68-70 HIGH STREET, MANCHESTER

Preliminary Bat Roost Assessment Report

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Collingtonwinter
environmental

Report Control Sheet

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1. INTRODUCTION

1.0 SCOPE & PURPOSE

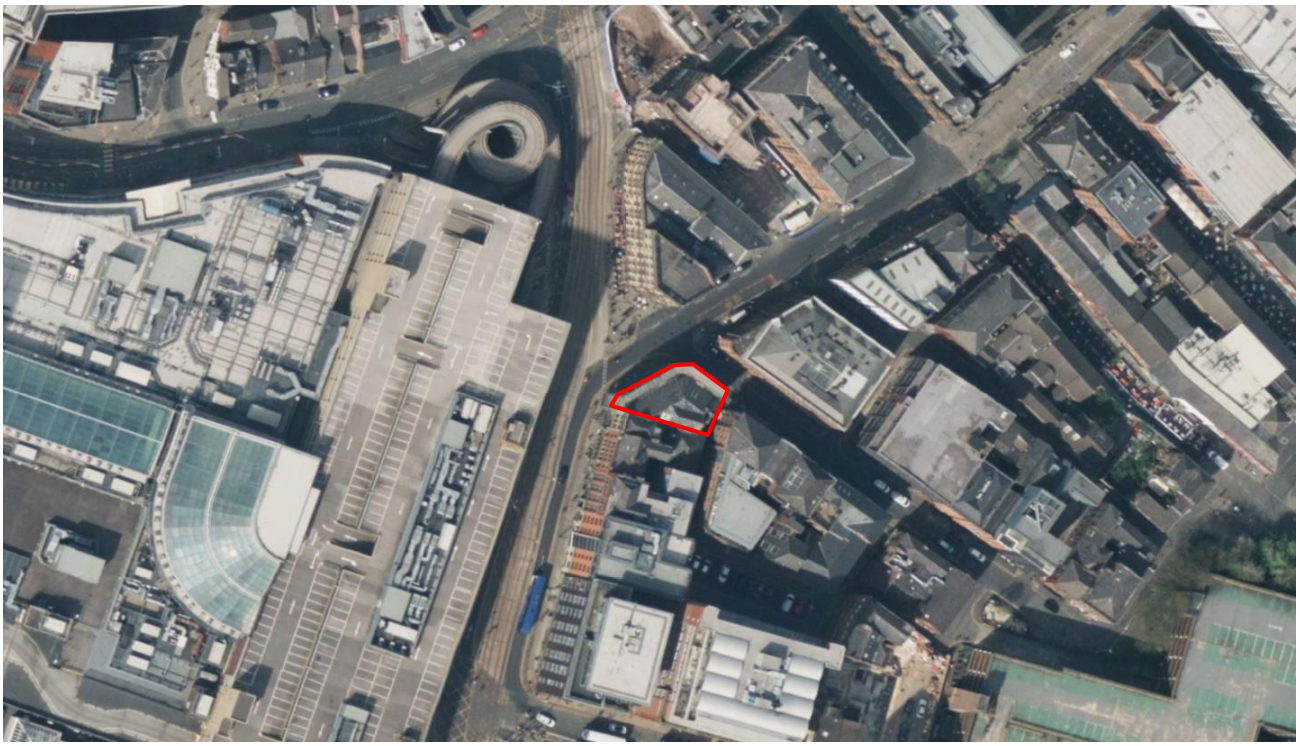
1.1.1. Collington Winter Environmental Ltd was commissioned by Karim Holdings to undertake a Preliminary Roost Assessment (PRA) at 68-70 High Street, Manchester, M4 1EA. This report has been produced to inform planning permission for at the site.

1.1.2. The author of this report is Emma Anderson MSc, Assistant Ecologist at Collington Winter and this report has been supervised by Katie Bird MEnvSci, ACIEEM Principal Ecologist at Collington Winter Environmental Ltd. Katie 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. The objectives of the PRA are as follows:

- Identify any areas of bat roosting potential within the building
- Assess the value of the building for roosting bats
- Search for signs of bats
- Provide recommendations on any further surveys or mitigation required for bats

2. METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- Locations of granted European Protected Species Licences (EPSL) within 5 km of the site based on consultation with magic.gov.uk.

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. A Preliminary Roost Assessment (PRA) of the site was undertaken on 30th June 2023 by Caitlin O'Conner, Assistant Ecologist at Collington Winter Environmental, and was supervised by Katie Bird MEnvSci, ACIEEM Principal Ecologist who holds a Class II Bat Licence (Reference: 2020-48950-CLS-CLS).

2.2.2. The survey was undertaken following guidance set out in Collins (2016). This includes undertaking a detailed internal and external inspection of any features to compile information on potential roosting features (PRFs) and potential access points. A search for field signs of bats (i.e. droppings, urine stains and feeding remains) was also completed. The use of binoculars and torches assisted with the survey.

2.2.3. The building was assessed as per categories listed in Table 4.1 Collins (2016) and reproduced in Table 2.1.

Table 2.1 Assessment Criteria for Bat Roosting Potential

Bat Roosting Potential	Description
Negligible	Negligible features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/ or suitable surrounding habitats to be used on a regular basis by larger numbers of bats.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and for longer periods of time.

2.3. SURVEY LIMITATIONS

2.3.1. During the PRA, a complete inspection of the roof was not possible from ground level due to proximity of the adjacent buildings. A limited view of the roof was achieved from the multi-storey parking structure across the road to the west of the building.

3. SURVEY RESULTS

3.1. DESK STUDY

3.1.1. The site is located within the densely urban Central Retail District of Manchester city centre. Commercial and retail buildings of low ecological value are adjacent to the site on all sides. In the wider landscape, the river Irwell runs to the west of the site.

3.1.2. The following EPSLs were located within 5 km of the site based on consultation with Magic.gov.uk:

- 2014-6380-EPS-MIT was located approximately 190m north of the site boundary and allowed for the destruction of a resting place for common pipistrelle (*Pipistrellus pipistrellus*) bats between 18/02/2015 and 16/02/2020.
- 2018-33674-EPS-MIT was located approximately 440m south south-west of the site boundary and allowed for damage to and destruction of a resting place for common pipistrelle bats between 12/03/2018 and 30/04/2040.
- EPSM2013-5644 was located approximately 510m east of the site boundary and allowed for destruction of a resting place for common pipistrelle bats between 04/07/2013 and 01/03/2015.
- 2014-4219-EPS-MIT was located approximately 600m west of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 27/10/2014 and 31/10/2020.
- 2016-24504-EPS-MIT was located approximately 620m east of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 15/07/2016 and 01/01/2018.
- 2014-490-EPS-MIT was located approximately 640m north northeast of the site boundary and allowed for the destruction of a resting place for common pipistrelle and soprano pipistrelle (*Pipistrellus pygmaeus*) bats between 23/04/2014 and 30/06/2017.
- 2017-31569-EPS-MIT was located approximately 690m west of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 26/10/2017 and 31/10/2019.
- 2020-45213-EPS-MIT was located approximately 760m southwest of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 05/03/2020 and 01/01/2025.
- 2014-3531-EPS-MIT-2 was located approximately 800m east of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 01/12/2016 and 01/12/2016.
- EPSM2012-5061 was located approximately 990m southwest of the site boundary and allowed for impact on a breeding site, destruction of a breeding site, and destruction of a resting place for brown long-eared (*Plecotus auritus*) bats between 10/12/2012 and 31/08/2015.
- 2019-38955-EPS-MIT was located approximately 1.2km southeast of the site boundary and allowed for damage to and destruction of a resting place for common pipistrelle bats between 14/02/2019 and 28/02/2021.
- 2020-50604-EPS-MIT was located approximately 1.3km southeast of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 22/01/2021 and 16/01/2022/
- EPSM2013-5575 was located approximately 1.35km south southwest of the site boundary and did not allow for damage or destruction to a resting or breeding site for common pipistrelle bats between 23/05/2013 and 30/09/2016.
- 2019-41924-EPS-MIT-1 was located approximately 1.4km east of the site boundary and allowed for impact on a breeding site, destruction of a breeding site and destruction of a resting place for common pipistrelle bats between 13/01/2020 and 31/08/2031.
- 2014-3569-EPS-MIT was located approximately 1.5km west of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 07/10/2014 and 30/11/2014.
- 2015-16009-EPS-MIT was located approximately 1.55km west southwest of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 28/01/2016 and 27/01/2021.
- 2019-43484-EPS-MIT was located approximately 1.6km northeast of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 14/11/2019 and 31/08/2020.
- 2014-4400-EPS-MIT was located approximately 1.9km south southeast of the site boundary and allowed for damage to a resting place for common pipistrelle bats between 23/12/2014 and 30/04/2015.
- EPSM2010-1888 was located approximately 2km northeast of the site boundary and allowed for the destruction of a resting place for common pipistrelle and soprano pipistrelle bats between 25/10/2010

and 29/02/2012/

- 2015-15766-EPS-MIT was located approximately 2.25km southeast of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 01/11/2015 and 31/07/2016.
- EPSM2013-6051 was located approximately 2.9km northwest of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 26/07/2013 and 01/12/2014.
- 2016-21779-EPS-MIT was located approximately 3.1km southeast of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 01/04/2016 and 01/04/2021.
- 2015-17752-EPS-MIT was located approximately 3.2km southeast of the site boundary and allowed for the destruction of a resting place for common pipistrelle between 04/01/2016 and 30/09/2016.
- 2017-28375-EPS-MIT was located approximately 3.4km southwest of the site boundary and allowed for the destruction of a resting place for common pipistrelle and Natterers' (*Myotis nattereri*) bats between 13/04/2017 and 30/06/2022.
- 2018-35287-EPS-MIT was located approximately 3.5km south of the site boundary and allowed for damage to and destruction of a resting place for common and soprano pipistrelle bats between 05/06/2018 and 30/09/2019.
- 2015-7649-EPS-MIT was located approximately 3.65km southwest of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 27/03/2015 and 31/12/2015.
- 2016-22910-EPS-MIT was located approximately 4.1km southeast of the site boundary and allowed for damage to and destruction of a resting place for common pipistrelle bats between 25/04/2016 and 24/04/2021.
- 2015-7259-EPS-MIT was located approximately 4.95km west of the site boundary and allowed for the destruction of a resting place for common pipistrelle bats between 13/03/2015 and 30/09/2020.
- 2014-1562-EPS-BDX was located approximately 4.95km north of the site boundary and allowed for impact on a breeding site, destruction of a breeding site, and destruction of a resting place for common pipistrelle bats between 01/10/2014 and 31/03/2015.

3.2. PRELIMINARY ROOST ASSESSMENT

3.2.1. The building is a three-storey red brick corner property with a basement and loft space.

3.2.2. Externally, the brickwork is in moderate condition, with areas of missing mortar, cracked and missing brickwork. The wooden soffits are in moderate condition, with cracked and fallen soffits above the entrance door and windows to the retail space on the northwest aspect. The east aspect is in a similar condition, with cracked rendering, and buddleia (*Buddleja davidii*) growing out of the brickwork at the east and southeast corners. Missing mortar and brickwork are apparent on the east aspect, with a smashed window on an upper floor providing access to the building interior. A pigeon (*Columba livia domestica*) was observed nesting on a windowsill on the south aspect.

3.2.3. Internally, the basement walls and wooden beams are water damaged, with missing mortar and brickwork throughout. Plastic mesh prevents access to any of the potential roosting features, and no feeding remains or droppings were observed.

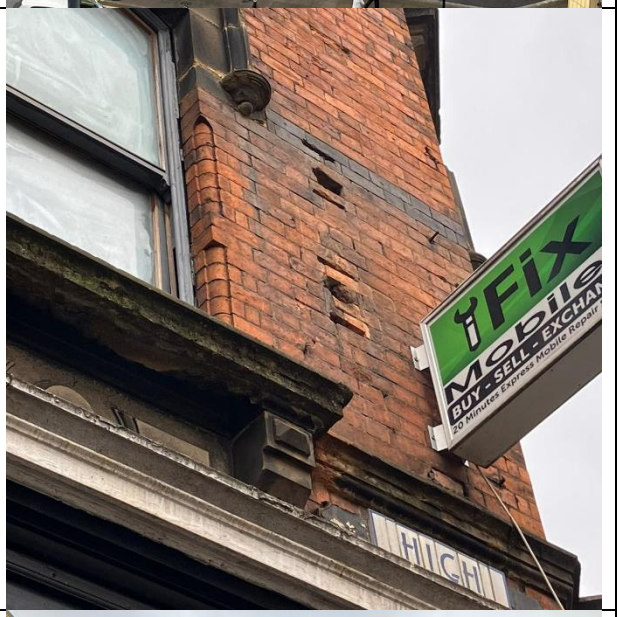
3.2.4. The ground floor is a well-sealed retail space, with no obvious PRFs internally. The upper floors comprise wooden floorboards and roofing beams in moderate condition. No droppings or feeding remains were observed, but a pipe on the north aspect and an open window on the south aspect allowed access to the interior. The open window was observed being used by pigeons.

3.2.5. The interior of the loft area is lined with felt, with a large hole on the northwest aspect allowing access and the permeation of natural light. Pigeons were also confirmed to be nesting in this area, with droppings observed throughout. A hole in the wall was also observed, allowing access to the wall cavity.

3.2.6. Observation of the roof from the adjacent parking structure revealed many lifted, slipped, and missing tiles, although the ridge tiles appeared newer and the mortar of these was intact. The southeast portion of the roof was observed to be constructed of roofing felt, with several holes in this allowing access to the interior of the loft.

3.2.7. Please refer to Table 3.1 for photographs.

Table 3.1 Building Photographs

Feature	Photograph
Northwest aspect.	
Cracked and missing brickwork and mortar on the northwest aspect.	
Northeast aspect featuring buddleia plants.	

East aspect, featuring buddleia plants and broken window.	
Interior basement.	
Interior upper storeys featuring wooden floorboards and beams.	
Pipe on north interior wall, potential access feature.	

Open window on south interior, confirmed access feature used by pigeons.	
Loft interior featuring cavity access hole.	
Roof aspect, as taken from adjacent parking structure, featuring slipped, cracked and missing tiles.	

3.3. SUMMARY

3.3.1. The following survey identified multiple PRFs and potential external access points in relation to the number of slipped, cracked or missing roof tiles and brickwork, and the smashed window on the northern aspect. Internally, further PRFs were identified as suitable for both void and cavity dwelling bat species. As such, the building was assessed as having moderate bat roosting potential.

4. RECOMMENDATIONS

4.1. FURTHER SURVEYS

4.1.1. The building was found to provide bat roosting potential and therefore, in accordance with Best Practice guidance (Collins, 2016) further nocturnal/ re-entry surveys should be undertaken between May-September (inclusive) to determine usage by roosting bats. It was assessed as moderate bat roosting potential; therefore, a minimum of two further surveys are recommended.

4.1.2. The results of the further surveys will determine if any mitigation is required for roosting bats. If roosting bats are located within any of the buildings, a Natural England Mitigation Licence may be required for development to proceed. The Licence can only be obtained once planning permission has been granted and all wildlife conditions discharged. However, the bat emergence surveys must be undertaken prior to planning permission being applied for as they are a material consideration.

4.2. LIGHTING MITIGATION

4.2.1. Construction lighting should not be directed towards retained and surrounding habitats. The construction lighting will impact bats which are sensitive to light. Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.

5. SUMMARY

4.1.1. Moderate bat roost suitability was assigned to this building due to evidence of PRFs during the PRA. Two emergence or re-entry surveys are to be completed in order to confirm if a bat roost is present and whether further mitigation is necessary.

4.1.2. **It is recommended that no works to the building is completed until the further surveys are carried. If works proceed without the further surveys, there is a risk of breaching relevant legislation.**

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