2023 Updated Preliminary Ecological Appraisal Report

Site: Great Northern, Great Manchester Square and Warehouse, M3 4EN

Ref: 17090/E6

Client: GNW Developments Ltd

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SUMMARY

This Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment has been prepared in relation to planning permission and Listed Building Consent being sought for the re-development of the Great Northern site. The site (as identified in Appendix 1) includes the Great Northern Warehouse, Deansgate Terrace and the Leisure Box, as well as areas of public realm in front of and between buildings and structures. Works proposed include the demolition of some of the existing buildings, conversion and refurbishment of existing buildings and new build elements and outdoor spaces.

In March 2017, Indigo Surveys Ltd was instructed to carry out a Preliminary Ecological Appraisal of the Great Northern Warehouse, Great Northern Square and northern part of the Deansgate Terrace. This was undertaken to determine the presence of any important habitats or species that may have been impacted on by the proposed development at that time. The assessment did not include the Canal Arm Junction, given there is no impact on this structure and it is culverted, therefore not providing a habitat for wildlife.

In late 2017 Greater Manchester Ecology Unit (GMEU) also requested a bat survey of the buildings be undertaken. A diurnal inspection was therefore undertaken on 24th January 2018 to assess the buildings for signs of bat occupation.

Whilst these surveys remain relevant as they relate to part of the site to which this further application relates, the surveys were updated on 3rd July 2022 to reflect any changes on site since the original reports were prepared in 2017 and 2018.

To make explicit reference to the Leisurebox element of the proposals, which was partially covered by the previous survey, a further survey was undertaken on 10th January 2023, this including the central atrium and cinema building (leisure box).

The initial Phase 1 site visit took place on 3rd April 2017, in mild, bright conditions, with no wind. The updated survey on 3rd July 2022 took place in mild, bright conditions, slight drizzle with no wind.

All the surveys have been consolidated in this updated report, as follows:

Records and designations: To establish the baseline for the proposals and the surrounding context, a search of ecological data for the area revealed there were no statutory sites within a 2.0 km radius of the site. There were no species records from the site itself, and the majority of records within a 1.0 km radius were of birds, with only a very low number of occurrences.

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There were several invertebrate records in the search area, whilst there were also records of introduced species such as Giant Hogweed *Heracleum mantegazzianum* and Harlequin Ladybird *Harmonia axyridis*. There were no records of bats, and the only mammal records were of American Mink *Mustela vision* and Black Rats *Rattus rattus*.

Bats: No signs of bat activity or occupation were found, and the suitability for roosting pipistrelles *Pipistrellus spp* or other bat species was considered negligible. At the times of the surveys, the buildings were not identified as bat roosts or hibernation sites, and as such no further surveys or mitigation measures are required.

None of the trees contained features such as woodpecker holes, fissures or exfoliating bark, and although there were some decay cavities, these were considered unsuitable for bat roosting and/or hibernation.

The site itself had limited value to foraging bats as the area lacked vegetation, whilst also being brightly illuminated at night.

Flora: The only notable vegetation present was a small area of amenity grass, a few small shrub beds containing native and non-native species, and a small number of semi-mature scattered trees. No rare vascular plants were found, and all species recorded were common and widespread. There were no invasive or notifiable species.

Birds: Due to the size and nature of the site, the only birds observed within the survey area were numerous Feral Pigeons *Columba livia* domest. These are a Species of Low Conservation Concern (RSPB Green list). Nesting opportunities within the survey area were very limited, largely restricted to the multi-storey car park in the Great Northern Warehouse.

Reptiles and Amphibians: There were no still water or other wetland features on the site, no foraging opportunities, no suitable basking areas and no potential refugia or hibernacula. As such there was negligible potential for reptiles and amphibians and they are considered to be absent.

Invertebrates: Since the site was dominated by buildings and hardstanding, it was concluded that there was no potential for significant invertebrate assemblages, in particular those species listed as a priority in the UK Biodiversity Action Plan and/or Local Biodiversity Action Plan. Indeed, none were noted.

As a result of the site surveys undertaken and the extent of the proposed works, mitigation measures are proposed to ensure the necessary ecological protections are afforded, including:

Since all in-use bird's nests and their contents are protected from damage or destruction, any tree or shrub removal or works which may affect a nest should be undertaken outside the period 1st March to 31st August inclusive.

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If this time frame cannot be avoided, a close inspection of the trees, shrubs or structures to be removed will be undertaken prior to clearance. Work will not be carried out within a minimum of 5.0 metres of any in-use nest, although this distance could be more depending on the sensitivity of the species. Any in-use nest will be allowed to fledge before it is disturbed.

Despite the presumed absence of reptiles and amphibians at all times care will be taken when carrying out earthworks, as small mammals could be present. Any small mammals disturbed or uncovered will either be caught by hand and relocated to a safe area or left to vacate the work site in their own time.

If excavations are to be undertaken, it should be noted that open trenches could potentially trap wildlife, especially if these fill up with water. Escape routes will therefore be provided if trenches cannot be infilled immediately. These can be in the form of branches or boards placed on the bottom of the trench, with their upper ends above ground level and touching the sides, or sloping ends left in trenches.

Full details of the desktop appraisals, site surveys and potential mitigation measures are provided in the main body of the report.

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1. INTRODUCTION

Background and survey objectives

At the Great Northern in Manchester, planning permission is being sought for the re-development of the site as follows:

"Phased redevelopment of the Great Northern Warehouse (GNW), Deansgate Terrace and Leisure Box, including areas of public realm, comprising:

- *demolition of the central atrium, GNW car park ramps, and other modern elements, alongside removal of 519 car parking spaces from the GNW, retention of casino (Sui Generis), bowling alley and existing food and drink unit (Use Class E) alongside the refurbishment, restoration, and re-use of the Grade II* Listed Great Northern Warehouse to provide office, retail and / or food and drink use (Use Class E) and ancillary areas;*
- *the refurbishment, restoration, partial demolition and 3-storey extension of the Grade II Listed Deansgate Terrace (northern section) and Goods Yard Entrance to form office, retail and / or food and drink use (Use Class E) and drinking establishments / hot food takeaway (Sui Generis), with associated public realm works comprising the reconfiguration of Great Northern Square and the introduction of additional public realm with associated hard and soft landscaping, together with highways works, access and servicing facilities, rooftop plant and other associated works;*
- *partial demolition of the existing leisure box prior to conversion; reconfiguration and extension of existing car parking to provide 929 parking spaces and associated plant, followed by construction of three residential buildings to provide 746 no. apartments (Use Class C3) above the retained car park comprising ground floor plus 16, 27 and 34 storeys respectively including 753 cycle parking spaces, with office, retail and / or food and drink use (Use Class E), or Sui Generis (drinking establishments / hot food takeaway) at ground floor and level 3, hard and soft landscaping, together with highways works, access and servicing facilities, rooftop plant and other associated works; and,*
- *external alterations and restoration of Deansgate Terrace (southern section) to provide office, retail or food and drink use (Use Class E) or Sui Generis (drinking establishments / hot food takeaway / live music venue), along with delivery of associated public realm, highways work, plant, and associated works."*

On 3rd April 2017, Indigo Surveys Ltd carried out a Preliminary Ecological Appraisal of the site. This was undertaken to determine the presence of any important habitats or species which might be impacted on by the proposed development.

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The assessment did not include the Canal Arm Junction under Great Northern Square, as there is no impact on this structure and it is culverted, therefore not providing a habitat for wildlife.

A search of ecological data from Greater Manchester Local Record Centre and NBN Gateway was carried out.

In late 2017 Greater Manchester Ecology Unit (GMEU) requested a bat survey of the buildings be undertaken. As such, a diurnal inspection was carried out on 24th January 2018 to assess the buildings for signs of bat occupation.

On 3rd July 2022 a survey to update this report was undertaken. A further survey was undertaken on 10th January 2023, including the central atrium and cinema building.

1.2 Site description

The site was large in extent, and encompassed a large number of buildings and walkways, along with a multi-storey car park and cinema complex (leisure box).

The only notable vegetation present was a small area of amenity grass, a few small shrub beds containing native and non-native species, and a small number of semi-mature scattered trees.

The amenity grassland comprised a short sward of Perennial Ryegrass *Lolium perenne*, Creeping Fescue *Festuca rubra* and meadow-grasses *Poa spp*, whilst the introduced shrubs included Cherry Laurel *Prunus laurocerasus*, Yew *Taxus baccata* and Ivy *Hedera helix*.

The semi-mature trees were comprised entirely of Hornbeam *Carpinus betulus*.

The Ordnance Survey Grid Reference is SJ 83536 97807 centred on the middle of the site..

1.3 Proposed works

The site is to be re-developed, including the demolition of some of the existing buildings, conversion and refurbishment of existing buildings and new build elements and outdoor spaces.

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2. METHODOLOGY

2.1 Desk study

A detailed desk study was undertaken to determine the nature conservation designations and protected species that had been recorded within a 1.0 km radius of the site. This involved contacting statutory and non-statutory organisations, and then assimilating and reviewing the data provided.

The consultees for the desk study were:

- Multi Agency Geographic Information (MAGIC) website www.magic.gov.uk;
- National Biodiversity Network Gateway website;
- Greater Manchester Local Records Centre.

2.2 Habitat survey

A Phase 1 Habitat Survey was carried out across the whole of the survey site. It was conducted using standard JNCC (2003) techniques and methodologies.

The initial Phase 1 visit took place on 3rd April 2017, in mild, bright conditions with no wind. This was updated on 3rd July 2022, in mild, bright conditions, slight drizzle with no wind.

2.3 Protected species survey

During the Preliminary Ecological Appraisal survey the potential for other protected and important species was assessed. This included European Protected Species, legally protected species and Local Biodiversity Action Plan Species (and habitats).

A diurnal inspection for bats was undertaken on 24th January 2018, with updates on 3rd July 2022 and 10th January 2023.

2.4 Constraints

There were no constraints, as the main surveys were carried out at the optimum time of the year in good weather conditions. All areas of the site were fully accessible.

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3. RESULTS

3.1 Desk study

3.1.1 Designated sites

Statutory Sites

No statutory sites were present within a 2.0 km radius of the site.

3.1.2 Protected species

Ecological data from Greater Manchester Local Records Centre and NBN Gateway revealed a small number of species records within a 1.0 km radius of the site.

There were no records from the site itself, whilst the majority of records within a 1.0 km radius were of birds, with only a very low number of occurrences.

There were a small number of invertebrate records, whilst there were also a few records of introduced species such as Giant Hogweed and Harlequin Ladybird.

There were no records of bats, and the only mammal records were of American Mink and Black Rats.

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3.2 Habitat survey

3.2.1 Habitat descriptions

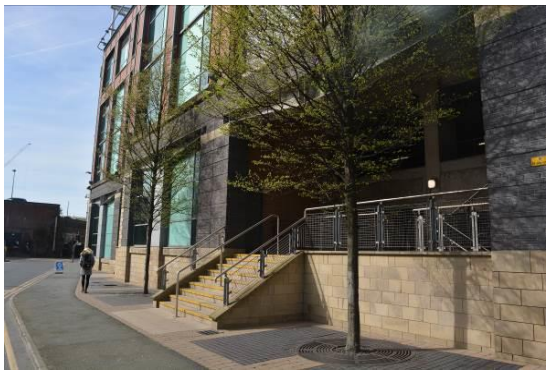
The following habitats were recorded across the site:

- Scattered trees;
- Introduced shrubs;
- Amenity grassland:
- Buildings and hardstanding.

These are shown on the Phase 1 Habitat Survey map in Appendix 1, with the target notes (where applicable) in Appendix 2.

Scattered trees

A small number of scattered trees were present, all semi-mature Hornbeam (Figs. 1 and 2).



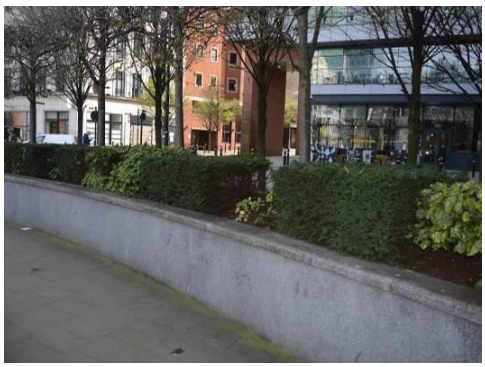


Figs. 1 & 2 Scattered trees

Introduced shrubs

In one area there were some introduced shrubs, with Cherry Laurel, Yew and Ivy also present (Figs 3 and 4).

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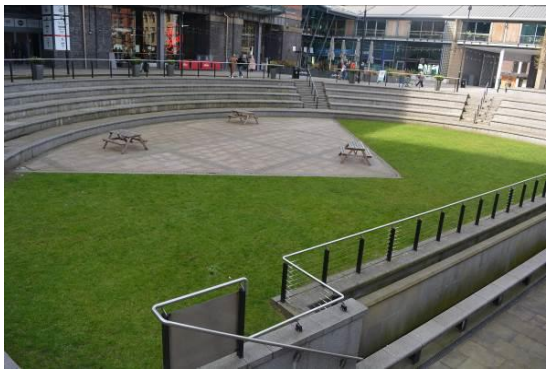


Figs. 3 & 4 Introduced shrubs

Amenity grassland

A small area of amenity grassland was present, this comprising a short sward of Perennial Ryegrass, Creeping Fescue and meadow-grasses (Figs. 5 and 6).





Figs. 5 & 6 Amenity grassland

Buildings and hardstanding

The site was large in extent, and encompassed a large number of buildings and walkways, along with a multi-storey car park and cinema complex (Figs. 7-12).

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Figs. 7 & 8 Buildings and hardstanding





Figs. 9 & 10 Buildings and hardstanding





Figs. 11 & 12 Buildings and hardstanding

3.2.2 Flora

The botanical composition of each habitat was typical, and all species recorded were common and widespread.

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No rare vascular plants were found, and there were no invasive species or notifiable weeds.

A list of species observed is presented in Appendix 3

3.3 Protected species survey

3.3.1 Bats

The daytime inspection was carried out on 24th January 2018 commencing at 12:30. The weather conditions during the time of the survey were recorded and are presented in Table 1 below.

Parameter	Value
Temperature (ºC)	8.5
Cloud cover (%)	100
Precipitation	None
Wind speed (Beaufort scale)	1 SW

Table 1 Weather conditions during the diurnal survey

Great Northern Warehouse

The roof of the warehouse comprised a number of hipped roofs. The ridge tiles were fully intact, whilst all the slate roof tiles were tightly overlapping with only a handful of broken, dislodged or missing tiles observed (Figs. 13-16).





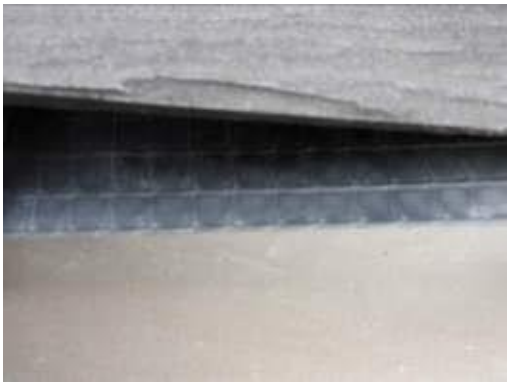
Figs. 13 & 14 Ridge and roof tiles

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Figs. 15 & 16 Ridge and tightly overlapping roof tiles

The roof was lined with a plastic-coated lining (Fig. 17), whilst the roof was edged with lead flashing, this tightly moulded to the eaves walls all round (Fig. 18).




Figs. 17 & 18 Plastic coated roof lining and tightly moulded lead flashing

The brickwork was sound throughout, whilst all the window casements and doorframes were tightly fitting with no crevices or gaps (Ref: Figs. 7 and 8).

Open windows and doorways were observed all round.

No signs of bat activity were found around the outside of the Great Northern Warehouse.

Internally the upper floors of the Great Northern Warehouse were used as car parks. The upper floor car park was open to the timber clad lined roof (Figs. 19-24).

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Figs. 19 & 20 Timber clad roof




Figs. 21 & 22 Timber clad hipped roofs




Figs. 23 & 24 Timber clad hipped roof and sealed join to gable wall

Light penetrated the upper floor car park through the windows and the open entrance doorways.

No evidence of bat activity or occupation was found inside the Great Northern Warehouse.

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Atrium building

The roof of the Atrium building was finished with corrugated metal and glass panels, these fully intact and sealed at the eaves (Figs. 25-28).





Figs. 25 & 26 View of roof from car park





Figs. 27 & 28 Roof and eaves from amenity grassland

The walls were sound throughout, whilst all the window casements and doorframes were tightly fitting with no crevices or gaps.

No signs of bat activity were found around the outside of the Atrium building.

Internally no evidence of bat activity or occupation was found inside the building.

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Deansgate Terrace

The ridges of the two pitched roofs to be affected by the works were fully intact, whilst all the slate roof tiles were tightly overlapping with only a handful of broken tiles observed (Figs. 29-31).





Figs. 29 & 30 Ridge and roof tiles of the roof to the north



Fig. 31 Ridge and roof tiles to the south

The brick work was sound throughout; whilst all the window casements and doorframes were tightly fitting with no crevices or gaps.

No signs of bat activity were found around the outside of Deansgate Terrace.

Internally the roof voids were finished with corrugated metal panels (Figs. 32 and 33).

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Figs. 32 & 33 Corrugated metal panel lined roof

No light penetrated the roof void, and no evidence of bat activity or occupation was found inside Deansgate Terrace.

3.3.2 Badgers

There were no signs of Badger *Meles meles* activity.

3.3.3 Otters

No evidence of Otter *Lutra lutra* presence was found.

3.3.4 Water Voles

No evidence of Water Vole *Arvicola amphibius* presence was found.

3.3.5 Birds

Due to the size and nature of the site, the only birds observed within the survey area were numerous Feral Pigeons. These are a Species of Low Conservation Concern (RSPB Green list).

Nesting opportunities within the survey area were very limited, these largely restricted to the multi-storey car park.

3.3.6 Reptiles

The site had negligible potential for reptiles as there were very limited foraging opportunities, no suitable basking areas and no potential refugia or hibernacula.

3.3.7 Great Crested Newts

There was no still water or other wetland features on the site and as such the site had negligible potential for amphibians.

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Furthermore, there were very limited foraging opportunities, no suitable basking areas and no potential refugia or hibernacula.

As such, amphibians are considered to be absent.

3.3.8 Invertebrates

Since the site was dominated by buildings and hardstanding it was concluded that there was low potential for significant invertebrate assemblages, in particular those species listed as a priority in the UK Biodiversity Action Plan and/or Local Biodiversity Action Plan. Indeed, none were noted.

3.3.9 Other species

No other protected or LBAP species were observed during the site visit.

3.4 2022 Survey

The re-inspection took place on 3rd July 2022. The condition of the buildings and vegetation had changed little since the original surveys of 2017 and 2018 (Figs. 34 and 35).





Figs. 34 & 35 Main front of warehouse (L) and Atrium (R)

No signs of bat activity or occupation were found, and the suitability for roosting pipistrelles and/or other bat species was still considered negligible (Figs. 36-39).

The only notable vegetation continued to be the small area of amenity grass, the few small shrub beds containing native and non-native species, and the small number of semi-mature scattered trees (Figs. 40 and 41).

However, a new shrub bed had been created along the edge of the grassland area, and there were a couple of new planters.

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Figs. 36 & 37 Ridges and roofs of main building (L) and Atrium (R)




Figs. 38 & 39 Internal roof of car park area (L) and roof void above offices (R)




Figs. 40 & 41 Semi-mature scattered trees (L) and amenity grass (R)

3.5 2023 Survey

The daytime re-inspection was carried out 10th January 2023 commencing at 10:00.

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The weather conditions during the time of the survey were recorded and are presented in Table 2 below.

Parameter	Value
Temperature (ºC)	8.0
Cloud cover (%)	100
Precipitation	Rain
Wind speed (Beaufort scale)	0

Table 2 Weather conditions during the diurnal survey

Central Atrium

The roof and walls of the Central Atrium were finished with corrugated metal and glass panels, these fully intact and sealed at the eaves (Fig. 42).

All the window casements and doorframes were tightly fitting with no crevices or gaps.

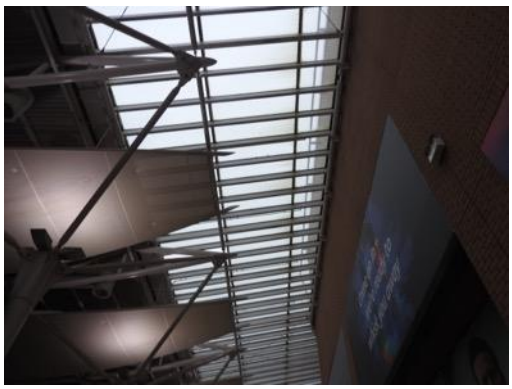
Internally the structure was open to the glazed roof (Figs. 43 and 44).

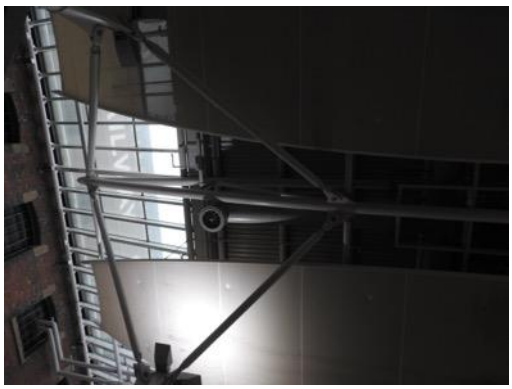
There was no bat access to the interior of the Central Atrium and it was unsuitable for bat roosting.



Fig. 42 View of Central Atrium from southeast

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Figs. 43 & 44 Internal views of the Central Atrium

No signs of bat activity were found around the outside or inside of the Central Atrium building.

Cinema Building

The roof of the cinema building was finished with metal sheets, these all tightly fitting with no holes or suitable cervices observed (Fig. 45).



Fig. 45 Roof of the cinema building

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The walls comprised metal sheet cladding, brick and glass, these fully intact and sealed at the roof edges, corners and joins (Figs. 46-49).





Fig. 46 & 47 Aspects to the southwest (L) and southeast (R)





Figs. 48 & 49 Aspects to the east (L) and west (R)

All the window casements and doorframes were tightly fitting with no crevices or gaps.

No signs of bat activity were found around the outside of the cinema building.

Internally the building was in use as a cinema and leisure complex and no evidence of bat activity or occupation was found inside. Indeed, the interior was clearly inaccessible to bats.

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4. CONCLUSIONS AND RECOMMENDATIONS

4.1 Site evaluation

The site was of very limited value to wildlife, this restricted to the scattered trees and shrub beds.

There were no signs of Badger activity, few birds, and no potential for significant invertebrate assemblages, in particular those species listed as a priority in the UK Biodiversity Action Plan and/or Local Biodiversity Action Plan.

None of the trees contained features such as woodpecker holes, fissures and exfoliating bark, and although there were some small decay cavities, these were considered unsuitable for bat roosting and/or hibernation.

No signs of bat activity or occupation were found, and the suitability of roosting pipistrelles or other bat species was considered negligible.

The site itself had limited value to foraging bats as the area lacked vegetation, whilst it is also brightly illuminated at night.

There were no still water or other wetland features on the site, and as such there was negligible potential for reptiles and amphibians. Furthermore, there were very limited foraging opportunities, no suitable basking areas and no potential refugia or hibernacula.

There will be no impact on any of the species noted in the ecological data search.

4.2 Possible impacts of proposed work and recommendations

Since all in-use bird's nests and their contents are protected from damage or destruction, any tree or shrub removal or works which may affect a nest should be undertaken outside the period 1st March to 31st August inclusive. If this time frame cannot be avoided, a close inspection of the trees, shrubs or structures to be removed will be undertaken prior to clearance.

Work will not be carried out within a minimum of 5.0 metres of any in-use nest, although this distance could be more depending on the sensitivity of the species. Any in-use nest will be allowed to fledge before it is disturbed.

Despite the presumed absence of reptiles and amphibians, at all times care will be taken when carrying out earthworks, as small mammals could be present. Any small mammals disturbed or uncovered will either be caught by hand and relocated to a safe area, or left to vacate the work site in their own time.

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If excavations are to be undertaken, it should be noted that open trenches could potentially trap wildlife, especially if these fill up with water. Escape routes will therefore be provided if trenches cannot be infilled immediately. These can be in the form of branches or boards placed on the bottom of the trench, with their upper ends above ground level and touching the sides, or sloping ends left in trenches.

4.3 Further surveys

If any tree or shrub removal or works which may affect a nest cannot be timed appropriately to avoid the bird nesting period (considered to be March to August inclusive), then further surveys for nesting birds will be required.

No other surveys were considered necessary.

4.4 Biodiversity Net Gain

The proposed landscaping scheme represents a significant increase in green areas at the site, these botanically diverse.

A screenshot of the Biodiversity Net Gain calculation using the Biodiversity Metric (version 3.1) confirms a gain of 1644%, as shown in Fig. 50 overleaf.

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Great Northern

Headline Results

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On-site baseline	*Habitat units*	0.08
	Hedgerow units	0.00
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	1.43
	Hedgerow units	0.00
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	*Habitat units*	1644.06%
	Hedgerow units	0.00%
	River units	0.00%
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	1.35
	Hedgerow units	0.00
	River units	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	1644.06%
	Hedgerow units	0.00%
	River units	0.00%

Fig. 50 Screenshot of Biodiversity Net Gain calculator

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APPENDICES

Appendix 1: Phase 1 Habitat Survey Map

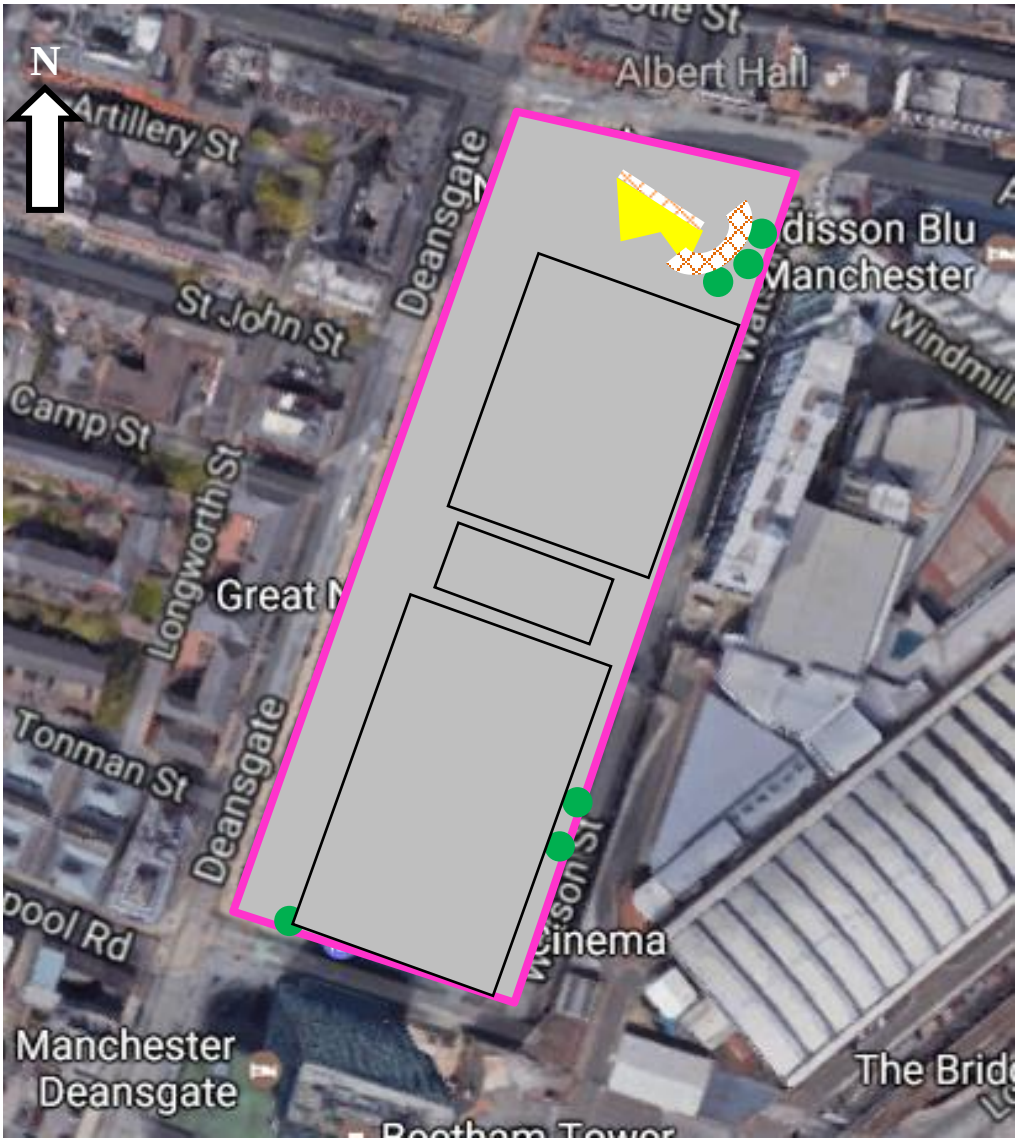
Appendix 2: Target Notes

Appendix 3: Plant species list

Appendix 4: Relevant legislation

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Appendix 1: Phase 1 Habitat Survey Map



(Not to scale)

Legend

- Survey boundary
- Buildings and hardstanding
- Scattered trees
- Introduced shrubs
- Amenity grassland

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Appendix 2: Target Notes

No Target Notes.

Appendix 3: Plant species list

Latin name	Common name
Carpinus betulus	Hornbeam
Taxus baccata	Yew
Prunus laurocerasus	Cherry Laurel
Hedera helix	Ivy
Lolium Perenne	Perennial Ryegrass
Festuca rubra	Creeping Fescue
Poa spp.	Meadow-grasses

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Appendix 4: Relevant legislation

4.1 – Birds

In Britain, all wild birds, their nests and eggs are protected under the Wildlife & Countryside Act 1981. There are penalties for:

- *Killing, injuring or capturing them, or attempting any of these;*
- *Taking or damaging the nest whilst in use;*
- *Taking or destroying the eggs.*

4.2 – Bats

In England, Scotland and Wales, all bat species are fully protected under the Wildlife and Countryside Act 1981 (WCA) (as amended), through inclusion in Schedule 5. In England and Wales this Act has been amended by the Countryside and Rights of Way Act 2000 (CRoW) and the Natural Environment and Rural Communities Act 2006 (NERC), which add an extra offence, makes species offences arrestable, increases the time limits for some prosecutions, and increases penalties.

All bats are also included in Schedule 2 of the Conservation (Natural Habitats, & c.) Regulations (the Habitats Regulations), which defines 'European protected species of animals'. In England this is the Conservation of Habitats and Species Regulations 2010, in Scotland the Habitat Regulations 1994 (as amended), and in Northern Ireland the Conservation Regulations 1995.

All bats are also protected under the Bern Convention Appendix II, the Bonn Convention Appendix II, and the Wild Mammals (Protection) Act 1996.

The above legislation can be summarised thus (Mitchell-Jones and McLeish, 2004):

- *Intentionally or deliberately kill, injure or capture (or take) bats;*
- *Deliberately disturb bats (whether in a roost or not;*
- *Recklessly disturb roosting bats or obstruct access to their roosts;*
- *Damage or destroy roosts;*
- *Possess or transport a bat or any part of a part of a bat, unless acquired legally;*
- *Sell (or offer for sale) or exchange bats, or parts of bats.*

The word 'roost' is not used in the legislation but is used here for simplicity. The actual wording is 'any structure or place which any wild animal…uses for shelter or protection' (WCA), or 'breeding site or resting place' (Habitats Regulations).

As bats generally have both a winter and a summer roost, the legislation is clear that all roosts are protected whether bats are in residence at the time or not.

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