

Ascerta

Landscape, Arboricultural & Ecological Solutions
for the Built Environment

Preliminary Bat Roost Assessment

Wythenshawe Hospital

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P.1721.22

Preliminary Bat Roost Assessment

Of

Wythenshawe Hospital

For

Warburton Associates

14 September 2022

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EXECUTIVE SUMMARY

A Preliminary Bat Roost Assessment has been carried out on the buildings at Wythenshawe Hospital on 17th August 2022 by Lizzie Atkinson. The assessment comprised a desk study, as well as a site walkover survey in order to map habitat types. The assessment provides baseline data as to current site conditions and where appropriate allows recommendations to be made in respect of further potential work in order to satisfy current wildlife legislation.

Bat surveys are conducted in accordance with the Bat Surveys for Professional Ecologists - Good Practice Guidelines, published 2016 (the Guidelines). Strict adherence to these is not necessary, but where practice deviates from them, clear reasons and rationale are required.

The site comprises Wythenshawe Hospital and contains a mixture of garages, offices, hospital clinics, toilet facilities and a large industrial chimney. The buildings present within the hospital campus are surrounded by further hospital associated buildings, small areas of amenity grassland, introduced shrubs and scattered trees. Within the wider landscape residential dwellings and industrial units lie to the north and areas of open space to the south.

The buildings onsite were assessed to provide between **negligible** to **moderate** bat roost potential.

The buildings within the site also provide opportunities for nesting birds.

If the recommendations below are followed these species will not be adversely affected by the proposals:

- If works are not begun by August 2023, an updated building inspection may be required to confirm bats are not using the buildings as a roost;
- Two nocturnal bat surveys on buildings B2, B3, B4, B5a, B5b and B5c to be carried out between May and September (with at least one survey to occur between May and August) to determine if bats are using the buildings within the site as a roost;
- A nocturnal bat survey on buildings B1 and B5d to be carried out between May and August to determine if bats are using the buildings within the site as a roost; and
- Building works should not be undertaken during the bird breeding season (between 1 March and 31 August) or a nesting bird check will be required by a suitably experienced ecologist.

1.0 Introduction

Ascerta has been instructed by Warburton Associates to carry out a Preliminary Bat Roost Assessment of the buildings at Wythenshawe Hospital (hereafter referred to as the site). The site OS grid reference is SJ 806 879 and the What3Words reference is recent.dared.bowls.

The site was visited on 17th August 2022 by Lizzie Atkinson, when a preliminary bat roost assessment of the buildings within the site was undertaken.

The bat survey was undertaken following the guidelines set out by the Bat Conservation Trust (Collins 3rd Edition 2016). The report was prepared following methods detailed in the CIEEM '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' (2018) and '*Guidelines for Ecological Report Writing*' (2017).

The site comprises Wythenshawe Hospital and contains a mixture of garages, offices, hospital clinics, toilet facilities and a large industrial chimney. The buildings present within the hospital campus are surrounded by further hospital associated buildings, small areas of amenity grassland, introduced shrubs and scattered trees. Within the wider landscape residential dwellings and industrial units lie to the north and areas of open space to the south. The buildings are presented on plan *P.1721.22.01* (Appendix 1).

The proposals include the demolition of the existing buildings (B1-B6) within the site.

2.0 Objectives

Our client's objectives are to identify the potential ecological constraints of the proposed development within the site.

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search;
- Identify designated sites within 2km of the site;
- Review protected bat species records within 2km of the site;
- Map the habitats within the site using JNCC (2010) methods;
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires;
- Provide recommendations that seek to enhance the ecological value of the site;
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current wildlife legislation.

3.0 Survey Methods

The Preliminary Bat Roost Assessment involved the collection and review of data from a desk study and field survey along with assessment of the value of the habitats following CIEEM guidelines.

3.1 Desk Study

A review of the designated sites and habitats within 2km of the site has been undertaken in September 2022 using the Multi-Agency Geographic Information for the Countryside (MAGIC) and the Natural England websites.

A review of UK and Local priority habitats and bats known to occur within 2km of the site has been undertaken in September 2022; using the Joint Nature Conservation Committee website, Multi-Agency Geographic Information for the Countryside (MAGIC) and local bat records from Greater Manchester Ecology Unit (GMEU) (Appendix 5).

3.2 Field Survey

A walkover survey of the site was conducted on 17th August 2022 by Lizzie Atkinson, when the habitat types and features of ecological interest were identified and mapped in compliance with the Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit (*JNCC, 2010*). The survey methods involve the recording and mapping of all habitat types and ecological features present on site, including the identification of the main species present and examination of the potential for any protected species. Habitats were mapped and target notes made for any interesting features.

The surveys particularly focused on the following species and habitat features:

- Mammals (bats)

Weather conditions during the survey were warm (18°C), dry and clear (2/8 cloud cover) with a F1 (Beaufort Scale) light air, therefore appropriate for this type of survey.

3.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using table 4.1 page 35 within the Bat Conservation Trust Guidelines (Collins, 2016).

Preliminary Ecological Appraisal for Bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging both on the site and surrounding area. Commuting and foraging habitat suitability was categorised **low** to **high**. Commuting and foraging habitat valued as **moderate** or above may need further survey effort if lost to the proposals.

External Inspection of the Building

A daytime external inspection of the building was carried out during the survey by a suitably experienced ecologist. The building was searched externally looking for signs of bats, including staining on barge boards, soffits and more commonly droppings on flat surfaces i.e. window ledges that would indicate potential roosting sites. Possible bat access points such as loose tiles, cracks and crevices or crawl spaces beneath and/or behind roofing materials such as roofing felt, panelling, soffits and tiles were identified and checked for signs of use by bats, for example droppings, scratch marks and staining.

The building was categorised as per Table 4.1 (below). Buildings assigned a suitability of **Low** or above may require further inspection if they are to be lost to the development.

Table 4.1: Guidelines for assessing Potential Roost Features (PRFs), commuting and foraging habitat within a proposed development site. Guidelines taken from table 4.1 page 35 of the Bat Conservation Trust Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016).

Suitability	Roosting Habitats	Commuting and Foraging Habitats
<i>Negligible</i>	<i>Negligible habitat features on site likely to be used by roosting bats.</i>	<i>Negligible habitat features on site likely to be used by commuting or foraging bats.</i>
<i>Low</i>	<i>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 ^a and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation^b).</i> <i>A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential. ^c</i>	<i>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.</i> <i>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.</i>
<i>Moderate</i>	<i>A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions^a and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).</i>	<i>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.</i> <i>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.</i>
<i>High</i>	<i>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 ^a and surrounding habitat.</i>	<i>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.</i> <i>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.</i> <i>Site is close to and connected to known roosts.</i>

^a For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

^b Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2015). This phenomenon requires some research in the UK but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

^c This system of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI,2015).

3.4 Evaluation

Habitats and species on the site were evaluated following the '*Guidelines for Ecological Impact Assessment in the UK and Ireland*' 2018. A geographical frame of reference is assigned to each habitat and species, with International Value being most important, then National, Regional, County, District, Local and lastly, within the immediate Zone of Influence (Zoi) of the proposals only.

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as SSSIs. For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

3.5 Limitations

The site was visited on only one occasion. This produces a snapshot of habitats and species on the site and others may be present at different times of the day or year. This limitation has been taken into account within this report.

Access to carry out an internal inspection of a single garage (B1) was available, and the garage was well lit within natural light from the open garage door allowing for an inspection of the internal of the garage during the visit. Access to carry out an internal inspection of buildings B2-B5 was not available, and these access restrictions are taken into account within the report conclusions.

The absence of biological records does not necessarily mean the absence of species. This has been taken into account within the report conclusions.

4.0 Survey Results

4.1 Desk Study

One statutory site and seven non-statutory sites were identified within 2km of the site.

The following statutory site was identified within the vicinity of the proposals (with approximate distance and direction from the site):

- Wythenshawe Park Local Nature Reserve (LNR), 1.5km north-east.

The following non-statutory sites were identified within the vicinity of the proposals (with approximate distance and direction from the site):

- Nan Nook Wood Site of Biological Importance (SBI), 1.7km north;
- Gib Lane Wood SBI, 1.85km north-east;
- Princes Spinney SBI, 1.4km north-east;
- Blackcarr Wood & Baguley Bottoms SBI, 1.4km north-east;
- Ponds at Davenport Green SBI, 1.2km south-west;
- Davenport Green Wood SBI, 1.6km south; and
- Painswick Park Meadow SBI, 1.7km south-east.

The site does not lie within a Natural England SSSI Impact Risk Zone.

No European Protected Species Licence (EPSL) applications within 2km of the site since 2016 were identified using Magic Maps.

Bat records are summarised below, and the detailed records held by GMEU within 2km of the site are displayed within Appendix 5.

Bats

GMEU returned eleven bat roost records and forty bat sign records within 2km of the site. The closest roost record was for a common pipistrelle roost located 480m north-east of the site within a residential area. The closest bat sign record was in 2003 for a whiskered bat located 260m west of the site along Claverton Road. The most recent record was in July 2019 for a common pipistrelle located 1.8km west of the site within the Timperley area.

4.2 Preliminary bat roost assessment of buildings

Building 1-

Building B1 is a single storey garage currently in use as offices and storage. The western section of the roof is pitched and tiled, and the eastern section is sloped and constructed in corrugated metal sheets with a dense coverage of moss identified on both sections. The garage exterior walls are covered in pebble dash render on all elevation and the fascias are wooden with small gaps identified between the fascias and walls. Garage doors are present on the northern elevation of the building and small gaps were identified between the garage door frames and walls. Internally, the roof is lined and supported by wooden beams. No evidence of bats or other species were noted during the internal or external inspection. Building 1 is displayed within photographs 1 -5 within Appendix 3.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **low** potential for day and maternity roosts for crevice dwelling bats and **low** potential for void dwelling bats. Overall, the building is classified as having **low** bat roosting potential.

Building 2-

Building B2 is a large, two-storey hospital clinic constructed in brickwork walls with a multi pitched tiled roof with wooden fascias and soffit boards. Lifted and slipped tiles were noted within the roof and along the ridgeline and gaps were identified underneath and between adjoining fascias. Chimneys and flue vents are present within the roof and lifts were identified within the surrounding flashing. The brickwork has large areas of missing mortar and cracks present throughout all elevations. The windows are a mixture of double-glazed and single-glazed and sit within wooden frames with pebble render present underneath the windows on the southern elevation. Two storey extensions are present off the northern elevation and are constructed in brickwork walls with flat felt roofs and wooden fascias. Lifts were identified within the felt and very small gaps identified underneath the fascias. No evidence of bats or other species were noted during the external inspection. Building 2 is displayed within photographs 6 - 9 within Appendix 3.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **moderate** potential for day and maternity roosts for crevice dwelling bats and **moderate** potential for void dwelling bats. Overall, the building is classified as having **moderate** bat roosting potential.

Building 3-

Building B3 is a single storey office constructed in brickwork walls with wooden panel cladding present on the southern half of the building. The brickwork is in good condition with only small areas of missing pointing noted throughout. The roof is constructed in felt and surrounded by wooden fascias and soffit boards. The roof contains multiple lifts and gaps throughout and the fascias were noted to be broken, with large gaps and holes identified with the fascias and soffit boards. No evidence of bats or other species were noted during the external inspection. Building 3 is displayed within photographs 10 - 13 within Appendix 3.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **moderate** potential for day and maternity roosts for crevice dwelling bats and **moderate** potential for void dwelling bats. Overall, the building is classified as having **moderate** bat roosting potential.

Building 4-

Building B4 is a single storey hospital clinic constructed in brickwork walls with a multi-pitched tiled roof. The brickwork has cracks and missing bricks with large areas of missing pointing identified on all elevations. Tiles were noted to be missing, slipped and lifted throughout the roof and along the ridgeline. Chimneys and flue vents were identified within the roof and vegetation was noted to have encroached the chimneys and lifts identified in the surrounding flashing. Gaps are present underneath and between wooden facias and soffit boards as well as between the facias and roof tiles. No evidence of bats or other species were noted during the external inspection. Building 4 is displayed within photographs 14 - 17 within Appendix 3.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **moderate** potential for day and maternity roosts for crevice dwelling bats and **moderate** potential for void dwelling bats. Overall, the building is classified as having **moderate** bat roosting potential.

Building 5a-

Building B5a is a single storey hospital clinic constructed in brickwork walls with a multi-pitched tiled roof with raised skylights present. The raised skylights are boarded with plywood and gaps are present between the boards. The brickwork has cracks and areas of missing pointing identified on all elevations. Tiles were noted to be missing, slipped and lifted throughout the roof and along the ridgeline. Painted wooden facias and soffit boards surround the building and gaps were noted throughout and the paint peeling. Gaps were also identified at the gable ends as well as between the facias and roof tiles. Double glazed uPVC windows are present throughout and no gaps identified between the frames and brickwork. No evidence of bats or other species were noted during the external inspection. Building 5a is displayed within photographs 18 - 21 within Appendix 3.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **moderate** potential for day and maternity roosts for crevice dwelling bats and **moderate** potential for void dwelling bats. Overall, the building is classified as having **moderate** bat roosting potential.

Building 5b-

Building B5b is a large, multi-storey hospital clinic directly connected to B5a and B5B. The building is constructed in brickwork walls with a multi-pitched tiled roof with chimneys and flue vents present throughout. The brickwork contains cracks with large areas of missing pointing present throughout. The roof has missing, lifted and slipped tiles throughout and along the ridgeline and the flashing around the chimneys noted to be lifted with small areas encroached with vegetation. The windows are a mixture of double and singled glazed and sit within both uPVC and wooden frames and some smaller windows

were noted to be boarded up. No evidence of bats or other species were noted during the external inspection. Building 5b is displayed within photographs 22 - 23 within Appendix 3.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **moderate** potential for day and maternity roosts for crevice dwelling bats and **moderate** potential for void dwelling bats. Overall, the building is classified as having **moderate** bat roosting potential.

Building 5c-

Building B5c is a large, multi-storey hospital clinic directly connected off the southern elevation of B5b. The building constructed in brickwork walls with a multi-pitched tiled roof with chimneys and flue vents present throughout. The brickwork contains cracks with large areas of missing pointing present throughout. The roof has missing, lifted and slipped tiles throughout and along the ridgeline and the flashing around the chimneys noted to be lifted with small areas encroached with vegetation. The windows are a mixture of double and single glazed and sit within both uPVC and wooden frames and some smaller windows were noted to be boarded up. The windows are a mixture of styles with wooden fascias and soffit boards present on the dormer and bay windows and gaps identified between the fascias and soffit boards. No evidence of bats or other species were noted during the external inspection. Building 5c is displayed within photograph 24 within Appendix 3.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **moderate** potential for day and maternity roosts for crevice dwelling bats and **moderate** potential for void dwelling bats. Overall, the building is classified as having **moderate** bat roosting potential.

Building 5d-

Building B5d is a small facility building containing showers, toilets, lockers and bike stands located north of B5b. The building is constructed in pebbledash style cladding with a flat felt roof. Small lifts were identified within the felt roof and gaps identified between the cladding. No evidence of bats or other species were noted during the external inspection. Building 5d is displayed within photograph 25 within Appendix 3.

The building was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **low** potential for day and maternity roosts for crevice dwelling bats and **low** potential for void dwelling bats. Overall, the building is classified as having **low** bat roosting potential.

Building 6-

Building B6 is a large disused industrial chimney constructed in steel. No evidence of bats or other species were noted during the external inspection. The chimney (B6) is displayed within photograph 26 within Appendix 3.

Due to the unfavourable roosting materials that would result in temperature fluctuations and lack of access points the chimney (B6) was assessed to have **negligible** hibernation potential for crevice and void dwelling bats and **negligible** potential for day and maternity roosts for crevice dwelling bats and **negligible** potential for void dwelling bats. Overall, the building is classified as having **negligible** bat roosting potential.

4.3 Protected and Notable Species

Bats

The buildings on site offer between **negligible** and **moderate** potential to support bat roosts as detailed above in section 4.2. The site provides some limited foraging and commuting habitat for bats and is well connected to the surrounding landscape with areas of open space located south of the hospital campus.

5.0 Evaluation and Recommendations

5.1 Designated Sites and Habitats

There are no statutory or non-statutory protected sites within the vicinity of the proposals that are likely to be directly impacted by the proposals during the demolition as all sites lie over 1km from the site with large buildings and infrastructure within the immediate surroundings likely to absorb any dust or pollution created as a result of the demolishment. The proposals are for the demolition of existing buildings within the site and it is considered there will be no indirect impact to any surrounding statutory or non-statutory protected sites within the vicinity of the site due to the nature of these proposals.

The site does not lie within a Natural England SSSI Impact Risk Zone. It is considered that there will be no impact on any SSSIs in the vicinity as a result of the proposals.

The site comprises Wythenshawe Hospital and contains a mixture of garages, offices, hospital clinics, toilet facilities and a large industrial chimney. The buildings present within the hospital campus are surrounded by further hospital associated buildings, small areas of amenity grassland, introduced shrubs and scattered trees. Within the wider landscape residential dwellings and industrial units lie to the north and areas of open space to the south. The site contains no designated or priority habitats. Due to the nature of the proposals, they are unlikely to adversely effect the ecological value of the area.

5.2 Protected and Notable Species

Bats

The buildings were assessed to provide between **negligible** to **moderate** bat roost potential. The buildings were assessed as followed:

- **Negligible** potential – B6 (Chimney)
- **Low** – B1 (Garages) and B5d
- **Moderate** – B2, B3, B4, B5a, B5b and B5c

The buildings within the site are to be demolished, therefore buildings B1 and B5d, assessed to provide **low** bat roost potential, will require a minimum of one nocturnal survey undertaken between May and August to assess if bats are using the buildings within the site as a roost and to inform further recommendations if required.

Buildings B2, B3, B4, B5a, B5b and B5c were assessed to provide **moderate** bat roost potential therefore will require a minimum of two nocturnal surveys undertaken between May and September (with at least one survey to occur between May and August) to assess if bats are using the buildings within the site as a roost and to inform further recommendations if required.

If a high level of bat activity is recorded during the surveys, further nocturnal surveys may be required and if bats are recorded to be roosting with any of the buildings proposed for demolition, an application to Natural England will be required for the destruction of a bat roost.

Birds

The building within the site provides suitable habitat for nesting bird species. It is recommended that building works should be undertaken outside of the nesting bird season (1st March to 31st August Inclusive) to avoid any impact on breeding birds. If building works cannot be undertaken outside of the breeding bird season, a nesting bird check undertaken by a suitably experienced ecologist should be undertaken immediately prior to works commencing. If an active birds' nest is identified a suitable buffer zone should be implemented where no works are to occur within until the young have fledged the nest.

5.3 Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

1. Provision of four bird box (25mm and 32mm entrance hole box, house sparrow terrace, swift box, swallow cup), attached to or integrated within retained buildings or retained tree on site; and
2. Provision of six bat features (e.g. Vivara Pro WoodStone Bat box or similar) attached to a retained tree on site or provision of a bat box (e.g. Vivara bat bricks or 'bird brick houses' bat boxes) integrated within retained buildings on site.

6.0 Conclusions

The site was subject to a preliminary bat roost assessment of the buildings. During the survey, it is considered that impact on bats and birds are likely to occur in relation to the proposals for the site. In summary, the following recommendations have been made to avoid impact on these species:

- If works are not begun by August 2023, an updated building inspection may be required to confirm bats are not using the buildings as a roost;
- Two nocturnal bat surveys on buildings B2, B3, B4, B5a, B5b and B5c to be carried out between May and September (with at least one survey to occur between May and August) to determine if bats are using the buildings within the site as a roost;
- A nocturnal bat survey on buildings B1 and B5d to be carried out between May and August to determine if bats are using the buildings within the site as a roost; and
- Building works should not be undertaken during the bird breeding season (between 1 March and 31 August) or a nesting bird check will be required by a suitably experienced ecologist.

It is considered that there would be very limited impact on the local ecology as a result of the proposals, provided the recommendations detailed within section 5.0 above are followed.

7.0 References

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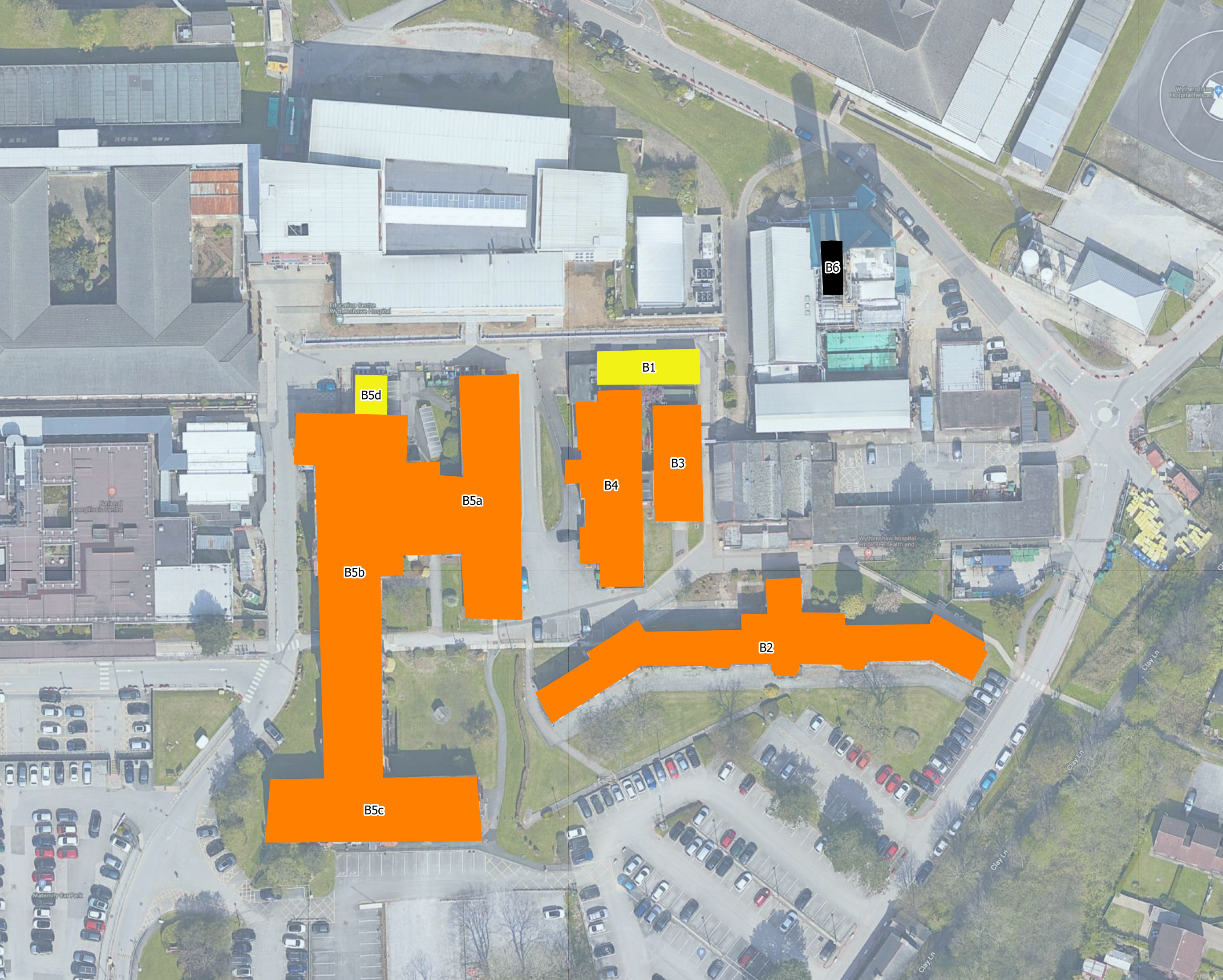
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Appendix 1



Key

- J3.6 - Buildings
- J3.6 - Moderate BRP Buildings
- J3.6 - Low BRP Buildings

BRP - Bat Roost Potential

DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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PROJECT:
Wythenshawe Hospital

DRAWING TITLE:
Preliminary Bat Roost Assessment

SCALE: NTS@A3	DRAWN BY: LA	DRAWING No: P.1721.22.01
DATE: 04/09/2022	CHKD BY: LK	REV: -

Appendix 2

Photographs

Table 4: Photographs of the site

	
Photograph 1: Garages (B1)	Photograph 2: Garages (B1)
	
Photograph 3: Gaps between facias and walls on garages (B1)	Photograph 4: Internal of one garage (B1)



Photograph 5: Dense moss coverage on roof of garages (B1)



Photograph 6: Southern elevation of B2



Photograph 7: Missing mortar on B2



Photograph 8: Northern elevation of B2



Photograph 9: Building B2



Photograph 10: Southern elevation of B3



Photograph 11: Broken fascias on building B3



Photograph 12: Broken soffit board on B3



Photograph 13: Lifted felt on roof of B3



Photograph 14: Building B4



Photograph 15: Eastern elevation of B4



Photograph 16: Missing brickwork on B4



Photograph 17: Western elevation of B4



Photograph 18: Gaps between roof tiles and facias on B5a



Photograph 19: Gap at gable end of B5a



Photograph 20: Southern elevation of B5a



Photograph 21: Building B5a



Photograph 22: Eastern elevation of B5b



Photograph 23: Western elevation of B5b



Photograph 24: Southern elevation of B5c



Photograph 25: Building B5d



Photograph 26: Chimney (B6)

Appendix 3

Relevant Legislation

European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive);
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive).

UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CROW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

The Environment Act sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The Defra Biodiversity Metric is being implemented to work alongside the Environment Act. This tool calculates potential biodiversity impacts as a result of development and identifies mitigation and compensation requirements to ensure no net loss of biodiversity. In addition, it identifies measures that can be implemented in order to meet Biodiversity gain as a result of development. Defra released a beta version of the biodiversity metric in July 2019. This metric is likely to be the default metric used by councils, with the most recent version submitted to support a planning application.

The National Planning Policy Framework (NPPF) 2021 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 '*Conserving and enhancing the natural environment*'. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: recognising the wider benefits of ecosystem services, minimising impacts on biodiversity and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future

pressures. Further guidance is provided within Government Circular *06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System*.

Species and Habitats of Principal Importance

Species and Habitats of Principal Importance are listed under section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up to date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the '*UK Post-2010 Biodiversity Framework*', many of UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAP) and Species Action Plans (SAP) and there are also "grouped action plans" for groups of related species with similar conservation requirements. The LBAP relating to this Site is the Greater Manchester Biodiversity Action Plan.

Bats

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the Wildlife & Countryside Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Local BAP.

Under the current legislation as summarised on pages 8 and 9 of the Bat Surveys for Professional Ecologists Good Practice Guidelines – 3rd Edition (2016) it is a criminal offence to:

“To kill, capture, injure or take a wild bat;

- To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidentally. No element of intentional, reckless or deliberate action needs to be evidenced;*
- To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance;*
- To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection;*
- To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection; and*
- To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild.”*

Breeding Birds

Breeding Birds are protected under the Wildlife and Countryside Act which make it an offence to:

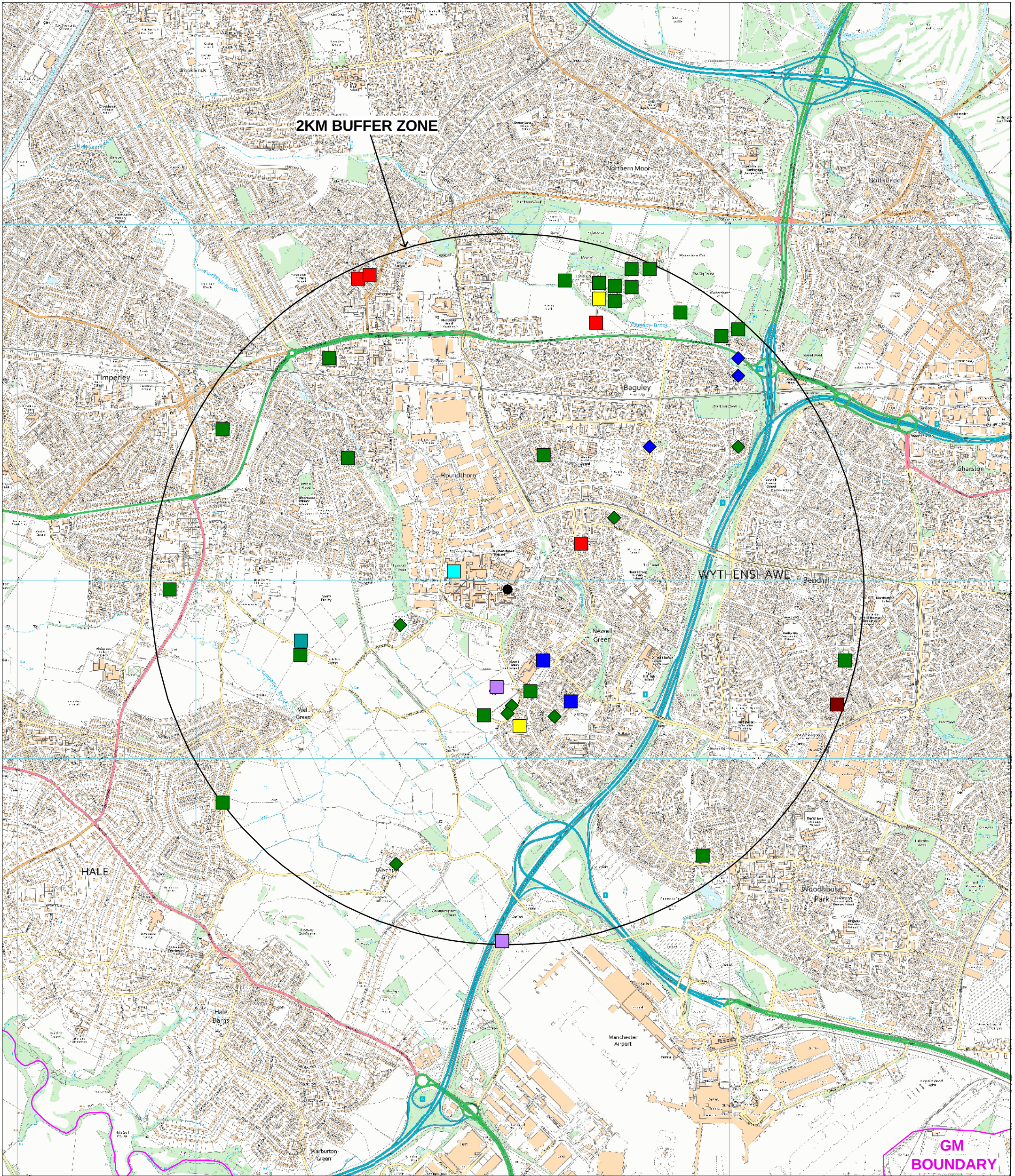
- intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built;*
- intentionally take or destroy the egg of any wild bird;*
- have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954;*
- intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.*

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

Local Policy

Manchester and is covered by Manchester's Local Development Framework Core Strategy Development Plan Document (adopted 11 July 2012) and extant policies within the Unitary Development Plan. The policy of relevance is EN 15 within the Core Strategy document.

Appendix 4



KEY

BAT ROOSTS

- ◆ COMMON PIPISTRELLE
- ◆ PIPISTRELLE SP

BATS OTHER SIGNS

- BROWN LONG-EARED BAT
- COMMON PIPISTRELLE
- MYOTIS SP
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE
- WHISKERED BAT
- WHISKERED/BRANDT'S BAT

GREATER MANCHESTER ECOLOGY UNIT ECOLOGICAL SEARCH - SJ 807 879 WYTHENSHAW HOSPITAL - MAP 2

SCALE 1:20,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

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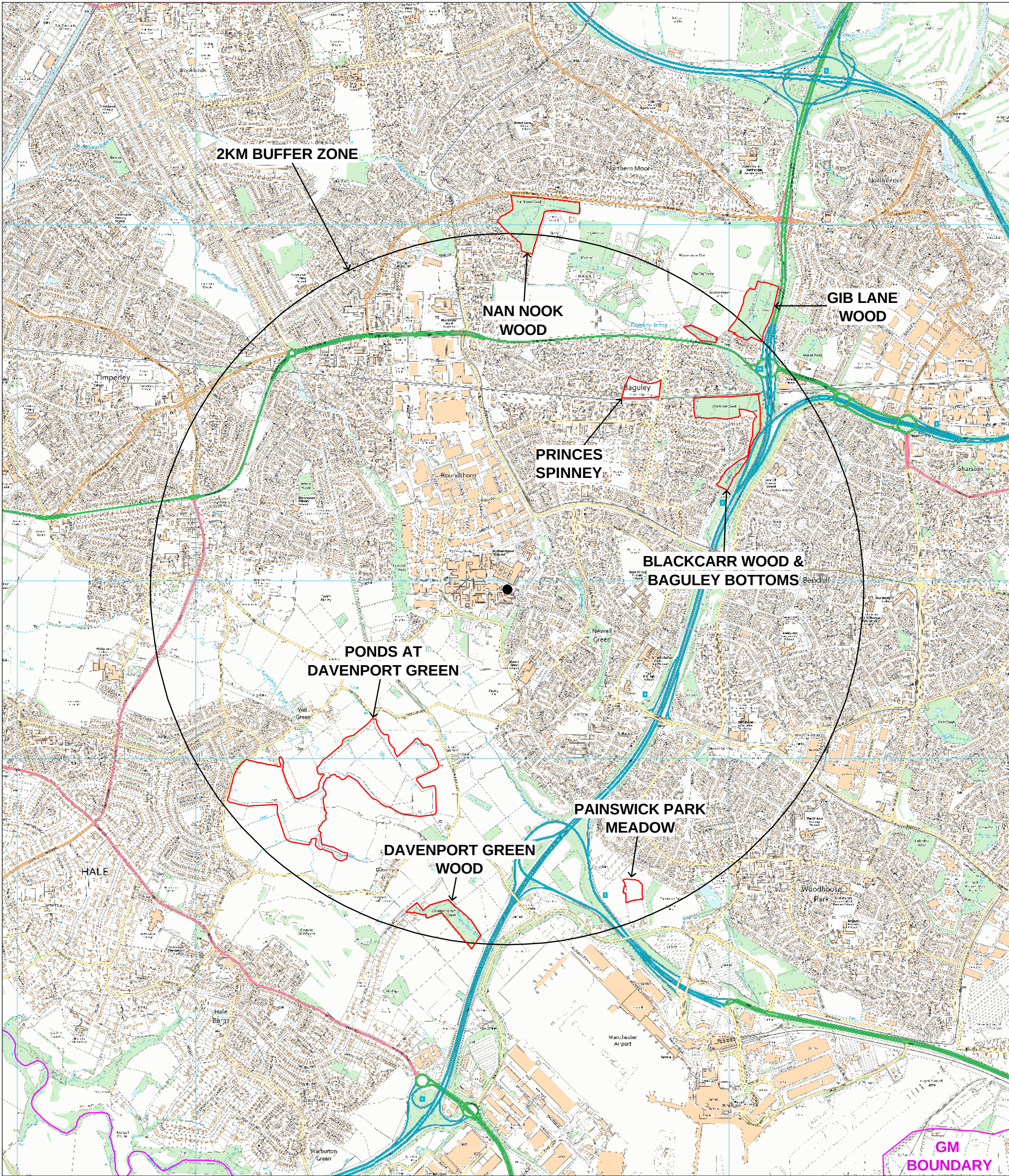
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Date Produced: 28/07/2022



**GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SJ 807 879
WYTHENSHAW HOSPITAL - MAP 1**

SCALE 1:20,000

KEY
SITE OF BIOLOGICAL IMPORTANCE
 **SBI BOUNDARY**

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