
DAYTIME BAT SURVEY

7 RAINFORTH STREET,
MANCHESTER

NOVEMBER 2022



**RACHEL
HACKING
ECOLOGY**

The Stables, Paradise
Wharf, Ducie Street,
Manchester M1 2JN
0161 465 8971

www.rachelhackingecology.co.uk
mail@rachelhackingecology.co.uk



CONTENTS

1.0	INTRODUCTION	2
2.0	METHODOLOGY.....	4
3.0	RESULTS	5
4.0	SUMMARY AND RECOMMENDATIONS	12
5.0	REFERENCES.....	13

1.0 INTRODUCTION

Site Information

- 1.1 Rachel Hacking Ecology Limited was commissioned in 2022 by Patrick Sheridan to undertake a daytime bat survey at 7 Rainforth Street, Manchester (O.S. grid reference: SJ 86797 95499). The site comprises a large commercial property that is no longer occupied. The site is surrounded by residential and commercial development, offering limited foraging and commuting habitat for bats.



Figure 1 showing the location of the site

Description of Development

- 1.2 The site will be the subject of a planning application for the conversion of the upper floors of the building into six residential apartments, and the renovation of the commercial areas within the ground floor and basement.

Biodiversity in Planning

- 1.3 Biodiversity is a material consideration, and Local Planning Authorities (LPAs) have a requirement to consider biodiversity and protected species when determining planning applications. Section 15 of the National Planning Policy Framework (July 2021) gives specific reference to minimising the impacts of development on biodiversity. Local and Neighbourhood plans also provide guidance towards protecting and enhancing biodiversity, including priority habitats and notable species.

Legal Context

1.4 All bat species are protected under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit), which make it an offence to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place of a bat.

The Wildlife & Countryside Act 1981 (as amended) contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

Proposed development works that are likely to disturb or destroy bats or their roosts will need to obtain a licence from the relevant Statutory Nature Conservation Organisation (e.g., Natural England) prior to work commencing.

2.0 METHODOLOGY

Daytime Bat Survey

- 2.1 A daytime bat survey of the site was undertaken to search for, and to assess the potential for, a bat roost within the buildings.
- 2.2 An external survey was carried out, which included, for example, looking for gaps between any soffit boards and walls, gaps between window frames and the walls, and looking for bat droppings on the walls and window ledges. An internal survey was also carried out, with particular focus on gaps in walls, cracks in roof beams, and any evidence of bat activity, such as bat droppings, in the internal spaces.
- 2.3 A pair of close-focussing binoculars and a high-powered torch were used to search for evidence of bats externally.

Personnel and Seasonal Timing

- 2.4 Rachel Watkins (Ecologist) and Hollie Ainley (Ecologist) carried out the survey on the 24th November 2022. Both are experienced and fully trained in protected species surveys. Daytime bat surveys can be conducted at any time of the year.

Survey Constraints

- 2.5 The property was fully accessible and could be surveyed both internally and externally. The roof of the property could not be surveyed externally due to the height of the building. There were no other constraints to the survey.

3.0 RESULTS

Daytime Bat Survey

External Assessment

- 3.1 The building is constructed from brick and has a pitched, tiled roof. The external brickwork is complete and intact on the front elevation, with no significantly damaged bricks or recessed mortar. The window frames are flush to the surrounding masonry (see Photograph 1). The brick lintels are complete and intact.



Photograph 1 showing

- 3.2 The brickwork on the rear elevation is partially damaged in places (see Photographs 2 and 3), though none of the damaged bricks present cavities suitable for bats to roost within. Vegetation is penetrating parts of the external brickwork. Rainwater is also affecting the brickwork.



Photograph 2 showing the north elevation



Photograph 3 showing the rear (east) elevation

- 3.3 The roof is not fully visible from the ground. Several tiles are damaged at the roof edges. The upper brick courses are intact. One elevation has a cement render (see Photograph 3), which is complete and offers no gaps or cracks for bats to exploit.

Internal Assessment

- 3.4 The interior of the property is split over several floors and is currently unoccupied. The ground floor and most of the upper floors offer no suitable bat roosting habitat.

- 3.5 The interior space on the upper most floor has several windows and is well lit. The space is open to the roof with no separate roof void (see Photograph 4) and is draughty, cold, and considerably damp. The roof is supported by a metal frame that has some superficial rust, and wooden beams that have rotted in places (see Photograph 5). Some beams have been replaced to maintain the structure (see Photograph 4). These features are complete without gaps or cracks for bats to exploit.



Photograph 4 showing the uppermost floor of the property



Photograph 5 showing an area of wood rot

- 3.6 The roof lining is visible and not well sealed (see Photograph 6), wind was blowing through some of the particularly exposed areas. Several gaps and holes were identified in the roof and tiles are visible from the interior (see Photograph 7). The space is damp and there are obvious signs of leaking from the roof (see Photograph 4).



Photograph 6 showing an area of exposed roof lining



Photograph 7 showing exposed slate tiles

- 3.7 The internal brickwork is largely complete and intact (see Photograph 7). There are no gaps in the mortar for bats to exploit. There are, however, gaps at the corners that lead directly to the exterior (see Photograph 8). These are large enough for bats to access the space.



Photograph 7 showing the condition of the internal brickwork



Photograph 8 showing one of the gaps in the corner of the uppermost floor

- 3.8 The windows are uPVC and are well sealed. There is damage above one window where the wall is coming away from the window frame (see Photograph 9). This, however, does not offer any suitable crevices for bats. There is space where a skylight has been boarded up. This is leaking and there is a significant damp patch beneath the feature.



Photograph 9 showing damage above one of the windows

- 3.9 There is a void above the lift shaft that offers access to/ from the exterior, daylight is visible where bricks are missing (see Photograph 10). This space has many cobwebs, and no signs of bats were identified.



Photograph 10 showing the void and daylight above the lift shaft

- 3.10 No evidence of bat activity, such as bat droppings, was found in the upper floor of the property or on any other floor of the building.

- 3.11 The property has an extensive cellar space. These areas are damp with mould and fungi on the walls and large puddles on the floor (see Photographs 11 & 12). The space is derelict, and no access points or evidence of bats was identified.



Photograph 11 showing one of the basement rooms



Photograph 12 showing one of the basement rooms

Surrounding land

- 3.12 The property is entirely enclosed by hardstanding. No mature trees exist on the site. No evidence of other protected species could be located.

4.0 SUMMARY AND RECOMMENDATIONS

Summary of Findings

- 4.1 The property at 7 Rainforth Street offers negligible suitability for bats. The upper floors are leaky and damp and offer poor thermal capacity and limited roosting spaces. The lower floors and cellar space are similarly unsuitable due to their damp condition. No evidence of bat activity was identified in any of the areas during the survey. In addition to the unsuitability of the building, the property is isolated from suitable bat foraging and commuting habitat. Due to the lack of evidence found, and the above reasons, the property is considered to offer **negligible bat roost suitability**.
- 4.2 It is the opinion of the author of this report that the proposed works can proceed without the need for further survey work (e.g. bat activity surveys) or bat mitigation due to the negligible potential of the building to support bats. However, if the work is delayed by longer than two years from the date of this survey, a further bat survey will be required to update the findings.
- 4.3 It should be noted that bat absence is very difficult to prove definitively due to their mobility and size, and single or small numbers of bats are able to roost in extremely small spaces, such as in gaps between panels. The demolition work should be undertaken with care.
- 4.4 **If during development works a bat (or an accumulation of bat droppings) is discovered at any time, work is to temporarily cease whilst an experienced bat ecologist is contacted for guidance and assistance.** This can be Rachel Hacking Ecology (0161 465 8971) who undertook the initial survey, any licensed bat worker, or the Bat Conservation Trust (BCT) helpline (0845 1300 228).

5.0 REFERENCES

Collins, J. (ed.). (2016). *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition*. Bat Conservation Trust. London.

Mitchell-Jones, A.J, & McLeish, A.P. Ed., (2004) *3rd Edition Bat Workers' Manual*. Joint Nature Conservation Committee, Peterborough.

MAGIC mapping: www.magic.gov.uk. Defra, London

Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough

National Planning Policy Framework (July 2021). Ministry of Housing, Communities & Local Government