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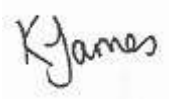
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BAT PRESENCE / ABSENCE SURVEY

At

4 Turnpike Walk
Beswick
Manchester
M11 3TH

NGR: SJ 86971 98128

Prepared for:	One Manchester Ltd
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EXECUTIVE SUMMARY

An external building inspection was undertaken at 4 Turnpike Walk, Beswick by United Environmental Services (UES) Ltd in May 2023. The building was assessed as having low potential to support roosting bats, and as such a further bat presence / absence survey was undertaken by UES in June 2023.

The objective of this survey was to establish whether or not bats are using the building to roost and if so to assess the type and importance of roosts in order to inform the planning process. The surveys were carried out to recognised guidelines, timings and weather conditions, with particular reference to Natural England and Bat Conservation Trust (BCT) publications. The development proposals include the demolition of the existing building.

4 Turnpike Walk is located in the suburban area of Beswick in Manchester. The surrounding area offers poor quality bat habitat; there are limited green spaces nearby and connectivity is reduced due to well-lit highways and urban developments.

The building on site presents a low number of potential roosting features which could be used by bats. Having said this, no field signs of bats, such as droppings, were found during the external building inspection.

Low levels of common pipistrelle *Pipistrellus pipistrellus* activity were recorded along the eastern aspect of the building, and common pipistrelle bats were recorded foraging and commuting to the south and west of the site.

No bats were found to be roosting within the building on site. Therefore, no further survey or mitigation work is required for the development to proceed, with regards to bats.

Breeding birds were observed nesting in the building and it is recommended that the initial site clearance (including vegetation) and demolition works take place outside of the breeding bird season. These works should not be undertaken from March to August inclusive. If this is not possible and works need to commence during this period, a breeding bird nest survey should be undertaken prior to the commencement of works by a suitably experienced ecologist and an ecological clerk of works appointed if considered necessary.

This report should be read in conjunction with appendices 1 to 5, which provide visual representations of the survey results and statutory and planning context.

1 INTRODUCTION

1.1 Author, surveyors and qualifications

This report is compiled and written by Paula Llewellyn FDSc, UES Sub-contractor. Other surveyors include:

- Mark Halliwell MBiol, UES Senior Ecologist. Mark is licensed by Natural England to survey all species of bats by observation using an artificial light under licence number 2020-45183-CLS-CLS (level 1). He is listed as an accredited agent on the bat survey licence of Toby Hart under licence numbers 2015-15898-CLS-CLS (level 3) and 2015-15899-CLS-CLS (level 4). As such, he has been deemed competent to undertake licensable activities such as using a torch and endoscope to survey for bats.
- Ben Cowell MEng, UES Sub-contractor
- Ella Wilding BA (Hons), UES Sub-contractor

All surveyors have the knowledge, skills and experience identified within CIEEM's "Competencies for Species Survey: Bats" (2013) or were under the supervision of a surveyor with the required competencies.

1.2 Survey objectives

UES was commissioned in January 2023 to conduct site surveys which include the following activities:

- Conduct building inspections to look for field signs of bats
- Confirm bat presence or likely absence by conducting emergence and re-entry surveys of the buildings
- Assess the type and importance of the roost(s), if present
- Recommend appropriate mitigation and compensation, if applicable

1.3 Proposed development

The proposed plans involve the demolition of the building on site.

1.4 Structure of the report

This report sets out the methodology, results, and recommendations in relation to a specific bat survey. Recommendations are in line with statutory legislation and planning policy objectives.

The report should be read in conjunction with appendices 1 to 5, which give visual representations of the survey results.

2 METHODOLOGY

2.1 General

All surveys were carried out to recognised guidelines, timings and weather conditions, with particular reference to Natural England and BCT publications (see references for further information).

The habitats on site and in the surrounding area were assessed during a walkover survey and through studying aerial photographs, in order to gauge their suitability to support roosting, foraging and commuting bats.

2.2 Building inspection

The building was searched externally for bat presence and features associated with bat activity, as detailed in BCT guidance (Collins, 2016). The inspection of the building was undertaken by Mark Halliwell on 17th May 2023.

An external inspection of the building was carried out from ground level using binoculars and above ground using ladders and an endoscope to investigate suitable gaps. The objective of the survey was to find and record any signs of bat use, for example:

- Bat droppings
- Feeding remains
- Grease staining/urine marks
- Corpses or skeletons

The bat signs listed above are visible from the outside of a building. The following areas were searched, where present:

- Roof and ridge tiles
- Lead flashing
- Eaves
- Boxed soffits
- Fascia and barge boards
- Windowsills and panes
- Walls
- Gaps under felt
- Cracks/holes in woodwork or behind cladding
- Gaps in brickwork and mortar
- Air bricks
- Grills
- Vents

2.3 Re-entry survey

Potential roost access points were identified during the external building inspection. These points were covered by surveyors during the dawn re-entry period.

Bat echolocation, flight and habitat characteristics were recorded where possible, in order to determine the species. The level and type of bat activity was also recorded to establish how bats are using the site.

2.3.1 Equipment

Batlogger M bat detectors and recorders were used during the survey. These devices record bat echolocation calls across the full spectrum, with a sensitivity range of 10 – 150 kHz. The integrated heterodyne live monitoring also allows the observer to hear the echolocation calls in real time, with automatic tuning. The recordings are individually time/date, GPS and temperature stamped, and are of high enough quality to produce time expansion quality sonograms.

Anabat Scout full spectrum bat detectors and recorders were used during the survey. These devices record bat echolocation calls across the full spectrum, with a sensitivity range of 10 – 160 kHz. The integrated heterodyne live monitoring also allows the observer to hear the echolocation calls in real time, with automatic tuning. The recordings are individually time/date, GPS and temperature stamped, and are of high enough quality to produce time expansion quality sonograms.

2.3.2 Weather conditions

Table 1 - Weather conditions and survey timings

DATE	SURVEY TYPE	TIMINGS	SUNSET / SUNRISE	TEMP.	WIND	RAIN	CLOUD COVER
28/06/23	Re-entry	03:12 – 04:57	04:42	18’c	Light	Dry	100%

2.4 Survey limitations

Access was not available to conduct an internal building inspection. However, as a bat presence / absence survey was conducted this is not considered a significant survey constraint.

3 RESULTS

3.1 Habitat assessment

4 Turnpike Walk is located within the suburb of Beswick in Manchester. The habitats located on site include amenity grassland lawn, introduced shrubs, and trees.

The immediate surrounding area comprises residential buildings and gardens that may provide some roosting opportunities but there are many well-lit roads that reduce connectivity. There are a limited number of green spaces in the surrounding area, including Bradford Park, that provide low quality habitat. The Manchester City Etihad Football Stadium is located approximately 220m north of the site. Furthermore, there is an industrial area approximately 650m south of the site, including a railway line, that will likely cause both light and noise pollution.

There are some moderate quality habitats including North Ridge recreation area and Orion's community orchard that are located next to the River Medlock approximately 1km west of the site. These habitats will support an abundance of invertebrates and provide foraging, roosting, and commuting opportunities.

The wider surrounding area contains additional green spaces, including Clayton Vale which is a local nature reserve (LNR) located approximately 1km north-east of the site, and Philips Park that surrounds the River Medlock approximately 850m north of the site. These areas provide good quality habitat that will provide commuting, roosting and foraging opportunities. Ashton Canal is also located within the wider area and the closest point from the site is approximately 600m to the north-east.

There are additional suburban areas surrounding the site including Clayton, which is approximately 1.2km north-east, and Openshaw which is approximately 1.4km south-east. Both of these areas contain residential buildings and gardens that will provide roosting opportunities, but the number of well-lit roads may reduce connectivity for bats.

3.2 Building inspection

The building is a two-storey brick construction forming residential apartments, some of which remain occupied. There is a pitched roof structure with interlocking concrete roof and ridge tiles that are in generally good condition and there are a number of meshed ventilation tubes. Wooden box soffits, fascia boards and barge boards are present throughout the building and gaps were observed around some of these features. The first floor of the building has pebble dash render with plastic capping. One significant hole was observed in the rendering. The brickwork was generally in good condition with small gaps in the mortar in some areas.

No bat droppings or other field signs of bats were found during the external building inspection.

3.3 Activity summary

Table 2 – Bat activity summary

DATE	SURVEY TYPE	SPECIES	NOTES
28/06/23	Re-entry	Common pipistrelle	Low numbers of common pipistrelles were recorded foraging and commuting throughout the survey.

4 EVALUATION AND RECOMMENDATIONS

4.1 Evaluation of results

In summary, the areas that immediately surround 4 Turnpike Walk, Beswick, provide low quality habitat for foraging and commuting bats. This is due to the limited number of suitable green spaces and many well-lit roads that will likely reduce connectivity. The wider surrounding area contains both the River Medlock and surrounding green spaces to the west, and Clayton Vale LNR to the north-east. These habitats will likely support an abundance of invertebrates and provide foraging opportunities for bats, although they are typically sited far from the site and separated by poor quality habitat.

The building on site presents a low number of potential roosting features including missing mortar and gaps behind box soffits and fascia boards, which could be used by bats. Having said this, no field signs of bats, such as droppings, were found during the external building inspection.

Low levels of common pipistrelle *Pipistrellus pipistrellus* activity were recorded along the eastern aspect of the building, and common pipistrelle bats were recorded foraging and commuting to the south and west of the site.

No bats were recorded roosting in the building on site.

4.2 Mitigation and compensation measures

4.2.1 Bats

As no bats were found to be using the building to roost, no further mitigation or compensation measures are required with regards to bats.

4.2.2 Birds

Breeding birds were observed nesting in the building and it is recommended that the initial site clearance (including vegetation) and demolition works take place outside of the breeding bird season. These works should not be undertaken from March to August inclusive. If this is not possible and works need to commence during this period, a breeding bird nest survey should be undertaken prior to the commencement of works by a suitably experienced ecologist and an ecological clerk of works appointed if considered necessary.

5 CONCLUSION

4 Turnpike Walk is located in the suburban area of Beswick in Manchester. The surrounding area offers poor quality bat habitat; there are limited green spaces nearby and connectivity is reduced due to well-lit highways and urban developments.

The building on site presents a low number of potential roosting features which could be used by bats. Having said this, no field signs of bats were found during the external building inspection, and no bats were recorded roosting in the building during the survey. As such, no further surveys or mitigation measures are required, with regards to bats.

Due to the presence of nesting birds in the buildings, work on site will need to be mindful of breeding bird legislation, as detailed in section 4.2.2.

6 REFERENCES

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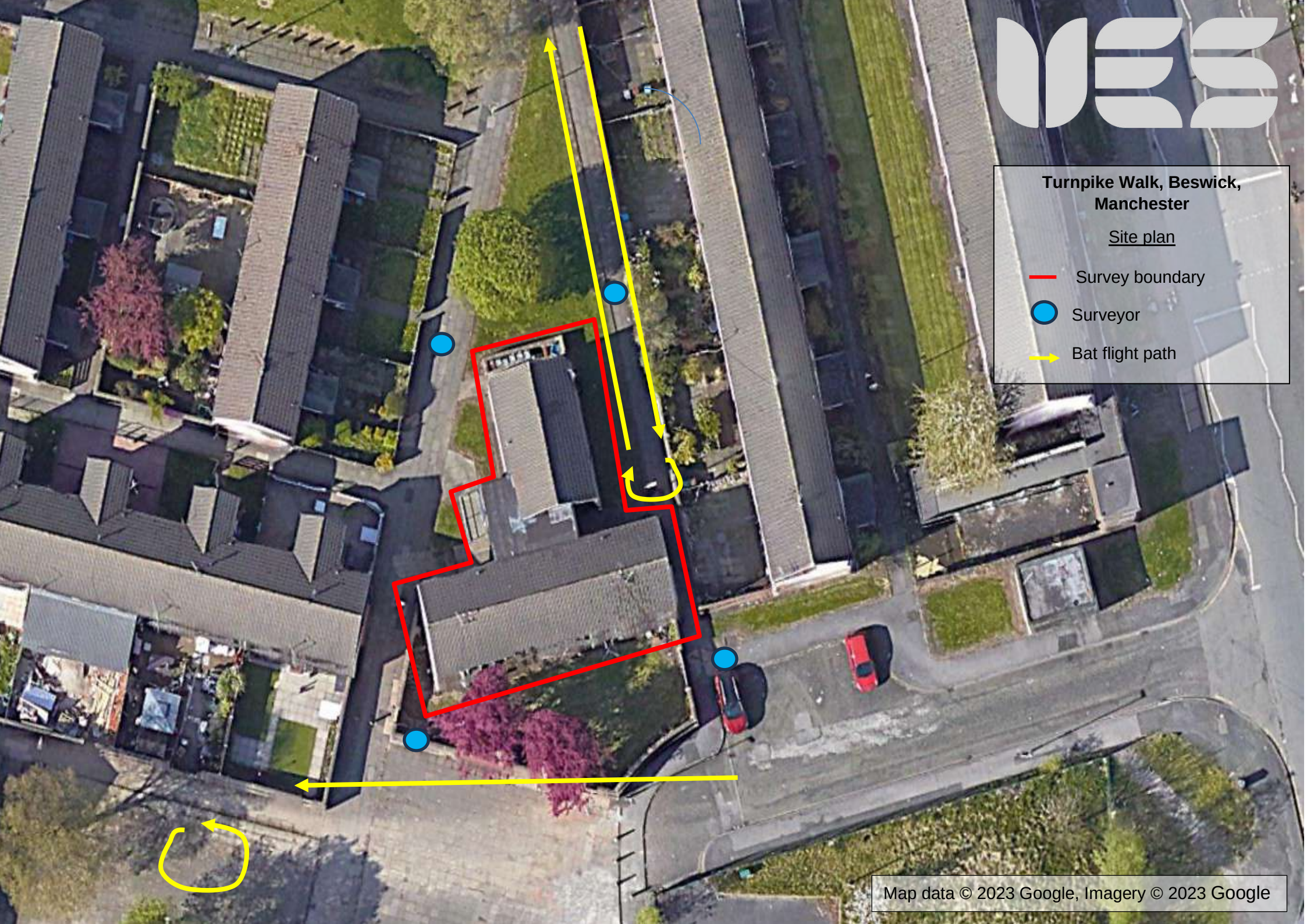
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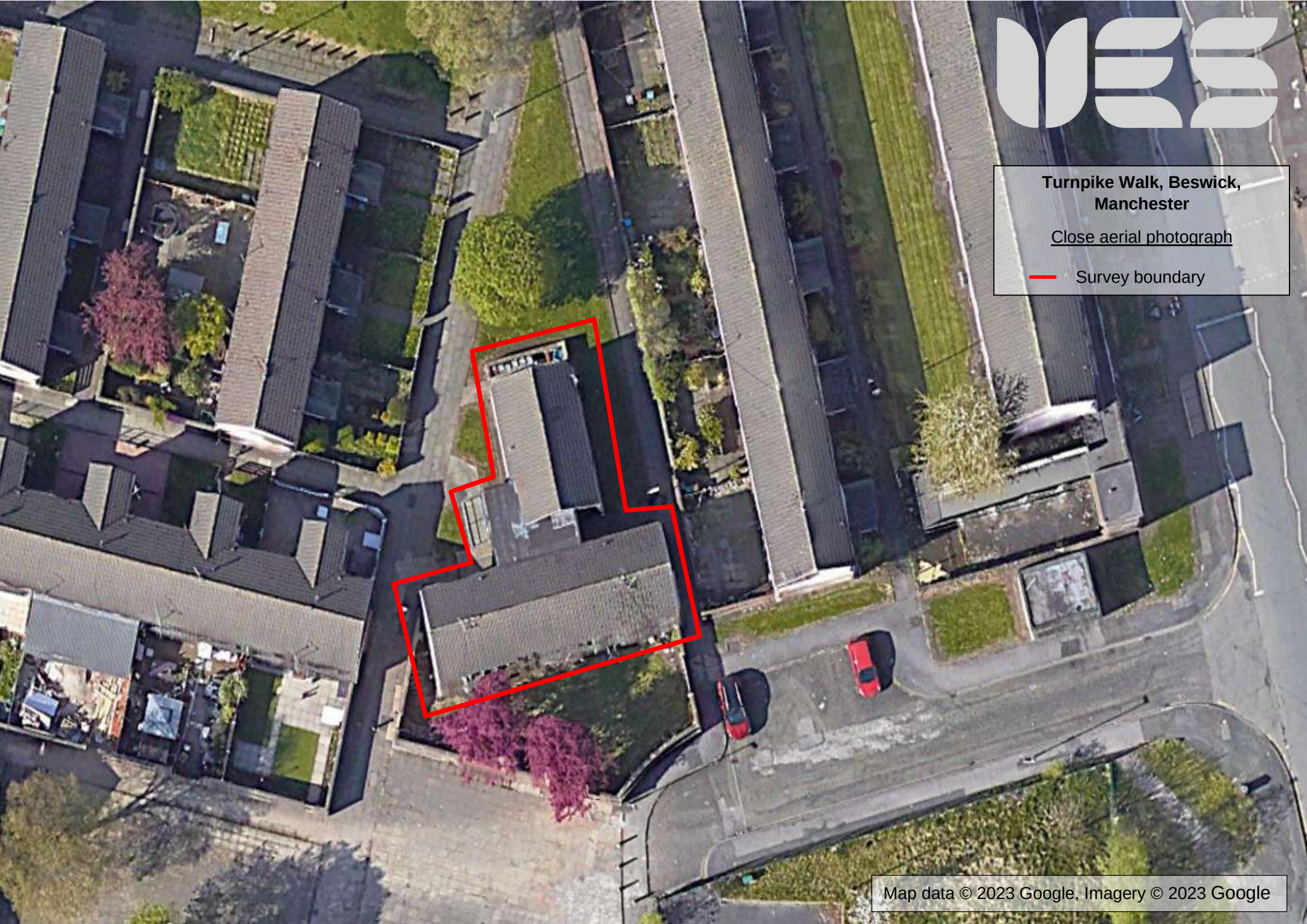
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APPENDICES

Appendix 1 – Site plan


Turnpike Walk, Beswick, Manchester
Site plan
Survey boundary
Surveyor
Bat flight path
Map data © 2023 Google, Imagery © 2023 Google

Appendix 2 – Aerial photographs


Turnpike Walk, Beswick, Manchester
Close aerial photograph
Survey boundary
Map data © 2023 Google, Imagery © 2023 Google


Turnpike Walk, Beswick, Manchester
Wide aerial photograph
Site location

Appendix 3 – Photographs



Photograph 1 – North facing gable end



Photograph 2 – East facing gable end



Photograph 3 – East facing gable end



Photograph 4 – West facing gable end



Photograph 5 – example of gap between soffit and brickwork



Photograph 6 - example of gap between soffit and facia board

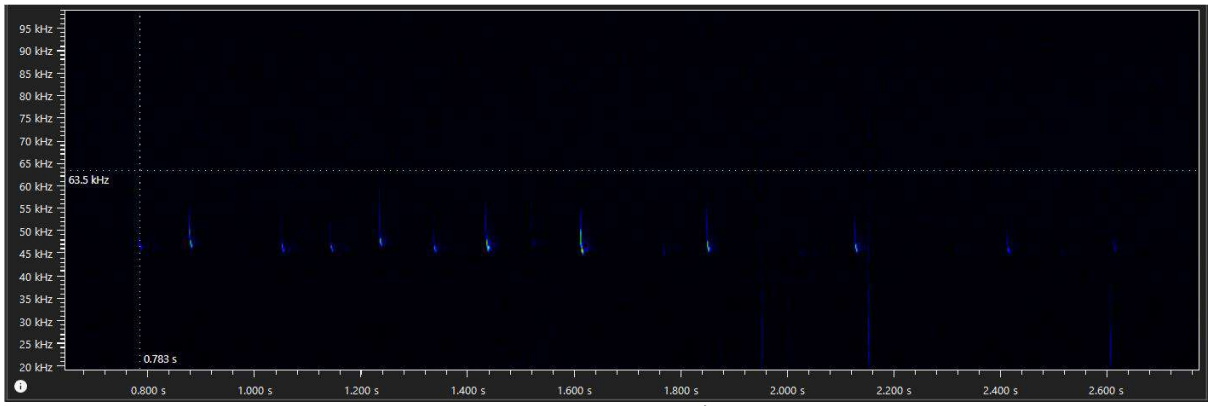


Photograph 7 – example of missing mortar underneath plastic capping

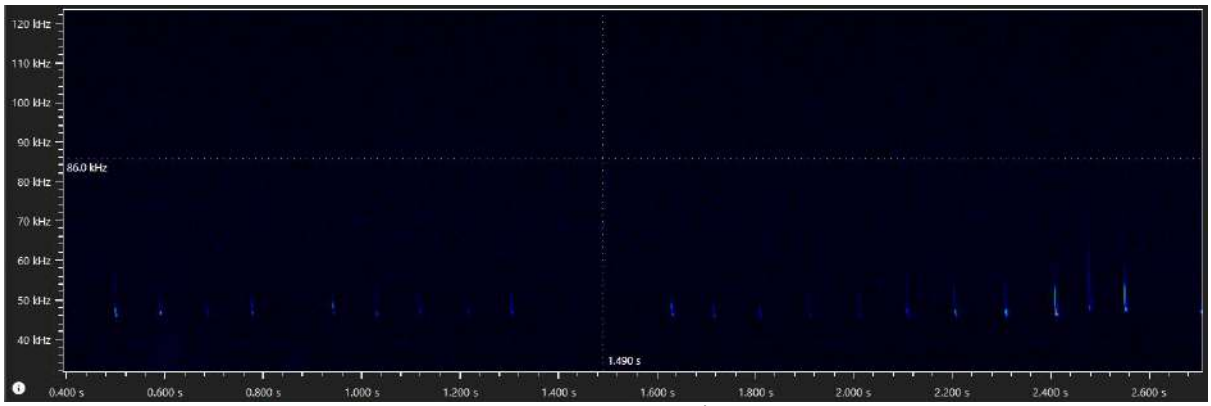


Photograph 8 – hole in pebble dash render

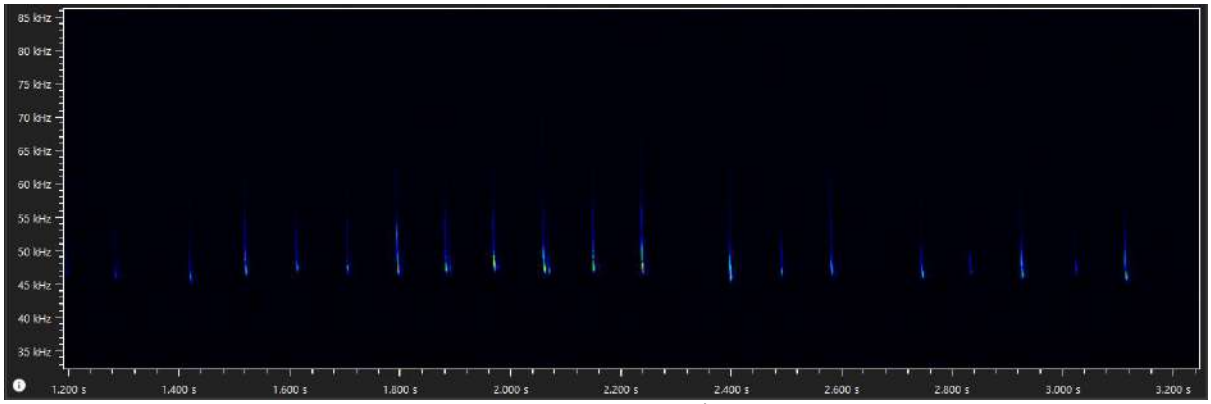
Appendix 4 – Results



Sonogram 1 – Common pipistrelle pass at 3:22 on 28th June 2023



Sonogram 2 – Common pipistrelle pass at 3:30 on 28th June 2023



Sonogram 3 – Common pipistrelle pass at 3:37 on 28th June 2023

Appendix 5 – Statutory and planning context

Ecological assessments
Ecological assessments play an important part within the planning context; they include an initial assessment which highlights any specific interests of a site. From the initial site assessment, the surveyor assesses the suitability of habitats within the site to support protected species and makes recommendations for further survey works if required. The following paragraphs provide a brief interpretation of the legislative protection that is relevant to the findings of this report.

Bats
In the United Kingdom, all species of bat and their roosts are afforded full protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Amendment (EU exit) Regulations 2019 (known as the "Habitats Regulations"). The Wildlife and Countryside Act is the domestic implementation of the Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) and was amended by the Countryside and Rights of Way Act 2000. This makes it an offence to:

- Deliberately, intentionally or recklessly kill, injure or capture a bat
- Deliberately, intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection
- Deliberately, intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (even if the bat is not present at the time)
- Keep, transport, sell or exchange, or offer for sale or exchange any live or dead bat, any part of a bat or anything derived from a bat

Under UK law, a bat roost is *any structure or place which any wild [bat] … uses for shelter or protection*. As bats often reuse the same roosts, legal opinion is that a roost is protected whether or not the bats are present at the time of the activity taking place.

Penalties for offences include fines of up to £5000, plus up to six months imprisonment, for each offence committed.

If an activity is likely to result in any of the above offences, a licence can be applied for to derogate from the protection afforded. These licences must provide appropriate mitigation and are issued by Natural England.

A Natural England mitigation licence application requires a Mitigation Method Statement and, in many cases, a Reasoned Statement of Application. The Mitigation Method Statement contains details of the proposed mitigation works. The Reasoned Statement needs to provide a rational and reasoned justification as to why the proposed development meets the requirements of the Conservation (National Habitats & c.) regulations 1994, namely Regulations 44(2)(e), (f) or (g), and 44(3)(a).

The National Planning Policy Framework 2021 (NPPF) provides guidance on the interpretation of the law in relation to the natural environment and development.

The Natural Environment and Rural Communities (NERC) Act 2006 lists the following bat species as species of principle importance under Section 41:

- Barbastelle *Barbastella barbastellus*
- Bechstein's bat *Myotis bechsteinii*
- Noctule *Nyctalus noctula*
- Soprano pipistrelle *Pipistrellus pygmaeus*
- Brown long-eared bat *Plecotus auritus*
- Greater horseshoe *Rhinolophus ferrumequinum*
- Lesser horseshoe *Rhinolophus hipposideros*

Section 40 requires every public body in the exercising of its functions 'have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity' (all biodiversity and not just section 41 species and habitats); therefore making these bats a material consideration in the planning process and requiring a detailed ecological bat survey before planning permission can be granted.

Birds
All wild birds, their nests and young are protected throughout England and Wales by the Wildlife & Countryside Act 1981 (as amended). It is illegal to kill, injure or take any wild bird, or damage or destroy the nest or eggs of breeding birds. The legislation applies to all bird species, common and rare.

In addition to the protection afforded to all wild birds, more vulnerable species listed on Schedule 1 of the Act receive enhanced protection when breeding. Schedule 1 species, including their dependent young, are protected from intentional or reckless disturbance whilst at or near the nest, in addition to the protection afforded the more common species.

The NERC Act offers further protection to the nests of some species that regularly re-use their nests, even when the nests are not in use.

The leading governmental and non-governmental conservation organisations in the UK have reviewed the population status' of 244 UK bird species. "Birds of Conservation Concern 4: the Red List for Birds" is the most recent publication summarising their findings. Three lists, Red, Amber and Green, have been produced based on the most up-to-date evidence available and criteria include conservation status at global and European levels and, within the UK: historical decline, trends in population and range, rarity, localised distribution and international importance. These lists are a valuable resource when considering conservation priorities.

Planning policy

National Planning Guidance is issued in the form of the National Planning Policy Framework 2021 (NPPF). The most relevant section is 15: Conserving and enhancing the natural environment.

Key relevant principles stated in 15: Conserving and enhancing the natural environment are;

174. 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.

179. 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[61]; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation[62]; 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

180. 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 reasons63 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.