

Mr J Hayes
A Place Called Beagle Limited
456-458, Barlow Moor Road
Manchester
M21 0BQ

21st April 2023

Dear Mr Hayes

**Re: Proposed development at Arch 13, Sheffield Street, Manchester M1 2ND
(Grid Reference SJ 85026 97839)**

Thank you for your request for a bat survey.

We understand that the proposal is for a conversion of the existing arch into a bar business.

1.0 Background and Qualifications

The survey was carried out by Pat Waring and Janette Gazzard.

Pat is a licensed bat worker, a registered consultant of the Bat Mitigation Class licence in England, a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

Pat has been working as an ecological consultant for over twenty-four years, including over 17 years as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities, including Lancashire Planning Authorities and Police Authorities, as well as the delivery of professional training courses about bats at a national level.

Pat has recognised and extensive knowledge of bat ecology relating to buildings and trees, including the requirements and conditions necessary for bat roosting. He also has recognised skills relating to bat surveys and assessments.

Janette is a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

Janette has over eighteen years' experience working in ecology and nature conservation, including roles as a Senior Ecologist for a large multidisciplinary company and as a lead adviser for Natural England throughout the North West of England. She has a range of demonstrable skills relating to professional bat work throughout England

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and Wales, including building and tree surveys, assessments and judgements of value in relation to bats, as well as selection and monitoring of mitigation features.

Pat and Janette meet the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance (Chartered Institute for Ecology and Environmental Management (2013) *Competencies for Species Survey: Bats*. CIEEM, Winchester, Hants).

1.1 Advisory Note

The information in this letter represents the professional opinion of an ecological consultancy and does not constitute professional legal advice. You may wish to seek professional legal interpretation of the wildlife legislation associated with this area of work.

The information, opinion and advice that Ecology Services UK Ltd has prepared are true, and have been prepared in accordance with the CIEEM Code of Professional Conduct. Ecology Services UK Ltd confirms that the opinions expressed are our true professional bone fide opinions.

Ecology surveys are time-limited; as a rule survey findings can generally be relied on for the season in which surveys took place. However, mobile species such as bats and birds may increase or decrease in numbers and change behaviours over time. Statutory agencies will often accept survey results for 12-18 months, but this varies around the country.

Ecology Services UK Ltd personnel make a professional judgement as to how long the results of our surveys will remain current. Advice and recommendations as regards currency and its impacts on decision making are included in relevant sections below.

2.0 Methodology

In order to assess the likelihood of bats being present at the building, a daytime inspection of the building and its surroundings was carried out on 11th April 2023.

Observations were made from ground level. A Ridgid CA300 endoscope was available but not required during the survey. A Coast HP 10R 1000 lumens torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

The survey was compliant with the current best practice guidance, as detailed in Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust, London.

2.1 Limitations

It is recognised that limiting the survey to a single visit in April does not take account of bat activity through the active season (April to October) or at other times of the year.

The presence and behaviour of species, especially mobile species such as bats and birds, can change over time. Ecology surveys are therefore always time-limited in their currency.

3.0 Results of the Survey

Arch 13 Sheffield Street is a renovated railway arch that is currently used for storage and workshop. The exterior comprises brick walls and a secure metal entrance door. The external walls are in good condition with no gaps or cavities. The interior is a single room with walls and ceiling arch clad with painted metal sheeting. There is a concrete floor and timber partition walls have been part constructed. There are no windows and no roof voids. There is a single fire door to the rear (south west) which leads into a covered shared fire exit area.

There are no potential access points for use by bats and birds and no suitable roost features for bats and nesting sites for birds associated with Arch 13.

Habitats and surroundings

The proposed development site is located within Manchester City Centre, below the railway tracks at Piccadilly station.

The close and immediate surroundings are dominated by developed, sealed surfaces with a small number of young street trees and narrow grassy verges in close proximity. Noise and vibration associated with railway and road traffic was frequent during the survey.

There are other built structures and occasional street trees within the close and wider surroundings. These landscape features provide limited potential shelter and foraging resources for use by bat and bird populations within the immediate and wider surroundings.

Based on the city centre urban location, the levels of artificial lighting are expected to be high.

Bats

No bats or evidence of bats was found during the daytime inspection.

Potential roosting features for bats are:

Night roosting

Negligible potential – the building is not suitable for use by night roosting bats

Day roosting

Negligible potential – there are no suitable day roosting features

Hibernation roosting

Negligible potential – there are no suitable hibernation features

The assessment above reflects the condition of the features and their environment.

Nesting birds

No birds, bird nests or bird nesting material were found during the survey.

There is negligible potential for nesting birds to utilise Arch 13.

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts, Issues & Rationale	Action Required
Bats	There are no known impacts to bat roosts as a result of the proposed works. There were no potential roost features present associated with the building at the time of the survey.	No action required

Table 1 Bats

4.2 Nesting birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	There are no known impacts to nesting birds as a result of the proposed works. There were no potential bird nesting features present associated with the building at the time of the survey.	No action required

Table 2 Nesting Birds

For this site, it is recommended that if proposed works are not undertaken within 12 months, advice should be sought as to the need for further surveys at that time.

If you require any further ecological advice or guidance in relation to the proposed works, please do not hesitate to contact me

Yours sincerely



Janette Gazzard MCIEEM
Senior Ecologist
Ecology Services UK Ltd
Tel: 07842 694 618

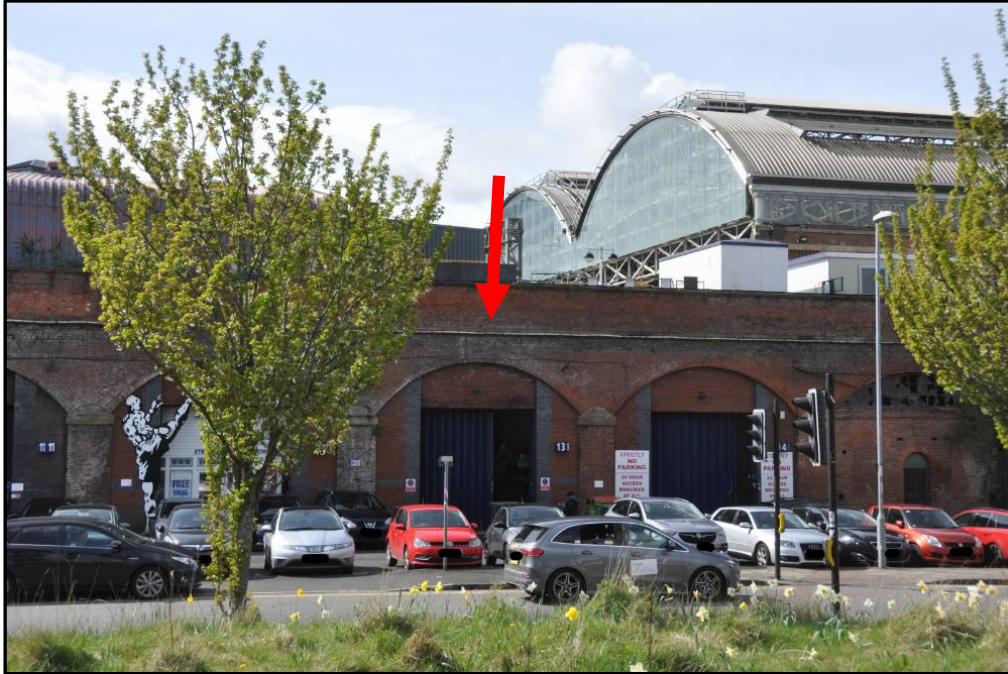


Image showing Arch 13 (red arrow) in context, with adjacent arches. Piccadilly Station is located above with a busy road, street trees and bulb planting in the immediate surroundings.



Close up image showing external view of Arch 13 (red arrow)



Internal view of Arch 13 looking south west



Internal view of Arch 13 looking north east