student accommodation.
- 1.2 This report has the following objectives:
- give an overview of the habitats present within the site which could be used by bats for roosting, foraging and commuting;
 - identify and characterise any confirmed bat roosts within the site, including species, type and status of roost;
 - identify how bats use the site for foraging and commuting; and
 - evaluate the value of the site for bats
 - evaluate the habitats on site for the presence of nesting birds

Site Description

- 1.3 The site is situated within the Manchester city centre ring road, (central grid ref: SJ 84084 97406) and currently comprises an existing multistorey car park, spanning 4 floors above ground and one below street level. The site location plan is shown in Figure 1.
- 1.4 The immediate surroundings consist of urban high-rise commercial and residential development, with connectivity limited to the River Medlock in the east, which is culverted adjacent to the site. To the north is Manchester Oxford Road train station and to the south lies the A57 Motorway, Mancunian Way.

Legislation

- 1.5 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 and Wales under the Wildlife & Countryside Act 1981 (as amended).
- 1.6 It is a criminal offence if any persons:
- deliberately capture, injure or kill a bat;
 - intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
 - damage or destroy a bat roosting place (even if bats are not occupying the roost at the time);
 - possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; or
 - intentionally or recklessly obstruct access to a bat roost.

- intentionally to kill, injure or take any wild bird, or take or destroy their eggs or nest, or damage a nest, while that nest is in use or being built'

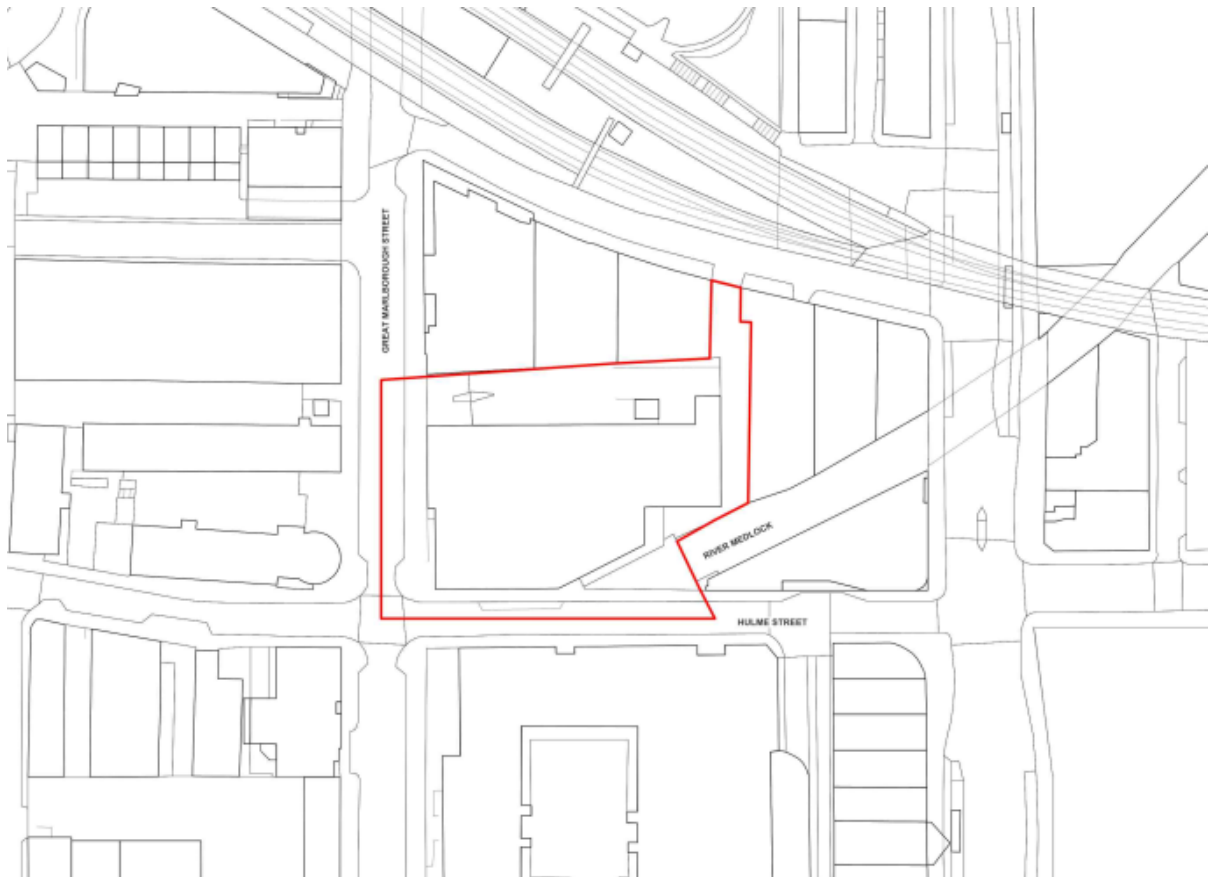


Figure 1. Site Location Plan

2.0 Methods

- 2.1 The following bat surveys were undertaken in accordance with the Bat Conservation Trust (BCT) Guidelines (Collins, 2023¹)

Preliminary Bat Roost Assessment of Buildings

- 2.2 A daytime Preliminary Roost Assessment (PRA) of the car park building within the site was undertaken by a TEP licenced ecologist on 23rd October 2023.
- 2.3 The survey was undertaken in accordance with the Bat Conservation Trust (BCT): Bat Surveys, Good Practice and Guidelines (Collins, 2023). A systematic search of the exterior and interior of the building was undertaken to identify potential bat access points and roosting places. The buildings were inspected for field signs of bats such as droppings, scratch marks, insect remains and urine smear marks. The survey was conducted with year-round use by bats in mind.
- 2.4 The surveyor used a high-powered torch to investigate any potential roost locations and an assistant accompanied to aid the survey.
- 2.5 The search included (where present) the ground beneath potential access points, joints in walls, cracks in concrete and tower structures with lifted bargeboards. Gaps in brickwork and tiles were also searched. Features were recorded and photographed.
- 2.6 The daytime inspection is used to inform the scope of any nocturnal surveys and to determine whether bat roosts are present and, if so, the species and status of each. Following the daytime inspection, the building was categorised based on the criteria for roosts listed within Table 1 below.

Table 1: Categorisation of Buildings for Bat Roost Suitability

Suitability	Roosting Habitats in Structures	Potential Flightpaths and Foraging Habitats
None	No habitat features on site likely to be used by any roosting bays at any time of year (i.e., a complete absence of crevices / suitable shelter at all ground / underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e., no habitats that provide continuous lines of shade / protection for flight lines or generate / shelter insect populations available to foraging bats).
Negligible	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.	No obvious habitat features on site likely to be used as flightpaths or by foraging bats however, a small element of uncertainty remains in order to account for non-standard bat behaviour.

¹ Collins, J (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practise Guidelines (4th ed.), The Bat Conservation Trust, London

Suitability	Roosting Habitats in Structures	Potential Flightpaths and Foraging Habitats
Low	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, shelter, protection, appropriate conditions and / or suitable surrounding habitat to be used on a regular basis or by larger numbers 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).	Habitat that could be used by small numbers of bats as flightpaths such as a gappy hedgerow or unvegetated stream, but isolated, i.e., not very well connected to the surrounding 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.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitats 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).	Continuous habitat connected to the wider landscape that could be used by bats for flightpaths such as lines of trees and scrub or linked back gardens. Habitats that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	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 periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status and roosts e.g., maternity or classic cool / stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flightpaths such as 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-lines watercourses and grazed parkland. Site is close to and connected to known roosts.

Survey Constraints

- 2.7 Bat droppings are one of the field signs the survey looks to identify as evidence of bat activity however, droppings on external surfaces can be washed or blown away by weather. Conditions prior to and during the survey were dry and overcast and access was available to all areas of the building both internally and externally, therefore there was no significant constrain to the inspections.

Nesting Bird Check

- 2.8 The building onsite is to be impacted by the development proposals, therefore were subject to a nesting bird check. This was completed in conjunction with the bat roost assessment on 23rd October 2023.
- 2.9 All areas of the building, both internally and externally, were inspected for field signs of nesting birds such as droppings and nesting material.

3.0 Results

Preliminary Bat Roost Assessment of Buildings

- 3.1 The car park building on site is a four-storey brick building, with one floor below street level and an open-air top floor concrete car park on the roof. There are two brick faced structures on the top floor that house the staircases and lift access for all levels. The building on all aspects is made up of part red brick facing, concrete cladding and fixed louvre screens that allow air to penetrate the building from all aspects. There is a small security building outside of the entrance to the main car park building that is brick built with a flat bitumen roof. Within the site boundaries, vegetation is limited to two window boxes on the north aspect of the building containing a number of small buddleia plants. A small number of young street trees are present to the east and the River Medlock lies adjacent to the east, but it culverted beneath the site.
- 3.2 Within the lift and stair access towers on the top floor, the mortar is in good condition, with no cracks or crevice spaces within the external walls. A bargeboard is present on all aspects, which is lifted slightly in places however, there is no connected commuting or foraging routes and light leak into these areas is severe, therefore they provide negligible roosting suitability for bat species.
- 3.3 The open-air nature of the building itself exposes all levels of the car park to the elements and the light penetrates throughout, providing negligible opportunities for bat roosting. The brickwork and mortar are in good condition on all aspects and surrounding street lighting illuminates the building.
- 3.4 The lower ground level of the car park is less disturbed as it is currently unused. No staining or droppings indicative of current or historic bat presence was recorded during the survey. Light leak is present on the west and east aspects of the lower ground level where open window spaces are present, these open areas also allow wind and rain to penetrate the lower ground area, temperatures are likely to fluctuate. Evidence of historic pigeon nesting was present in the lower ground level as well as all above ground levels of the car park building.
- 3.5 The separate small security building is a one storey brick structure with a flat bitumen roof and no roof void. The bitumen lining is tight to the brickwork, providing no entry point for bats and brickwork is in good condition, presenting no crevice spaces.
- 3.6 The buildings on site provide no suitable potential roosting features for bat species and is categorised as having negligible suitability for roosting bats.



Figure 2. External views of the building from the west and south aspects.



Figure 3. Buddleia in planting boxes, north aspect.

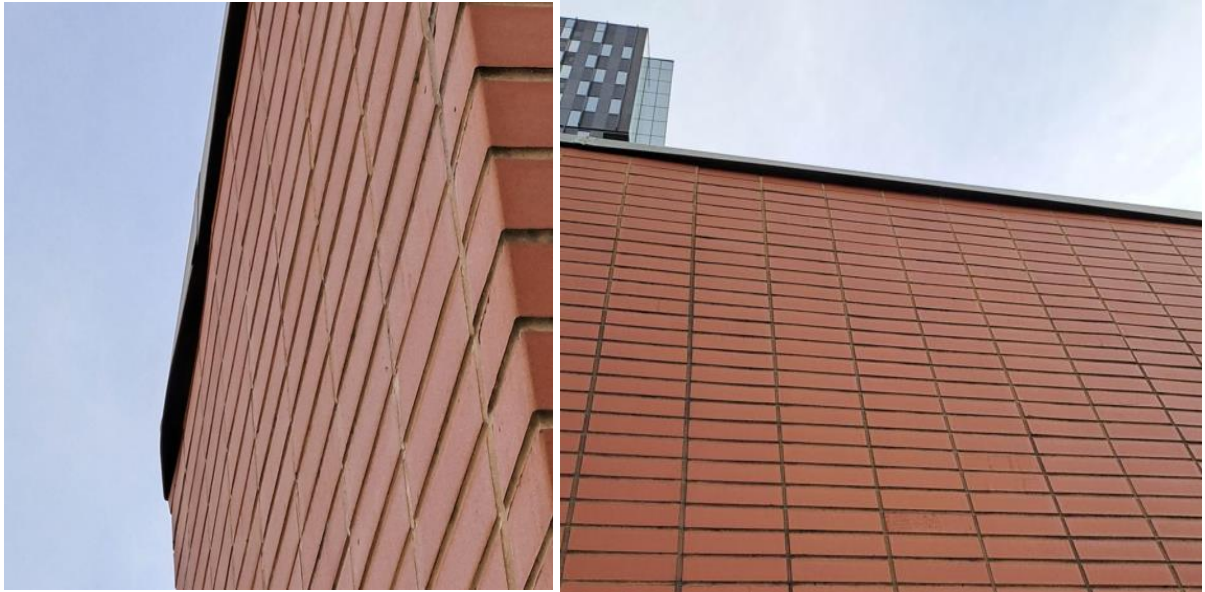


Figure 4. Lifting of bargeboards on top floor stair and lift towers.



Figure 5. Lower ground floor of car park building light leak.



Figure 6. Flat bitumen roof of security building.



Figure 7. Evidence of previous bird presence on multiple levels.

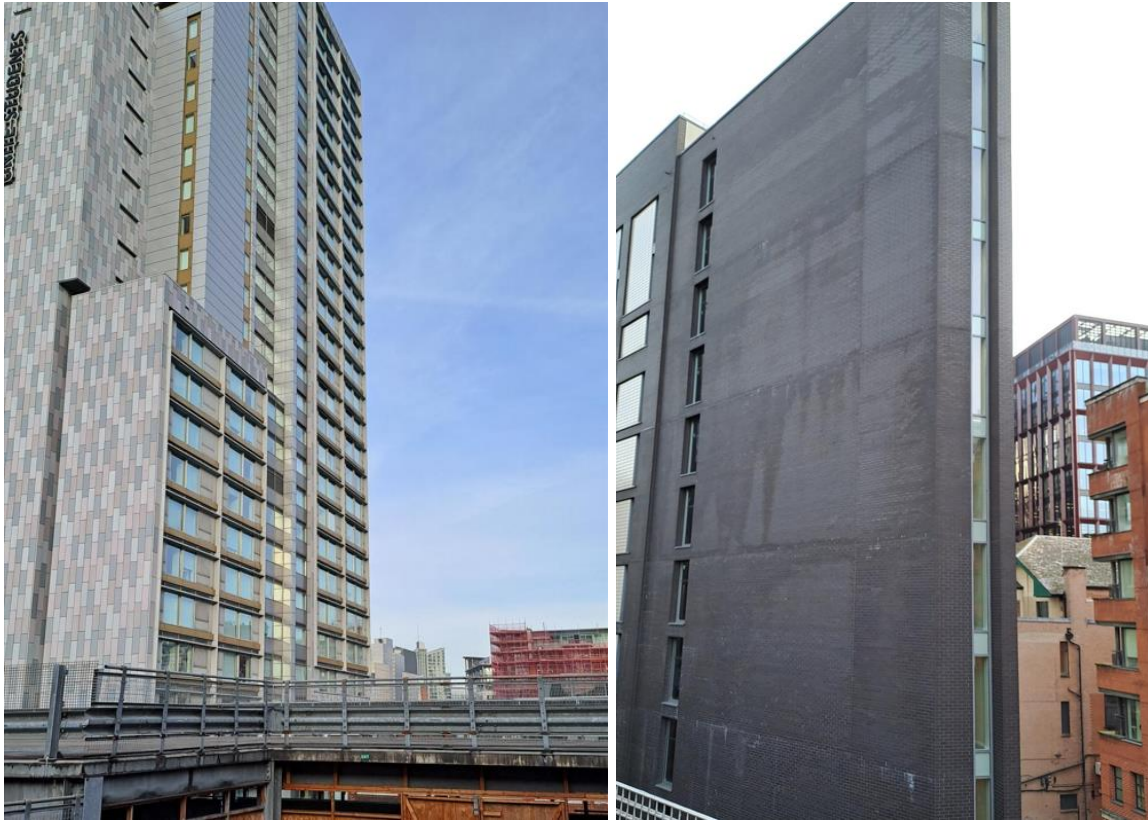


Figure 8. Surrounding habitat

4.0 Conclusions and Recommendations

Bats

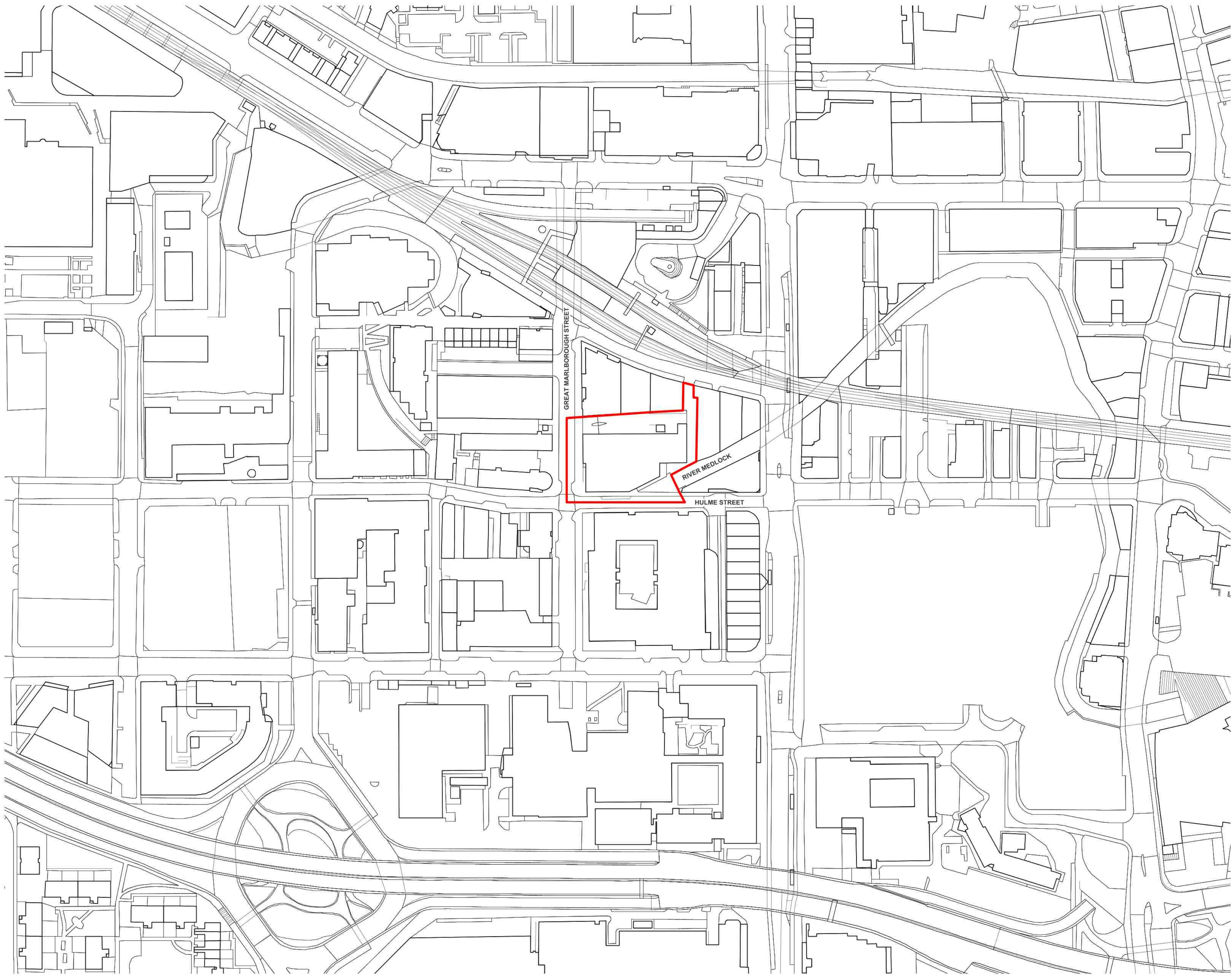
- 4.1 All bats and their roosts are internationally protected under The Conservation of Habitats and Species Regulations 2010 (as amended) and listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) in England and Wales.
- 4.2 The site provides very limited commuting or foraging opportunities for bat species and is not well connected to more suitable habitats, there are no features on site that provide suitable roosting opportunities for bat species. There will be no loss of potential roosting features due to the site proposals, therefore there are no further requirements in regard to roosting bats.
- 4.3 In the highly unlikely event that a bat is found during the proposed building works, all works must cease, and a qualified consultant must be contacted for advice.

Birds

- 4.4 Under the Wildlife & Countryside Act 1981 (as amended) it is: 'an offence intentionally to kill, injure or take any wild bird, or take or destroy their eggs or nest, or damage a nest, while that nest is in use or being built'.
- 4.5 The multistorey car park does provide suitability for nesting birds, evidence of previously nesting feral pigeons was observed on several storeys during the survey. It is recommended that any site clearance or demolition works are undertaken outside of the nesting bird season of March – August inclusively.
- 4.6 If it is not possible to complete works outside of the nesting bird season, a nesting bird check must be carried out by a suitably qualified ecologist no more than 24 hours prior to the works commencing, to establish that no active bird nests will be disturbed or destroyed by the works. If active nests are found all works should be delayed and/or a protective buffer should be retained around the nesting area until the chicks have fledged. The length of time and size of buffer is species-specific.

Drawings

Site location plan 2142-A-L-001, September 2018



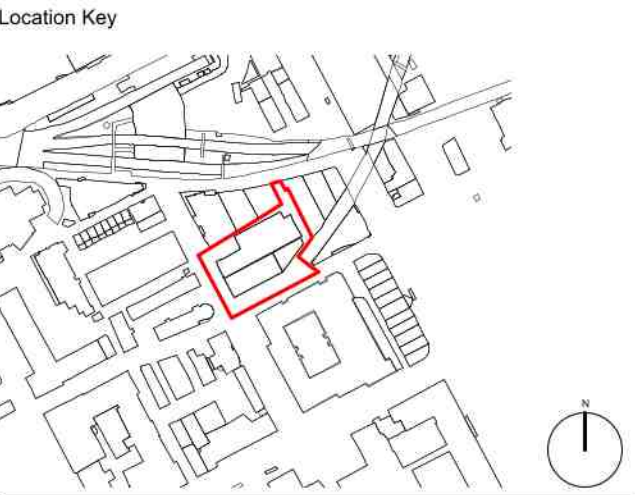
Notes & Key

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Site Boundary

Revisions			
Date	Rev	By	Details
04.09.2018	/	JBM	Issued for planning



PLANNING

Project
Student Castle Manchester

Client
GMS (Parking) Ltd

Drawing Title
Site Location Plan

Drawing No.	Revision	
2142-A-L-001	/	
Scale	Date	Checked
1:1250@A1	SEP.18	AM



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