PENNINE ecological

Chartered Institute of Ecology and Environmental Management
Arboricultural Association Professional Member

- *Protected species survey & licensing*
- *Habitat survey*
- *Habitat creation & management*
- *Arboricultural survey & impact assessment*
- *Invasive species survey & control*
- *Management plans*

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For the attention of: Katana Planning

Date: 11th September 2023

Dear Linda,

Preliminary Roost Assessment: 3a Park Place, Cheetham Hill, Manchester, M4 4EZ.

PENNINE ecological have been commissioned to undertake a Preliminary Bat Roost Assessment (PRA) at the above site. The purpose of this study is to address any potential issues in relation to ecology resulting from the proposal to change the use of the building from Class E to residential flats. In total there will be 12no. flats. Based on the proposals, potential impacts are considered to be confined to bats. A PRA was undertaken on the 24th August 2023. The sites grid reference is SJ 8401 9933 and the location is shown below;

Figure 1.1: Aerial image of 3A Park Place, Cheetham Hill, Manchester. (Image Date: March 2021)



1. Desk Top Study:

A desk top consultation study with Greater Manchester Ecology Unit (GMEU) was not undertaken for this study. However, searches for statutory sites and bat licence records were undertaken as follows;

Statutory and Non-Statutory Designated Sites:

Details of statutory sites were sought from the Natural England web site search:

http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

There are no statutorily designated wildlife sites within 500m radii of the site.

The Natural England (NE) Impact Risk Zone tool was also reviewed and there is no requirement to consult NE for this proposal.

There are no known non-statutory designated sites within 500m radii of the site.

European Protected Species Mitigation Licences:

Details of European Protected Species Mitigation Licences (EPSML) for bats was sought from the Natural England web site search:

http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

There are no EPSML in relation to bats within 500m radii of the site. The nearest EPSML record is approximately 570m south of the site, near to Shudehill Bus Station. The licence relates to the destruction of a common pipistrelle resting place.

2. Bat Ecology and Legislation:

Bats are comprehensively protected by European legislation.

All British bats and their roosts[1] are afforded protection under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579). When dealing with cases where a European Protected Species (EPS) (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the Regulations, that has a statutory duty as the local authority to have due regard to the provisions of the Regulations in the exercise of its functions.

Paragraph 180 of the National Policy Planning Framework (as revised in July 2021) states:

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*

[1] The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to "*a breeding site or resting place of such an animal*" and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation

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.*

Use of Buildings by Bats:

a) Summer breeding roost.

b) Hibernation.

c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

Up to eleven bat species have been regularly recorded in Greater Manchester, most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Greater Manchester is reflected throughout the UK.

3. Survey Methodology

A daytime survey was conducted on the 24th August 2023. The building was inspected externally for evidence of bats and potential places / points of internal access that may be of value to bats. Close focusing binoculars were used to identify places that are frequently used by bats as roosts or as access into roost chambers.

An internal inspection of the building was also undertaken to obtain information around the roof structure and to see if there was any superficial evidence of bats using the roof (e.g. bat droppings on the floor). However there was no loft space present and no access to visually inspect the internal roof void.

During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

The daytime survey was conducted by Mr. Patrick Leatham, who is an experienced ecologist and full member of CIEEM. Patrick is an accredited agent on Mr Stuart Macpherson's Natural England Class 2 bat licence (2021-10079-CL18-BAT).

Constraints:

The internal inspection revealed a tiled ceiling throughout the top floor. The ceiling tiles were removed to try and gain visual sight of the internal roof structure, however this was boarded off and there was no physical way to inspect the internal roof space.

4. Bat Survey Results

Building Assessment

The building is a three-storey brick building (Flemish bond) with slate tile roof. The building has been subject to various structural repairs, evidenced through the variation in brick age and brick structural formation. The roof is boarded by a wooden fascia along most elevations.

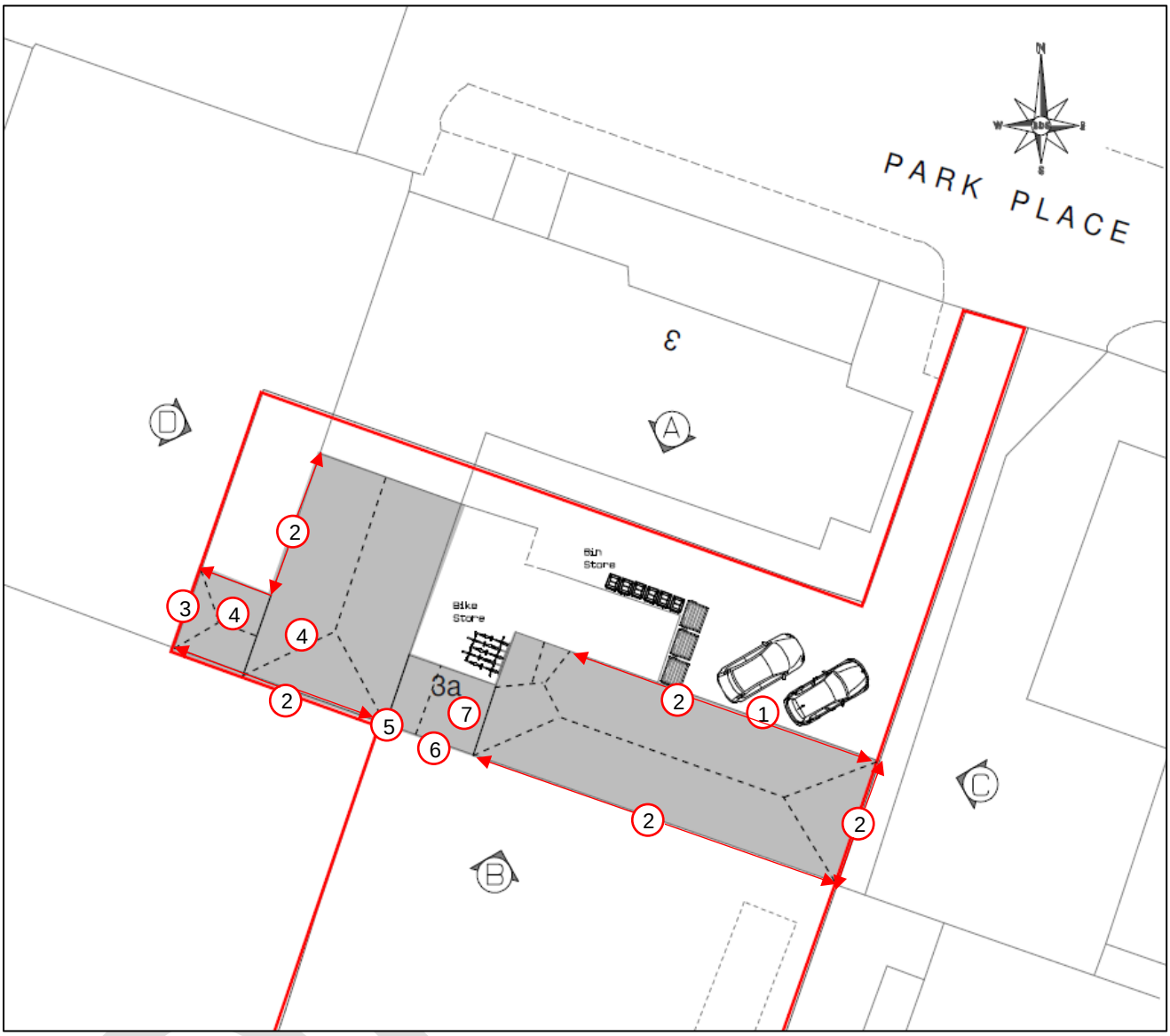
Numerous features were identified during the inspection which are considered suitable for use by bats. The potential roost features (PRF) are described in the Table below and shown in the Figure below.

Table 4.1: PRF Descriptions

PRF Reference	PRF Description
1	Broken brick around drain pipe on north elevation with possible access into wall cavity although it is suspected that there is unlikely to be a sizeable cavity due to the Flemish bond.
2	Gaps between the fascia board and brick wall. This feature is almost continuous around the entire building.
3	Significant structural defaults have created large cracks in the brick work. There is also a large hole where a brick is missing.
4	Tiles have become dislodged or are missing on the roof pitch. This is present on the north and western roof pitches on the western extent of the building.
5	Missing brick at the wall plate level where two roof buildings adjoin.
6	Missing brick half way up the wall on the south elevation.
7	Damaged and/or slipped slates on the east roof pitch of the centre building. There also appears to be a large gap at the bottom of the east and west roof pitch of the centre building.

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Figure 4.1: PRF Location Plan



Habitat Assessment

The building is situated in Manchester city centre, approximately 250m north of Manchester Victoria Train Station. The building is surrounding by urbanised habitats including buildings and hard surfaced car parks. There is considerable light pollution from adjacent buildings and street lighting. There is very limited foraging opportunities for bats and a distinct lack of connectivity to suitable bat foraging / commuting habitat.

Overall the habitats associated with the site and locally are considered to be of low suitability for bats.

Preliminary Roost Assessment

Based on the PRF's identified and the surrounding habitat, the bat roost potential for 3A Park Place is considered to be **Moderate**.

5. Recommendations

6.1 Bat Recommendations

Since the property is concluded to possess moderate potential for crevice dwelling bats, it is recommended that two dusk emergence surveys are undertaken. The surveys are required to establish whether or not bats are using the building and if present how they are using it.

The survey will need to be conducted during the main active season of bats i.e. between May – August. Two dusk surveys are accepted as being a reasonable level of survey effort where moderate potential has been identified. In addition, a data search of local bat records could be sourced to compliment the surveys.

Figure 5.1: Extract from Bat Conservation Trust: Bat Survey Guidelines 2016 3rd Edition

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey[a] (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey.[b]	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn.[b]

[a] Structures that have been categorised as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis (see Section 5.2.9). If there is a possibility that quiet calling, late-emerging species are present then a dawn survey may be more appropriate, providing weather conditions are suitable. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.

[b] Multiple survey visits should be spread out to sample as much of the recommended survey period (see Table 7.1) as possible; it is recommended that surveys are spaced at least two weeks apart, preferably more. A dawn survey immediately after a dusk one is considered only one visit.

Following the completion of the surveys, further recommendations will be made in respect of any issues in relation to bats.

If you require clarification on any issue, please contact me at the above address.

Yours faithfully

Patrick Leatham

Patrick Leatham BSc (Hons), MCIEEM.

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Site Photographs: 24th August 2023



Photograph 1: View of the north elevation. Possible gaps around drain pipe where brick is missing (PRF1).



Photograph 3: West elevation of the building. Various repairs evidenced by the change in brick structure.



Photograph 2: North elevation. Gap between wooden fascia and wall (PRF2). Found on all elevations.



Photograph 4: Western elevation. Cracks in brick work due to structural defect (PRF3). Missing brick half way up.



Photograph 5: Dislodged tiles and missing mortar along ridge tile on west roof pitch (PRF4).



Photograph 7: Bricks missing at wall plate allowing access under roof and into any wall cavity (PRF5).



Photograph 6: South west corner of building with multiple features.



Photograph 8: Overview of the south elevation.



Photograph 9: Missing brick half way up the wall on the south elevation (PRF6).



Photograph 11: South east corner of the building. Gap between fascia and wall present.



Photograph 10: Gaps where roof tiles have slipped or are damaged. Gap present on bottom of both roof pitches.



Photograph 12: Top floor of the building is tiled ceiling and boarded off above tiles.



Photograph 13: Boarded off loft above the tiled ceiling. No access to roof void.

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