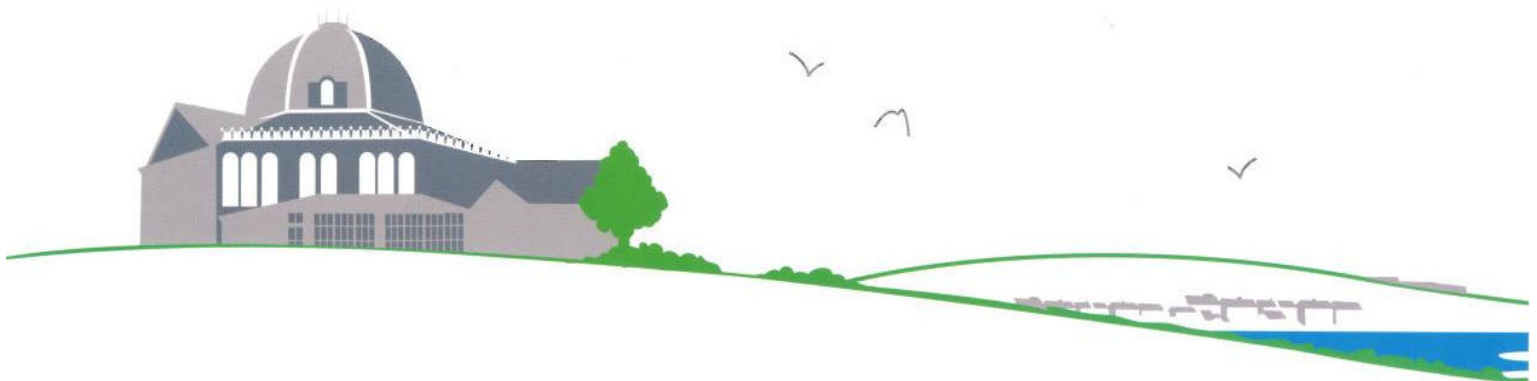




PROPERTY ALLIANCE GROUP

REEDHAM HOUSE, MANCHESTER

EXTENDED PHASE 1 HABITAT SURVEY,
BUILDING INSPECTION FOR BATS AND
BAT ACTIVITY SURVEYS



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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 Ltd (PAA) was commissioned by Property Alliance Group to carry out an ecological assessment at a site referred to as Reedham House, Manchester (hereafter referred to as the 'site') located at grid reference SJ 83523 98376.
- 1.2 This report describes the methods and results of an extended Phase 1 habitat survey carried out in July 2021 and a review of desk study data obtained in July 2021 from Greater Manchester Ecology Unit (GMEU) local records centre.
- 1.3 Following the extended Phase 1 habitat survey, a detailed assessment of the potential for the buildings on the site to support roosting bats and dusk emergence and dawn re-entry bat activity surveys were also undertaken.
- 1.4 Recommendations for any further ecological survey work and outline mitigation measures are provided where relevant. The results of the assessment will be used to inform future development proposals for the site.

Site Location and Brief Description of Proposed Development

- 1.5 The site is located close to Spinningfields, Manchester, situated adjacent to Trinity Square on the corner of St. Mary's Parsonage and King Street West at postcode M3 2PW.
- 1.6 The site consists of three buildings, two of which date back to at least the mid-1800s, joined together to form one large structure known as Reedham House (Photo 1, Appendix 1).
- 1.7 The smallest and newest building is a three-storey brick-built building with a concrete flat roof (B3 on Figure 1), currently in use as a nail studio (building on the left on Photo1).
- 1.8 To the west of B3 on the corner of King Street West and Smithy Lane (B1, Figure 1) is a Grade II listed building providing office accommodation, currently occupied by professional tenants. The building comprises 29,000 square feet across three storeys (building on the right on Photo 1).
- 1.9 The third and largest building (B2 on Figure 1) rising above the other two is a 19th century factory building occupied in part by solicitors (Photo 2). The solicitors also own a building across Garden Lane (to the north of the site) which is connected to B2 by a glass bridge. An outbuilding is connected to the west of B2, comprising a glass roof.
- 1.10 The setting of the site is highly urbanised located in Manchester city centre. The River Irwell is located 66m west of the site whilst recreational parks, such as Parsonage Garden, are present in the wider landscape.

Bat Biology

- 1.11 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.12 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features, such as rivers, hedgerows, smaller roads and woodland edges, as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.13 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer female bats gather together at maternity roosts to give birth and rear their young. Most births occur

between late June and mid-July, with the young able to fly within three to five weeks (Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds in a nursery colony or hibernation site (Altringham 2003).

Legislative Context

- 1.14 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); further details can be obtained from the Joint Nature Conservation Committee (JNCC) web site at www.jncc.defra.gov.uk.
- 1.15 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).
- 1.16 At the national level, the UK Post-2010 Biodiversity Framework published in 2012 is the Government's response to the Convention on Biological Diversity (2010). It describes the UK's biological resources, commits a detailed plan for the protection of these resources within the UK's devolved framework across England, Wales, Scotland and Northern Ireland. The document identifies future priorities for nature conservation and adopts a more strategic approach, including ecosystem services and sustainability alongside biodiversity. Despite administrative changes following devolution, there is still an underlying objective of protecting and enhancing a range of priority species and habitats, often still based on the objectives and classifications of the original UK Biodiversity Action Plan. Biodiversity 2020 is England's national biodiversity strategy. Building on the Natural Environment White Paper published in 2011, this provides a means of delivering the international and EU commitments to biodiversity. Under Biodiversity 2020, Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006.
- 1.17 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.
- 1.18 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.

1.19 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.

1.20 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.

1.21 Relevant protected species legislation summaries are presented as Appendix 2.

Invasive Species

1.22 Certain non-native species that have been introduced into the UK are regarded as being a threat to native biodiversity. Legislative measures have, therefore, been put in place to prevent the spread of these invasive species in the wild.

1.23 Under section 14 of the WCA, 1981 (as amended), it is illegal to introduce plants listed under Part II of Schedule 9 of the WCA into the wild or sell these species. Offences include causing the spread of viable plant material or neglecting to contain or appropriately manage non-native species.

1.24 Commonly introduced Schedule 9 species include non-native cotoneaster species, specifically, small-leaved cotoneaster¹ (*Cotoneaster microphylla*) and wall cotoneaster (*C. horizontalis*), Himalayan balsam (*Impatiens glandulifera*) and Japanese knotweed (*Reynoutria japonica*).

¹ Plant names follow Stace 2019

2. METHODS

Desk Study

- 2.1 A request for details of protected and notable species and locally designated sites within 1km of the centre of the site was made to GMEU, with data returned in August 2021. Additionally, the Multi-Agency Geographic Information for the Countryside (MAGIC²) website was consulted for details of statutory designated sites and Priority Habitats within a 1km search area from the centre of the site.
- 2.2 It is important to note that the desk study results provide an indication of the species present in and around the site, and do not confirm current presence or absence of any species. Protected species are often under-recorded in county wildlife databases.

Extended Phase 1 Habitat Survey

- 2.3 An extended Phase 1 habitat survey was undertaken by Principal Scientist Gerard Hawley (MCIEEM³) and Ecologist Phoebe Gray on 20th July 2021.
- 2.4 The survey was carried out in accordance with the methodology in the *Handbook for Phase 1 Habitat Survey* (JNCC 2010). This entailed mapping, describing and collating plant species lists for habitats within the site boundary. The broad habitat types were mapped, with each habitat type coded according to the standard JNCC Phase 1 habitat survey procedure.
- 2.5 The survey was 'extended' (Institute of Environmental Assessment 1995) to include notes on fauna and habitats which could potentially support protected or notable species. The presence of, or potential for, protected or notable species was noted on the field map and in the written target notes (TN) during the survey.

Bat Building Inspection

- 2.6 The built structures on site comprising the three interconnected buildings were subject to a detailed inspection to assess its potential to support roosting bats. This element of the survey was again carried out by Gerard Hawley and Phoebe Gray on 20th July 2021, following standard methodologies. This entailed using a high-powered torch and binoculars, making detailed notes, taking photographs (Appendix 1) and following survey guidance (Collins 2016).
- 2.7 During the inspection, the exterior of the buildings were walked around and examined for features suitable for roosting bats. Features of interest include gaps around door frames, beneath felt/lead flashing, at the wall plates and eaves of pitched roofs, and any crevices beneath fascia boards, barge boards, within soffits or created by missing mortar within any brickwork. The structure was then assessed internally, as well as again externally using vantage points on accessible roof spaces.
- 2.8 A further detailed loft inspection was undertaken in September 2021 by Ecologist Rob Lamb (ACIEEM⁴, bat licence number 2020-44441-CLS-CLS) and Phoebe Gray. This involved systematically searching and examining the loft spaces with the potential to support roosting bats.

² <https://magic.defra.gov.uk/MagicMap.aspx> (last accessed 16/02/2021)

³ Full member of Chartered Institute of Ecology and Environmental Management (CIEEM)

⁴ Associate member of CIEEM

Such signs of bats that were looked for included the presence of bat droppings, staining of crevices by fur oils or urine, prey residues (e.g. moth and butterfly wings) as well as the bats themselves.

- 2.9 The bat inspection assigned an overall roost potential category for each of the three buildings, based on their suitability for supporting roosting bats and any evidence found, using criteria in Table 1 adapted from the *Bat Mitigation Guidelines* (Mitchell-Jones 2004) and *Bat Surveys Good Practice Guidelines* (Collins 2016).
- 2.10 During the survey any evidence of the buildings being used by nesting birds (e.g. old nest material) was also noted.
- 2.11 The black redstart (*Phoenicurus ochruros*) distribution in the UK is concentrated in the built environment, with their population concentrated in London and the West Midlands, but a small important breeding population of black redstarts are found in Manchester city centre. This site is within the Black Redstart Priority area in Manchester. Industrial infrastructure (power stations and undeveloped sites) particularly along canals and rivers are the species' preferred habitat.
- 2.12 Therefore, the potential for the site to support black redstart, a Schedule 1 bird species of the Wildlife and Countryside Act 1981, and the quality of the habitat for this species were also assessed.

Table 1 Building 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 potential roost features 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.)
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.

Limitations

- 2.13 The building inspection survey for bats was undertaken at an appropriate time of year for these types of survey under suitable weather conditions. The building comprised three built structures over a total of four storeys and sufficient access to assess all possible crevice features on the structure was not possible. The structure was, however, considered to be surveyed

sufficiently both internally and externally, with vantage points and binoculars used as necessary. These limitations have been considered when assessing the need for further activity survey. No limitations were encountered during the Phase 1 habitat survey and bat activity surveys.

Bat Activity Surveys

Dusk Emergence and Dawn Re-Entry Surveys

- 2.14 Dusk emergence and dawn re-entry bat activity surveys are required to be carried out on buildings assessed as holding some potential for roosting bats. The number of bat activity surveys undertaken depends on the degree of suitability for roosting bats, with more surveys required at buildings with greater potential (up to a maximum of three surveys). At this site, the three different structures (B1, B2 and B3) were assigned slightly different roost potential categories and survey numbers were adjusted accordingly.
- 2.15 The surveys followed guidance within Collins (2016) and surveyors were positioned to gain the best advantage to observe potential roost features (PRF) of the building (Figure 2). The dusk surveys commenced approximately 15 minutes prior to sunset and continued for around 1.5 to 2hrs after sunset, taking into account the typical emergence times for the species considered likely to be present at the location. The dawn surveys took place 1h 30m before sunrise and finished 15m after sunrise.
- 2.16 Each surveyor used a Batbox Duet to detect bats and determine species where possible. In addition, Anabat SD1 units were used to record calls for later species confirmation. A digital thermometer (hygro-thermometer 810-190 www.etiltd.com) was used to obtain a temperature and humidity reading.
- 2.17 Surveyors watched for any emerging or re-entry of bats, making a note of the time, species, numbers and direction. Notes were also made of any other bat activity observed, such as commuting past or foraging around the area. For these records the species, the direction of flight, the bat's behaviour and the time of the pass were noted.
- 2.18 Recorded bat calls from all surveys were analysed using specialist sound analysis software Analook W. Based on parameters such as peak frequency and call duration, calls were assigned where possible to a particular bat species to help confirm the identification recorded by surveyors in the field.
- 2.19 The weather conditions for the bat activity surveys are presented in Table 2. Survey dates, times and surveyors are presented in Table 3. Surveyors are identified by their initials.

Table 2 Weather Conditions for Dusk/Dawn Activity Surveys

Date/Type of Survey	Weather
25/08/21 Dusk	Dry and calm throughout. Humidity 21% and temperature 22°C at start and 51% and 21°C by the end of the survey. Cloud cover 5% throughout survey.
26/08/21 Dawn	Dry and calm throughout. Humidity 51% and temperature 20.5°C at the start, 48% and 21.3°C by the end of the survey. Cloud cover 50% throughout.
01/09/21 Dusk	Dry and calm, humidity was 32% and temperature was 19°C at the start and 35% and 18°C by the end of the survey. Cloud cover was 100% throughout.

Date/Type of Survey	Weather
06/09/21 Dusk	Dry and calm throughout survey. Warm and clear evening with 66% humidity and 23°C at start of survey and 75% and 21 °C by the end of the survey. No cloud cover throughout survey.
07/09/21 Dawn	Dry and calm throughout. Humidity 47% and temperature 18.2 °C at start and 62% and 16.3 °C by the end of survey. Cloud cover was 0% throughout.

Table 3 Timings for Dusk/Dawn Surveys

Building No. (Original Classification)	Date/Type of Survey	Surveyors	Sunset/ Sunrise	Start Time	End Time
B1 (High)	26/08/21 Dawn	PG, PF	06:15	04:15	06:23
	01/09/21 Dusk	BH, PG	19:58	19:40	21:30
	06/09/21 Dusk	RL, PG	19:45	19:30	21:15
B2 (High)	25/08/21 Dusk	PG, BH, PF	20:15	20:00	22:15
	01/09/21 Dusk	RL, VB, GJH	19:58	19:40	21:30
	07/09/21 Dawn	PG, RL, VB	06:29	04:59	06:44
PG-Phoebe Gray, PF-Paul Fisher ⁵ , BH-Beth Howes ⁶ , RL-Rob Lamb, VB-Victoria Burton ⁷ , GJH-Gerard Hawley					

2.20 The types of summer⁸ bat roosts that might be detected on a site, against which the site results were compared, are summarised below (adapted from Collins 2016):

- **Maternity day roost** - breeding females and their young are present all summer with some species also accommodating adult males in these roosts;
- **Satellite day roost** - alternative roosts near to the main maternity roost also used by breeding females in varying numbers;
- **Non-breeding day roost** - occupied by small numbers of males and/or non-breeding female bats during the active season;
- **Transitional day roost** - occupied by small numbers of bats immediately prior to or following hibernation;

⁵ Full Member of the Chartered Institute of Ecology and Environmental Management

⁶ Qualifying Member of the Chartered Institute of Ecology and Environmental Management

⁷ Associate Member of the Chartered Institute of Ecology and Environmental Management

⁸ Winter hibernation roosts were ruled out at this site at the building inspection stage

- **Night roost** - used as a night-time resting place between foraging bouts by varying numbers of individuals; and
- **Feeding roost** - used as a night-time resting place during foraging bouts for species that feed on larger prey items which cannot be eaten in flight, the prey is taken to the feeding roost for handling and consumption.

3. RESULTS

Desk Study

Statutory Protected Sites

European Sites

- 3.1 European protected sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA), RAMSAR wetland sites, possible SAC, potential SPA and proposed RAMSAR sites.
- 3.2 Consultation with the search engine MAGIC revealed no European protected sites within 1km of the site.

Sites of Special Scientific Interest

- 3.3 SSSI represent a selection of this country's best wildlife and geological sites, and cover approximately 7% of the terrestrial area of the country (with over 4,000 separate sites in England).
- 3.4 During consultation with the search engine MAGIC, no SSSI were identified within the 1km search area.
- 3.5 The site does, however, fall within the Impact Risk Zones⁹ (IRZ) of:
 - Rochdale Canal SSSI/SAC; and
 - Hollinwood Branch Canal SSSI.
- 3.6 Further investigation revealed that within these IRZ, Natural England should be consulted on the following planning applications:
 - Air Pollution: Livestock and poultry units with floorspace > 500m², slurry lagoons > 4000m²; and
 - Combustion: General combustion processes >50MW energy input. Including:
 - energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

National and Local Nature Reserves

- 3.7 No National Nature Reserves or Local Nature Reserves were identified within the 1km search area.

Non-Statutory Protected Sites

- 3.8 No Local Wildlife Sites were returned from the 1km data search area.

⁹ The Impact Risk Zones are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Priority Habitats

- 3.9 Four Open Mosaic Priority Habitats were revealed within the 1km search area. The closest is located approximately 124m north of the site.

Protected and Notable Species

Granted European Protected Species Licence Applications

- 3.10 Nine granted European Protected Species (EPS) licence applications were returned within 1km search area:
- One licence was for brown long-eared bat (*Plecotus auritus*), expired in 2015 and granted to allow destruction of a breeding site and resting place. This is the closest licence to site and is located approximately 375m south of the site boundary. There is also a record for common pipistrelle (*Pipistrellus pipistrellus*) granted at the same location which expired in 2013.
 - The further eight of these licences are for common pipistrelle, the most recent licence expires in 2023. All of these licenses were granted in order to allow destruction of a resting place.

Badger

- 3.11 Two records of badger (*Meles meles*) were returned from the data search. These records are dated 2011 and 2012. Due to the sensitive nature of this data the precise location of these records are not published in this report.

Otter

- 3.12 One record for otter (*Lutra lutra*) was returned from the data search. This record is dated 2013 and is located 885m north of the site.

Water Vole

- 3.13 No records for water vole (*Arvicola amphibius*) were returned from the data search.

Bats

- 3.14 The data search returned records of roosts for four different species of bat. The species along with number of roosts and approximate distance of the closest roost for each species are listed in Table 4. The closest of these to the site is a common pipistrelle roost located approximately 450m north-east.

Table 4 Bat Roosts

Common Name	Scientific Name	No. of Roosts	Closest roost (approximate distance and direction from site boundary)
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	19	450m NE
Daubenton's bat	<i>Myotis daubentonii</i>	1	790m SW
Pipistrelle bat species	<i>Pipistrellus sp.</i>	2	875m SW
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	1	800m SW

- 3.15 Table 5 shows the number of records of each bat species recorded (excluding roost data) in the search zone and the proximity to the site of the closest record for each species. The closest of

these records is a record for an unknown pipistrelle bat species (*Pipistrellus* sp.), located 130m north of the site and dated 2012.

Table 5 Bat Records

Common Name	Scientific Name	No. of Records	Closest Record (approximate distance and direction from site boundary)
Brown long-eared bat	<i>Plecotus auritus</i>	1	295m NW
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	62	145m NE
Daubenton's bat	<i>Myotis daubentoniid</i>	1	450m NE
Pipistrelle bat species	<i>Pipistrellus</i> sp.	10	130m N
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	5	595m SE

Other Mammals

- 3.16 Two records for hedgehog (*Erinaceus europaeus*) were returned from the data search. These records are dated in 2016 and 2020 and the closest record is located 580m north-west of the site and is dated in 2016.

Birds

- 3.17 All nesting birds, their nests and eggs are protected from harm under the WCA, 1981 (as amended). In addition, species listed under Schedule 1 of the WCA are further protected against disturbance when breeding.
- 3.18 A number of bird species are listed under Section 41 in NERC Act (2006) as species 'of principal importance for the purpose of conserving biodiversity'. These species are often known as the 'S41 species'. There is a legal requirement for a public body to 'have regard to' these species in relation to maintaining biodiversity. The S41 list overlaps somewhat with the UK BAP species, with national or local targets to maintain and enhance populations.
- 3.19 Furthermore, the Birds of Conservation Concern (BOCC) report lists those bird species that are classed as being of High (Red listed) and Medium (Amber Listed) conservation concern based on population monitoring (Eaton *et al.* 2015). This Red and Amber classification helps guide the assessment of bird species of conservation interest on or near to a site, alongside legislative and policy requirements.
- 3.20 All protected and notable bird species recorded within the 1km search area are listed in Table 6, along with their conservation status

Table 6 Bird Species of Principal Importance

Common Name	Scientific Name	No. of Records	Amber	Red	Section 41	Schedule 1
Black redstart	<i>Phoenicurus ochruros</i>	26		x		x
Bullfinch	<i>Pyrrhula pyrrhula</i>	8	x		x	
Cuckoo	<i>Cuculus canorus</i>	1		x	x	
Curlew	<i>Numenius arquata</i>	1		x	x	
Dunnock	<i>Prunella modularis</i>	34	x		x	
Herring gull	<i>Larus argentatus</i>	1		x	x	

Common Name	Scientific Name	No. of Records	Amber	Red	Section 41	Schedule 1
Hobby	<i>Falco subbuteo</i>	1				x
House sparrow	<i>Passer domesticus</i>	9		x	x	
Kingfisher	<i>Alcedo atthis</i>	18	x			x
Lapwing	<i>Vanellus vanellus</i>	11		x	x	
Lesser redpoll	<i>Acanthis caberet</i>	1		x	x	
Linnet	<i>Linaria cannabina</i>	2		x	x	
Peregrine	<i>Falco peregrinus</i>	96				x
Skylark	<i>Alauda arvensis</i>	2		x	x	
Song thrush	<i>Turdus philomelos</i>	16		x	x	
Spotted flycatcher	<i>Muscicapa striata</i>	1		x	x	
Starling	<i>Sturnus vulgaris</i>	12		x	x	

Amphibians

- 3.21 No records of great crested newt (*Triturus cristatus*, GCN) were returned from the 1km data search.
- 3.22 Consultation with Natural England's GCN Geoportal revealed no known locations with confirmed presence of GCN within 1km of the central grid reference.
- 3.23 An Ordnance Survey map search revealed no ponds or ditches within 500m of the site.
- 3.24 No records for smooth newt (*Lissotriton vulgaris*), common toad (*Bufo bufo*) or common frog (*Rana temporaria*) were returned from the data search.

Reptiles

- 3.25 No records of any reptile species were returned from the data search.

Invertebrates

- 3.26 Records for one priority invertebrate species were returned from the data search. These records are for cinnabar moth (*Tyria jacobaeae*), dated 2013 and 2014 and the closest record is located 700m south-west of the site.

White-clawed Crayfish

- 3.27 No records of white-clawed crayfish (*Austropotamobius pallipes*) were returned from the search area.

Notable Fish

- 3.28 No records of fish were returned from the search area.

Notable and Invasive Non-Native Plants

- 3.29 One locally notable plant species was returned from the data search. This record is for grass-wrack pondweed (*Potamogeton compressus*), dated 2005 and located 835m south of the site at Bridgewater Basin.

Phase 1 Habitat Survey

- 3.30 Figure 1 presents the habitat map.
- 3.31 The majority of the site comprised the built structures. Two courtyards were present within the buildings and a hard-standing tarmacked area was present to the east of the buildings. These outside areas were devoid of any plant species or vegetation.
- 3.32 Located just outside the western boundary of the site on the paved walkway was a sycamore (*Acer pseudoplatanus*) tree. The tree had no potential roosting features and was assessed as having negligible potential to support roosting bats.

Invasive Non-Native Species

- 3.33 No plants listed as Schedule 9 invasive non-native species in the WCA, 1981 (as amended) were recorded within the site boundary.

Bat Building Inspection

Habitat Suitability

- 3.34 The immediate surrounding habitat around the site was assessed as having Low suitability for bats. Most of the immediate surroundings comprise highly urbanised landscapes and well-lit roads, with nearby greenspaces being largely of amenity value.
- 3.35 Much of the localised value for bats is due to its location near to the River Irwell, which is likely an important foraging resource for local bat populations.
- 3.36 Despite the overall poorly vegetated aspect of the site and its immediate surroundings, as well as the presence of street and security lighting, bats, in particular pipistrelle species, are often recorded using the urban landscape within Manchester city centre.
- 3.37 Overall, the habitat within the site boundary has been assessed as being of Low suitability for commuting and foraging bats.

Building

External Survey

- 3.38 The built structures on-site are of mixed use, comprising three adjacent buildings forming one large area of building. This includes:
- Building 1 - located on the corner of King Street West and Smithy Lane (B1, Figure 1), with mixed retail frontages on the ground floor and providing office space across the upper two floors;
 - Building 2 - A four-storey large 19th century factory building (B2, Figure 1 and Photo 2);
 - Building 3 - The three-storey brick building, located in the south-west corner of the site (B3, Figure 1); and
 - Two courtyards, one located between buildings B2 and B3 and a larger courtyard in the centre of B2 and adjacent to B1.
- 3.39 Externally the building is well-lit with security and street lighting, and the southern elevation borders onto Trafalgar Square across the road.
- 3.40 Building B1 on the south of the structure consisted of retail units on the lower floor constructed of concrete slabs. The concrete was largely solid and created no gaps suitable for bats. The top two floors of the building were constructed of red brick with wooden pillars that were flush to the building. The windows were PVC, fixed to wooden lintels and did not form any PRF.

- 3.41 The roof, however, consisted of slate roof tiles. Part of the slate roof of B1 is easily viewed from standing on the flat roof of building B3 (Photo 3). The roof has small gaps where the roof slates are lifting, providing possible entry points into B1 loft space for bats and, therefore, is a PRF.
- 3.42 Building B2 is a 19th century factory building constructed of red-brick and comprises a slate-tiled roof. Small gaps in the brick walls were recorded along Smithy Lane and Garden Lane, identified as potential crevice features for pipistrelle species (Photos 4 and 5). In addition, the roof slates were lifting, providing possible entry points into the loft space.
- 3.43 B3 is on the south-western corner of the structure. It is a three-storey yellow-brick-built building. The building is currently in use as a nail salon and the entrance at the bottom floor consists of large glass windows with brick pillars. The roof is flat and constructed of concrete. No pitched roofs or loft spaces were present on the structure. The building was absent of PRF.

Internal Survey

- 3.44 The cellars of B1 and B2 buildings were inspected for PRF and possible entry point for bats. The cellars were large consisting of multiple rooms. The majority were well-lit with limited crevices due to plastering. A couple of the rooms were pitch black and a torch was required for the survey. These were not well constructed, with several gaps and crevices within the brick work providing PRF (Photo 6). No signs of use by bats were noted.
- 3.45 The loft space of building B2 was accessible from the top floor through a false ceiling and trap door by ladder. The internal loft space was a large and open area with good access for the surveyor (Photo 7.) Access into the loft for bats is considered to be limited, with the only daylight gaps located being too small for bats to pass through. Unseen access points may still be present, for example at the overhanging eaves, which are obscured internally by the loft floor. Such gaps were not identified during the external inspection. Roof lining was present throughout, obscuring any visibility of roof tiles (Photo 8). Any PRF between the lining and tiles accessible to bats could not be identified. The activity surveys covered this possible feature. No sufficient gaps or crevice PRF were present between beams and roof lining. Brickwork at the ends of the structure were in sealed condition. After a thorough search, no evidence of feeding remains, droppings or other evidence of bats was located within the loft area.

Overall Assessment

- 3.46 In summary, a small number of PRF have been identified on the structures and some upper-level aspects of the building were not able to be observed closely. Buildings B1 and B2 are both assessed as having High potential to support roosting bats. With the findings of this assessment, and following good practice guidelines (Collins 2016), three bat activity surveys on each building B1 and B3 were undertaken. B3 was assessed as being of negligible potential for roosting bats and no further survey was recommended at this structure.

Other Protected Species

- 3.47 No active bird nests or evidence of former nesting activity were observed. However, it is considered that feral pigeon (*Columba livia*), and potentially other urban bird species, could nest on the structure.
- 3.48 The site was generally considered unsuitable for other protected and notable species due to a lack of suitable habitat within or nearby the site.

Bat Activity Surveys

Dusk Emergence and Dawn Re-Entry Surveys

Building B1 – No Roost

- 3.49 Building B1 was classed as having High potential for supporting roosting bats but no bats were seen to emerge from the building during the activity surveys. Common pipistrelle was the single bat species detected during the survey. The survey picked up a moderate level of common pipistrelle foraging and commuting activity, mainly in the central courtyard of B2 and occasionally passing over the roof of the building.

Building B2 – Confirmed Roost

- 3.50 Two common pipistrelle day roosts were confirmed on Building B2. The results of the three surveys are detailed below and summarised on Figure 2.
- 3.51 During the first activity survey, a common pipistrelle was confirmed re-entering and emerging from the northern aspect of B2. A bat was seen re-entering a hole formed by a missing brick at 20:09. The bat then stayed in the crevice for eight minutes and re-emerged at 21:17. The missing brick is located on the northern aspect of the structure on Garden Lane and the location is shown as 'Confirmed Roost' on the Garden Lane elevation on Figure 2 (Photo 5). In addition, several common pipistrelle were observed commuting up and down Garden Lane and foraging around the roof of the building and within the central courtyard (see Figure 2).
- 3.52 During the second dusk survey, a single common pipistrelle bat was recorded emerging twice and re-entering a chimney in the courtyard (Photo 9). It was first observed emerging from the chimney at 20:13. It then foraged around the courtyard and re-entered the same feature at 20:20, re-emerging at 20:31. The chimney is located on the roof of B2 situated in the north-western corner of the courtyard on the roof of B2. The location is shown as 'Confirmed Roost' in the courtyard on Figure 2. No bats were seen emerging from the missing brick on Garden Lane during this second survey.
- 3.53 No bats were seen re-entering the building during the final dawn survey and only a single pass of common pipistrelle was seen flying over the courtyard.

4. DISCUSSION AND RECOMMENDATIONS

- 4.1 The desk study identified that the site is within the IRZ of Rochdale Canal SSSI/SAC and Hollinwood Branch Canal SSSI.
- 4.2 Further investigation revealed that within these IRZ, Natural England should be consulted on the planning applications associated with particular air pollution emissions, however none of these are considered to be associated with this current application.
- 4.3 Four Open Mosaic Priority Habitats were revealed within the 1km search area. The closest is located approximately 124m north of the site.
- 4.4 These sites are considered to be sufficiently distant not to be impacted by any development within the site boundary.
- 4.5 The extended Phase 1 habitat survey highlighted no features of significant nature conservation interest within the site and no invasive non-native plant species were noted.

Breeding Birds and Black Redstart

- 4.6 The desk study results returned a total of 26 records for black redstart within 1km of the site, the closest record is located 177m east of the site, recorded in 1997. Two other records were dated 2018, located 200m north of the site, indicating they are present within the vicinity of the site. Black redstart are, however, usually associated with brownfield sites and prefer a combination of stony bare ground, sparsely vegetated areas, song posts, and a complexity of structures, whether they are piles of scrap or disused building complexes. The habitat within the site was assessed to be of low to negligible suitability for black redstart because it is surrounded by a busy road-network, lacking in stony ground and complex structures. Overall, it was considered that black redstart is likely absent from the site. There are no further recommendations in respect of black redstarts.
- 4.7 No active bird nests were observed during the surveys. However, it is considered likely that some of the commoner urban bird species, could nest on the structure. There is also some limited potential for birds to nest in the semi-mature sycamore tree in the western area of the site.
- 4.8 The nests and eggs of breeding birds are protected. Therefore, works should occur outside of the key nesting period of March to August inclusive. If site clearance occurs during March to August, then a suitably experienced and qualified Ecologist should undertake an inspection of the building no more than 48 hours prior to works starting, to confirm the absence of active nests.

Bats and Their Roosts

- 4.9 Habitats within the site were of Low value for foraging and commuting bats. The desk study found nine granted EPS bat licences within a 1km radius of the site boundary. One of these was for a brown-long eared bat and eight for common pipistrelle only. The closest is for a brown long-eared bat roost and a common pipistrelle roost at the same location and is located approximately 375m south of the site boundary.
- 4.10 A total of 23 bat roost records were returned from GMEU, with the closest 450m from the site boundary, for common pipistrelle. Some of these roost records likely overlap with the granted EPS licence records. A number of other bat records are located within 1km of the site boundary, for at least five species. This includes a common pipistrelle record 130m north of the site.
- 4.11 These records indicate that roosts are regularly identified within the immediate urban landscape and are active in the vicinity of the site.
- 4.12 Bat activity surveys confirmed that Building B2 is being used by a small number of common pipistrelle bats. Two separate summer day roosts were confirmed from the surveys. Evidence

comprised two bats emerging from two separate locations. One from the chimney in the courtyard and the other from a missing brick on the northern aspect of the building. **Building B2 is, therefore, confirmed as supporting two separate summer day roosts used by small numbers of common pipistrelle bats.**

- 4.13 All bats and their roosts are protected, and a licence is required to undertake any works that impact upon the bats and their roosts at this site. Natural England (the licensing organisation) charge for the provision of bat licences.
- 4.14 These types of roosts may be suitable for registration under the Bat Low Impact Class Licence route, however, strict criteria must be met to gain this licence type. Further detail on the development proposal and, in particular, the scheduling of works needs to be reviewed before the most appropriate bat licence can be recommended. If the requirements for a Bat Low Impact Class Licence cannot be met, then an individual Site Bat Mitigation Licence will be required, conferring additional costs/time to obtain.
- 4.15 Any future bat licence application would need to consider the following, which should be undertaken by the licensed Ecologist or their Accredited Agent:
- Ensure the survey data are from the most recent active bat season (update bat activity surveys may be needed);
 - Undertake a pre-application site visit;
 - Allow for a 'toolbox talk' to Contractors prior to works at the site to highlight the requirements of the bat licence and precautionary working methods;
 - Allow for the licensed Ecologist to inspect the roost areas closely immediately before (i.e. the morning of) any proposed removal of roost features and remain on site while roost locations are dismantled/removed;
 - The Ecologist to be present on site if roosts are likely to be disturbed or altered during works (even when retained);
 - Provide mitigation (e.g. bat boxes) and post-development monitoring as needed; and
 - Ensure there is provision for suitable care of any bat(s) uncovered at the roost site during works.
- 4.16 If works have not been undertaken within two years of the date of this survey, then the site should be reassessed for bats to ensure that any decisions or actions taken at that time are based on up-to-date survey data.

Biodiversity Enhancement Opportunities

- 4.17 The site is currently of limited ecological value and development presents an opportunity to increase biodiversity. Potential enhancement measures which could be considered comprise:
- Use of native and wildlife-friendly tree, shrub and herbaceous species in any landscape planting, for example, inclusion of species which provide nectar for invertebrates or berries to provide a food source for birds;
 - Inclusion of bird boxes to accommodate typical urban bird species;
 - Designs that offer similarly higher level areas to what are currently present on the building would retaining opportunities for breeding black redstart to use these as song posts;
 - Including a green/brown roof design would enhance forage opportunities for local populations of black redstart, if the design allows;

- Inclusion of integrated or external bat roost features such as bat slates, tiles and bricks or bat boxes to increase opportunities for roosting bats, coupled with a suitable lighting strategy to avoid unnecessary lighting of roost features; and
- Limiting exterior lighting to maintain links to the wider area for local bat populations.

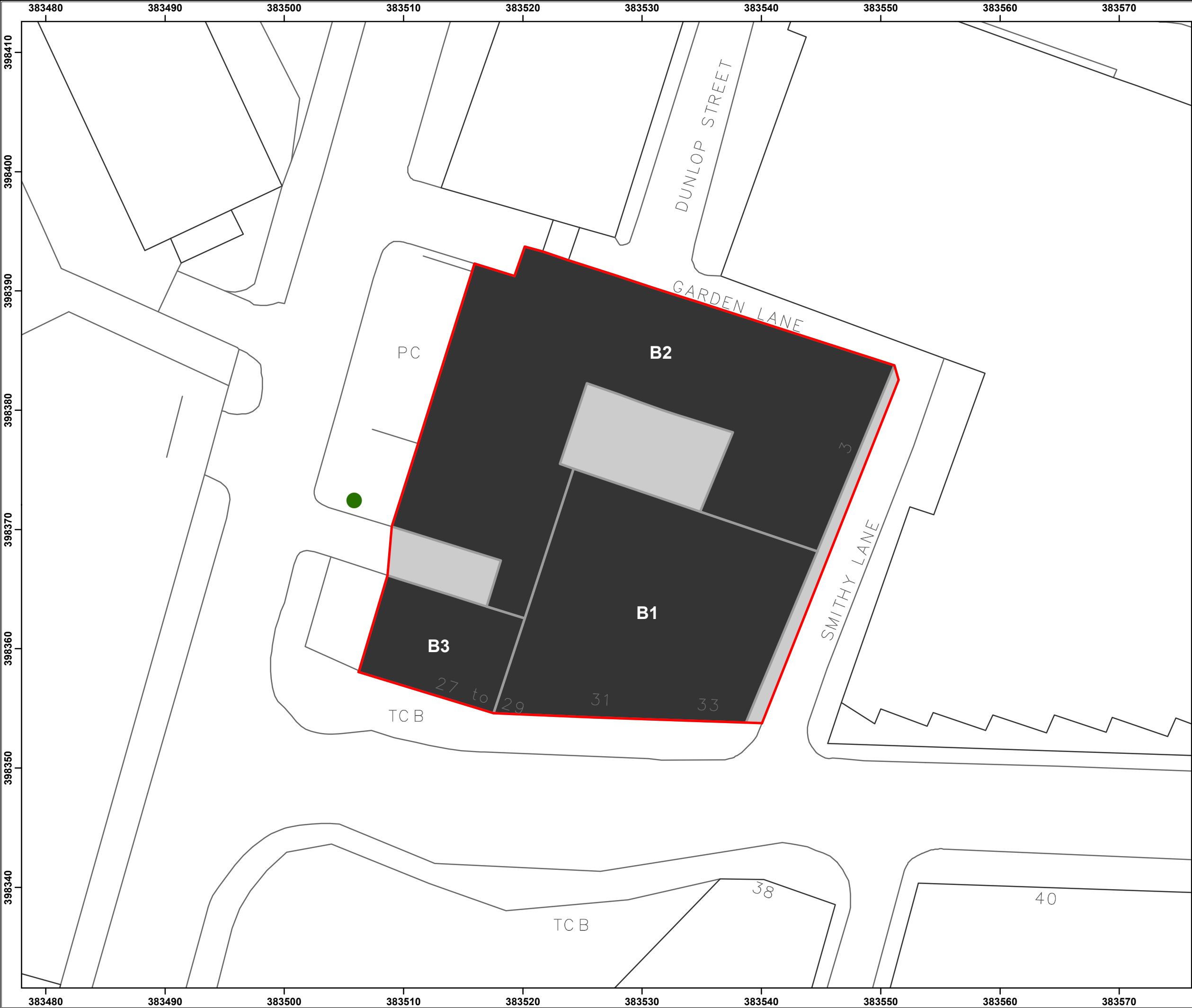
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6. ABBREVIATIONS

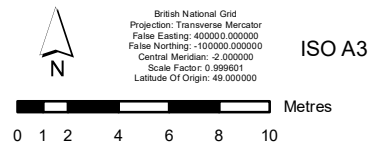
BAP	Biodiversity Action Plan(s)
BoCC	Birds of Conservation Concern
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EPS	European Protected Species
EU	European Union
GCN	Great Crested Newt(s)
GMEU	Greater Manchester Ecology Unit
IRZ	Impact Risk Zone(s)
JNCC	Joint Nature Conservation Committee
MAGIC	Multi Agency Geographic Information for the Countryside
NERC	National Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PRF	Potential Roost Feature(s)
SAC	Special Area(s) of Conservation
SPA	Special Protection Area(s)
SSSI	Site(s) of Special Scientific Interest
TN	Target Note(s)
WCA	Wildlife and Countryside Act

FIGURES



Legend

- Survey area
- Habitat
 - Building
 - Hardstanding
 - Broadleaved tree



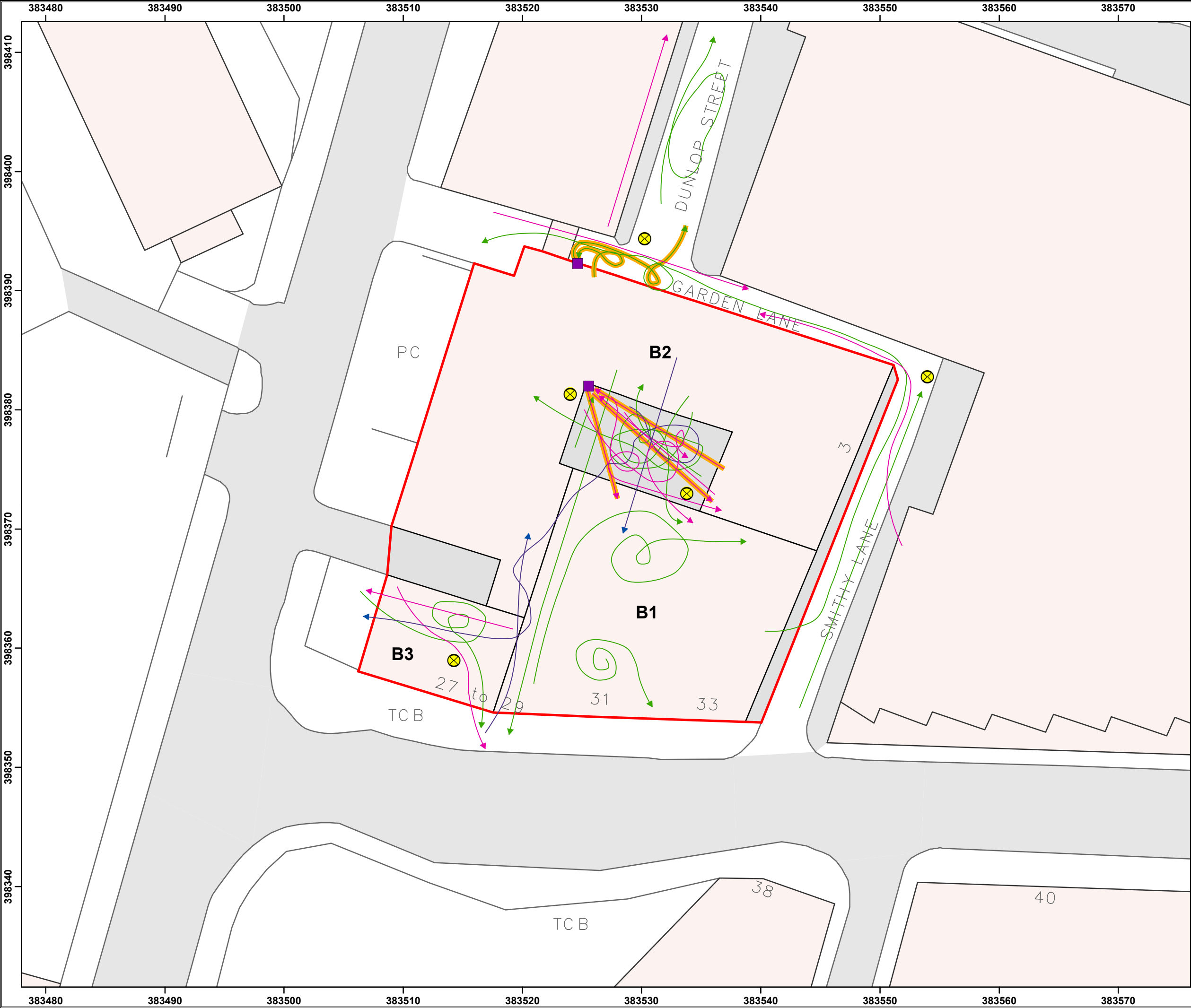
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Discipline
Ecology

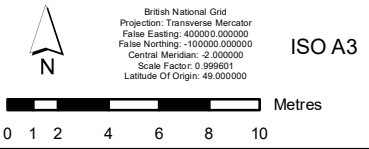
Title:
**PHASE 1
HABITATS**

Scale 1:300	Drawing No. Figure 1
Drawn By CC	Originator GJH
PAA Ref.	Date 07/09/2021
	Revision 1.0



- Legend**
- Survey area
 - Surveyor positions
 - Confirmed roost locations
 - Observed bat flight*
 - Visit 1
 - Visit 2
 - Visit 3
 - Observed roost emergence/re-entry

*All bat species recorded as Common pipistrelle



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Project Name
Reedham House, Manchester

Discipline
Ecology

Title:
BAT ACTIVITY SURVEYS

Scale 1:300	Drawing No. Figure 2
Drawn By CC	Originator PG
PAA Ref.	Date 27/09/2021
	Revision 1.0

Figure 2 - Bat Activity Survey Reedham House - PRAG25 CC 130921.mxd

APPENDICES

APPENDIX 1

Photographs



Photo 1
Overview of Reedham House
Showing B1 and B3



Photo 2
Four-storey building B2



Photo 3
Slate roof tiles of B1
showing gaps



Photo 4
Potential crevice features on
Smithy Lane



Photo 5
Crevice feature on Garden Lane.
Missing brick is the confirmed roost
location



Photo 6
Dark cellar with gaps and
crevices within the brick work



Photo 7
Loft space above B2



Photo 8
Loft space showing roof lining

Photo 9
Location of confirmed Roost in
courtyard chimney



APPENDIX 2

Relevant Protected Species Legislation Summaries

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 and the Conservation of Habitats and Species Regulations 2017 (amended), and this legislation is applicable to England and Wales. 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*), that are frequently found in buildings, are listed as a 'Priority Species' under the 2011 biodiversity strategy for England, *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*, under the 2012 UK Post-2010 UK Biodiversity Framework. These Priority Species are also referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CROW Act 2000, and Sections 41 (England) and 42 (Wales) of the Natural Environment and Rural Communities (NERC) Act 2006.

In addition, the National Planning Policy Framework (NPPF 2019) has an overall focus on sustainable development, and 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. Furthermore, the NPPF also states that any planning proposals for which significant negative impacts on biodiversity cannot be avoided, mitigated or compensated for should be refused. Reference is made to Circular 06/2005 *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* in respect of statutory obligations for biodiversity and geodiversity conservation.

The commitment to preserving, restoring or enhancing biodiversity is further emphasised for England and Wales in Section 40 of the NERC Act 2006.

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

SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CROW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CROW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

'If any person intentionally or recklessly,

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- (b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as Western barn owl (*Tyto alba*), black redstart (*Phoenicurus ochrurus*), woodlark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species.

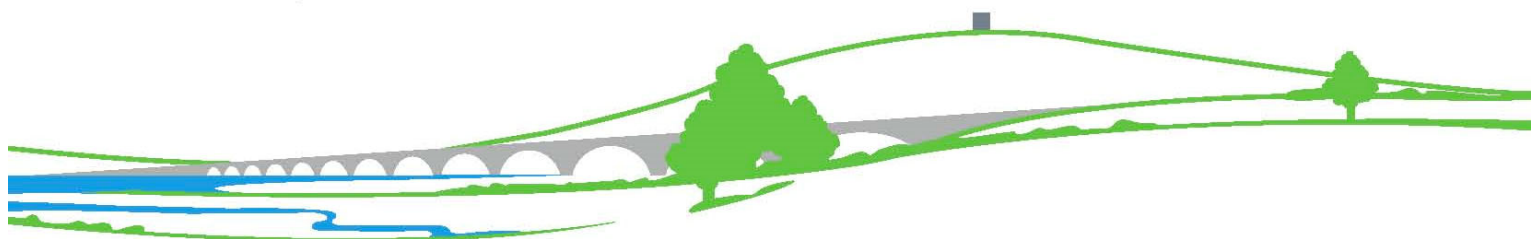
Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), Eurasian magpie (*Pica pica*), feral pigeon¹ (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

¹ Also known as rock dove

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