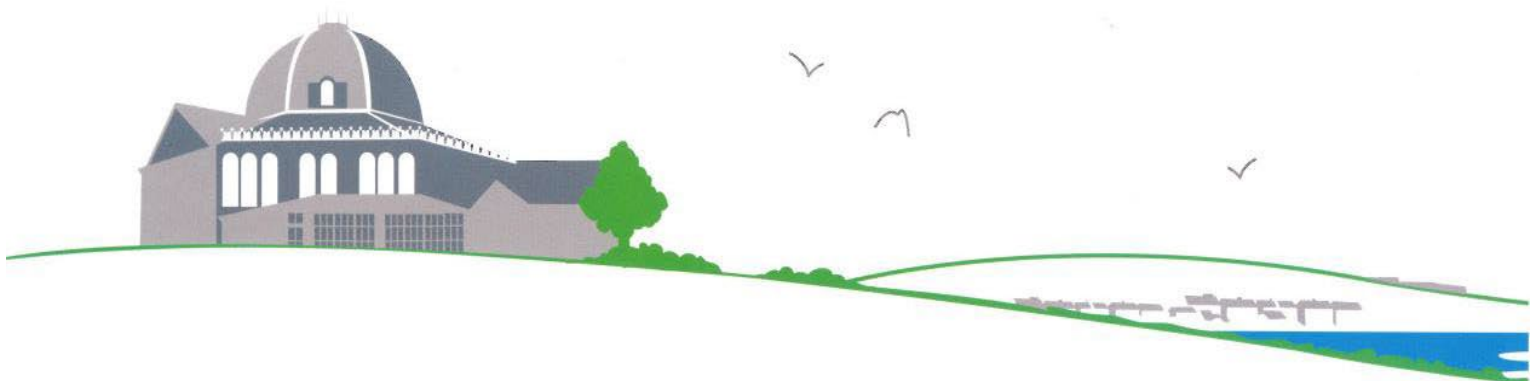




DELOITTE

325 DEANSGATE, MANCHESTER

PRELIMINARY ROOST ASSESSMENT FOR BATS
AND NESTING BIRDS



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**PRELIMINARY ROOST ASSESSMENT FOR BATS AND
NESTING BIRDS**

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This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____



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1. INTRODUCTION

- 1.1 Penny Anderson Associates (PAA) was commissioned by Deloitte to undertake a Preliminary Roost Assessment for bats for the site at 325 Deansgate, Manchester (Grid Reference SJ83426 97611), hereafter referred to as the 'site'. This survey provides as an update to an expired survey completed in 2018 (PAA 2019).
- 1.2 This report details the methods and results of the surveys as well as making any further recommendations as necessary.

Site Location

- 1.3 The site comprises a corner plot between Deansgate (A56) and Trafford Street and includes a vacated shop showroom that connects with a railway arch and an adjacent storage area. The site is also directly adjacent Deansgate public house, which is situated on the corner of Deansgate and Trafford Street.

Legislative Context

- 1.4 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (amended).
- 1.5 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA), 1981 (as amended) and Countryside and Rights of Way (CRoW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).
- 1.6 At the national level, Biodiversity 2020 (Defra 2011) forms England's national biodiversity strategy. Building on the Natural Environment White Paper¹ published in 2011, this provides a means of delivering the UK's commitments to maintaining and protecting biodiversity. Under Biodiversity 2020, the Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England as listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006 (amended).
- 1.7 More recently, the Environment Act 2021 further supports this commitment to, and strengthens the legislation in respect of, maintaining and also enhancing biodiversity in England, and Part 6 Nature and Biodiversity includes the following key areas:
- Strengthened biodiversity duty for public authorities in England;
 - Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity;
 - Local Nature Recovery Strategies to support a Nature Recovery Network;

¹ www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature

- Duty upon Local Authorities to consult on street tree felling;
 - Strengthen woodland protection enforcement measures; and
 - Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.
- 1.8 Finally, the National Planning Policy Framework (NPPF 2021) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks.
- 1.9 The NPPF identifies the following principals that should be applied by local planning authorities when determining planning applications:
- 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 SSSI, 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 SSSI;
 - 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 reasons, 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.
- 1.10 The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:
- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils;
 - Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; and
 - Minimising impacts on biodiversity and providing net gains for biodiversity including establishing coherent ecological networks that are more resilient to current and future pressures.
- 1.11 To protect and enhance biodiversity and geodiversity, plans should:
- 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; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
 - 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.

Bats and the Law

- 1.12 Details of the protected species legislation relevant to bats can be found in Appendix 1.

2. METHODS

Preliminary Bat Roost Inspections

- 2.1 The built structures within the site were subject to detailed inspection to assess potential to support roosting bats. This was completed by Senior Ecologist Rob Lamb (Natural England Bat Survey Class 1 Licence 2020-44441-CLS-CLS, ACIEEM²) on 23rd January 2023, following standard methodologies based on best practice survey guidance (Collins 2016).
- 2.2 Structures were inspected using close-focussing binoculars and a high-powered torch to search for any Potential Roost Features (PRF) that could be used by bats, such as small holes and crevices in soffits or beneath roof coverings, and also potential access points for bats to enter/exit internal areas such as cavity walls. A search was also made for any evidence of bat presence, such as accumulations of droppings and feeding remains or sightings of the animals themselves.
- 2.3 Each PRF was categorised either as Low, Moderate or High potential for roosting bats and, using this data, each tree/structure as a whole was assigned to one of the same categories based on its most suitable feature, or Negligible where no suitable features were present.
- 2.4 The habitats within the site and immediately adjacent areas were also considered for their general suitability for commuting and foraging bats in order to place the site in the context of its surroundings, as this can have a bearing on the likelihood of a roost being present.
- 2.5 The assessment of suitability was based on the broad criteria outlined in Tables 1 and 2 (Collins 2016), combined with the professional judgement and experience of the surveyor in recognising suitable habitat features and field signs of bats.

Table 1 Bat Roost Assessment Criteria

Suitability	Description of Roosting Habitats
Negligible	No features 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, but does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats. A tree of sufficient size to contain PRF, but none seen from the ground or only those with very limited suitability.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost type of high conservation significance. (i.e. suitable for day roosting but unsuitable for maternity or hibernation roost.)
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 potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. (i.e. suitable for maternity and/or hibernation roost.)

² Associate member of the Chartered Institute of Ecology and Environmental Management

Suitability	Description of Roosting Habitats
Confirmed Roost	A structure or tree with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.

Table 2 Bat Habitat Suitability Assessment Criteria

Suitability	Description of Commuting / Foraging Habitats
Negligible	No habitat features likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland.

Limitations

- 2.6 The structures were sufficiently accessible to complete the preliminary roost assessment for bats. There were no trees present for survey within the site boundary.

3. RESULTS

Preliminary Bat Roost Inspection of Built Structures

- 3.1 The findings of the building inspections are presented in Table 3 below, indicating their assessed roost potential and whether further survey is recommended. Photographs of the structures are provided in Appendix 2 and a map of building locations in Figure 1.

Table 3 Summary of Assessed Roost Status Following Preliminary Roost Assessments

Building Ref.	Description	Bat Roost Potential Assessment	Further Survey Recommended
1	Vacated furniture showroom fronting onto Deansgate (Photograph 1), with fire exit and rear access facing Century Street (Photographs 2 and 3). The front is largely comprised of sizeable windows and ceramic tiling. Some tiles are removed (Photograph 5), however, no PRF are present. The building has been part built under the western of the two railway arches and features a corrugated metal roof. The structure was accessible internally and no PRF were recorded here.	Negligible	No
2	Extension to showroom under western railway arch, similar to above. Accessible internally, however, roofing structure not known.	Negligible	No
3	Flat roof over small single-storey extension to rear (eastern elevation) of furniture showroom and accessed from inside showroom. No PRF present.	Negligible	No
4	Small shallow-sloping corrugated roof over small single-storey extension to rear of structure. No PRF present.	Negligible	No
5	Railway arch (as seen in Photograph 4). In frequent use with high levels of disturbance. No PRF visible from ground level.	Negligible	No
6	Small flat-roofed single-storey extension to railway arch. No access for bats visible.	Negligible	No

- 3.2 No evidence of bats was recorded on or within the buildings. Disturbance levels from the railway, Deansgate and street/security lighting likely also reduce the suitability for bat roosting. Overall, all structures were assessed to have **Negligible potential to support roosting bats**.

Nesting Bird Inspection of Built Structures

- 3.3 No remnant evidence of nesting birds was noted during the inspections. Opportunities for nesting birds on the structures were assessed to be limited, although there are possible opportunities for feral pigeon (*Columba livia*) to nest sheltering atop structures on the underside of the railway arches. The buildings were not considered suitable for use by nesting or foraging black redstart (*Phoenicurus ochruros*), with no high song perches favoured by this species, few sheltered, quiet, high ledges for nesting, limited insect activity and a high degree of disturbance from the busy adjacent roads.

4. DISCUSSION AND RECOMMENDATIONS

Bats

- 4.1 The buildings within the site were assessed to have Negligible potential to support roosting bats. Therefore, there are no further recommendations in respect of bats at this time.

Nesting Birds

- 4.2 Opportunities for nesting birds was assessed to be relatively limited. However, destructive works to structures should ideally avoid the nesting bird season (March to August inclusive) as a precaution. Where this is not possible, a nesting bird check should be completed by an ecologist to confirm no nests are present, within 48 hours prior to the destructive works taking place. If nests are present, these will be safeguarded from disturbance until the young have fledged.

Survey Validity

- 4.3 The findings of the survey should be considered valid for a period of 24 months from the date of survey (January 2023). If works have not commenced by January 2025, then the survey should be updated to ensure the ecological advice given is based on up-to-date information.

5. REFERENCES

- Collins, J. (ed.), 2016. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn.)*. The Bat Conservation Trust.
- PAA, 2019. 325-237 *Deansgate, Manchester – Ecological Assessment*. Report produced for Ask Real Estate Ltd by Penny Anderson Associates.
- Defra, 2011. *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*. Defra.
- NPPF, 2021. *National Planning Policy Framework, updated July 2021*. Ministry of Housing, Communities and Local Government.

6. ABBREVIATIONS

CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EU	European Union
NERC	National Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PRF	Potential Roost Feature
SSSI	Site(s) of Special Scientific Interest
WCA	Wildlife and Countryside Act

FIGURE



Legend

 Red line boundary

Habitats

 J3.6, Building - negligible bat roosting potential

 J5, Hardstanding

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: 100000.000000
Central Meridian: -2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 1 2 4 6 8 10

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Project Name
325 Deansgate, Manchester

Discipline
Ecology

Title:
**PHASE 1 HABITATS
MAP AND BUILDING
INSPECTION FOR BATS**

Scale 1:250	Drawing No. Figure 1	
Drawn By CC	Originator RL	Date 25/01/2023
Grid Ref. 383,430 397,602	Revision 1.0	

APPENDICES

APPENDIX 1

Summary Species Legislation relating to Bats

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017 (amended).

The Conservation of Habitats and Species Regulations 2017 (amended) state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

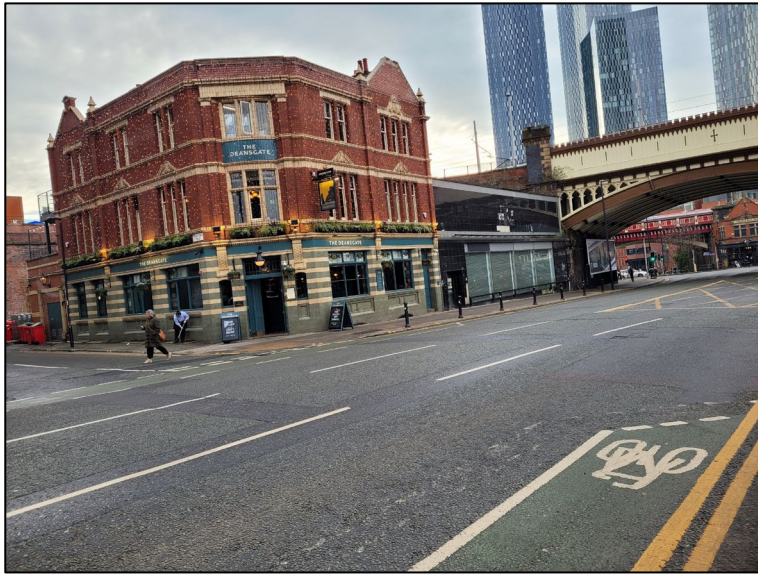
Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), are listed as 'species of principal importance' for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (amended). In Wales, Section 7 of the Environment (Wales) Act 2016 provide a list of organisms of 'principal importance for maintaining and enhancing biodiversity' and lists several species of bat including the common pipistrelle (*Pipistrellus pipistrellus*) which is absent from England's S41 list.

Please note: the above text provides a brief summary of the legislation in relation to bats and their roosts and the original Acts, Regulations and any amendments should be referred to for the precise wording.

APPENDIX 2

Photographs



Photograph 1
The showroom (right) from
Deansgate between the
railway arches and the
Deansgate pub)



Photograph 2
The rear of the structures



Photograph 3
Another view of the rear of
the structures

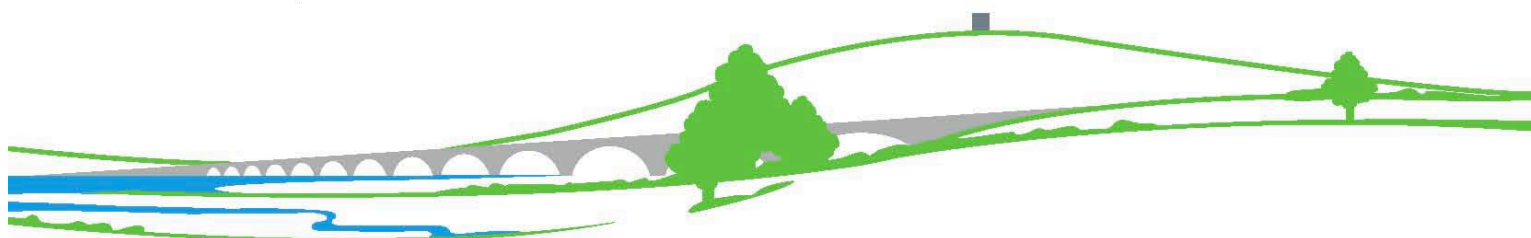


Photograph 4
The brickwork of the arches
appeared in solid condition



Photograph 5
Tiles removed at the front of
the structure. No PRF
present

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