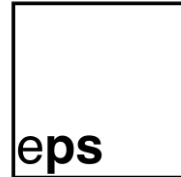


149-151 Ladybarn Lane, Manchester M14 6RQ
Bat Survey Report
Manchester Construction



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August 2022



149-151 Ladybarn Lane, Manchester
Bat Survey Report

EPS Ltd

Report to: Manchester Construction

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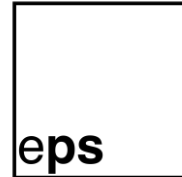
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Bat Survey Report

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Summary

Eps Ltd was commissioned by Manchester Construction in July 2022 to undertake a preliminary bat roost assessment of The Brewers Arms at 149-151 Ladybarn Lane, Manchester to assess the potential to support roosting bats ahead of the proposed demolition of the existing building to facilitate the construction of a small residential development.

A visual inspection of the exterior and interior of the buildings was undertaken on the 22nd July 2022 by licensed bat ecologist Nick Carter MCIEEM, in accordance with the recommended building survey protocol (Collins, 2016).

No direct evidence of bat usage was recorded during the building inspection and no records of existing bat roosts were found for the building during the data consultation. However, several features with potential to support roosting bats were recorded including missing and lifted roofing slates. When combining the potential roosting features with the poor urban habitat, it was considered that overall the building had low potential for usage by roosting bats.

Further nocturnal surveys were commissioned in August 2022 to determine the presence/absence of roosting bats on site. No evidence of roosting bats was recorded during the dusk emergence survey undertaken in August 2022 and therefore it is recommended the proposed demolition works can proceed.

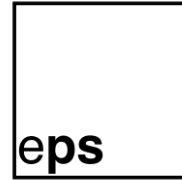
Recommendations for appropriate ecological enhancements are provided within this report.



149-151 Ladybarn Lane, Manchester
Bat Survey Report

1. Introduction

- 1.1.1 Eps Ltd was commissioned by Manchester Construction to undertake bat survey work at 149-151 Ladybarn Lane, M14 6RQ (Ordnance Survey Grid Reference: SJ 85859 93808).
- 1.1.2 Survey work was undertaken to inform the proposed demolition of the existing building to facilitate the construction of a small residential development.
- 1.1.3 This report details the findings of the internal and external visual assessment and nocturnal bat surveys. Methodologies employed are described including site surveys and evaluation, and the need for further surveys and/or mitigation measures are included where appropriate.



2. Methodology

2.1 Data Consultation

- 2.1.1 Natural England's Multi Agency Geographical Information for the Countryside (MAGIC) website (www.magic.gov.uk) was consulted for information on statutory designated sites of nature conservation interest within 1 km of the site in July 2022.
- 2.1.2 Information obtained from MAGIC is included in the report as appropriate.

2.2 Visual Assessment

- 2.2.1 Visual inspection of the interior and exterior of the buildings was undertaken on the 22nd July 2022 by Nick Carter (Level 2 bat licence: 2018-33650-CLS-CLS, MCIEEM) in accordance with the recommended building survey protocol (Collins, 2016). Close focusing binoculars were used to examine the building's exterior for features, which may provide roosting opportunity for bats, such as gaps under fascia boards, gaps within external stonework and enclosed roof voids. If present, potential bat access points including cracks and slipped tiles would be noted, as well as any evidence of roosting bats, including live or dead bats, and staining due to fur oils or droppings.
- 2.2.2 An individual building may have several features of potential interest to roosting bats associated with it. It is not always possible to confirm usage of a feature by bats as often the animals may be present on one day and no evidence of occupation may be found on the next. Consequently, it is customary when undertaking such surveys to assign each feature to a defined category of roosting potential as follows: negligible, low, moderate, high, confirmed (Collins, 2016).
- 2.2.3 The survey area was also assessed for its suitability for foraging and commuting bats.

2.3 Nocturnal Bat Survey

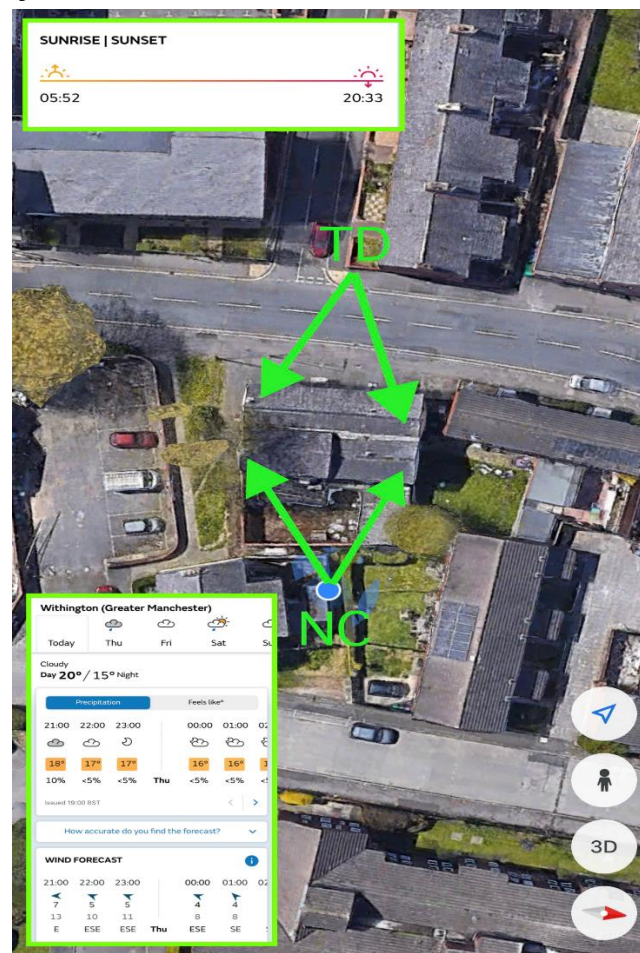
- 2.3.1 Following an assessment of the building's potential to support roosting bats, and the unsuitability of the surrounding habitat for foraging and commuting bats a dusk emergence survey was undertaken at the site.
- 2.3.2 The nocturnal surveys were undertaken by two experienced bat surveyors positioned to cover all building elevations displaying potential to support roosting bats. Survey details including date of survey, surveyor names and weather conditions are shown in Table 1 below. Surveyor locations and bat activity findings are illustrated in Figure 1.
- 2.3.3 The nocturnal survey was undertaken following best practice guidance (Collins, 2016) with each surveyor equipped with an Elekon Bat Logger M bat detector. During the dusk emergence surveys, surveyors were in position 15 minutes before sunset until 1.5 hours after sunset. Bat activity, including passes,

foraging, roosting locations and species type were recorded onto field maps, along with other incidental bat activity.

Table 1. Survey Timings, Surveyor Details and Weather Conditions

Date/ Time	Survey Type	Surveyors	Air Temp. (oC)	General Conditions
17th August 2022	Dusk emergence	Nick Carter Tom Donnai	21	Dry, 70 % cloud cover, gentle breeze (Beaufort scale: 2)
20:18 – 22:03 h				Sunset: 20:33 h

Figure 1. Surveyor locations



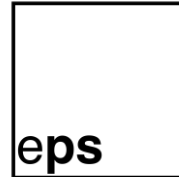
2.4 Limitations

2.4.1 The initial and subsequent building inspections were undertaken during an extended dry period during the bat activity season and therefore any bat droppings deposited on the exterior of the building would be expected to have remained intact and visible as well as those in the building interior. The



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nocturnal survey was undertaken during the peak bat activity survey season and in accordance with best practice guidelines. As such, no limitations to the bat survey have been identified.



3. Findings

3.1 General Site Description

- 3.1.1 The proposed development site consists of a detached, two-storey rendered former public house with a pitched slate 'M' shaped roofing style.

3.2 Data Consultation

- 3.2.1 The MAGIC website returned no statutory designated sites within 1km of the development. The nearest designated site is Heaton Mersey Common LNR

Table 2. Desk study

Site Name/ Designation	Description from Citation	Approx. Distance and Direction from Site
Statutory		
Heaton Mersey Common LNR	Heaton Mersey Common comprises of Woodland (60% approx), grassland (30% approx), pond (10% approx). There is also a pond and streams and a variety of wildlife and flora.	2 km South

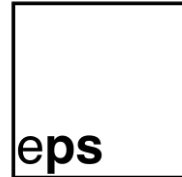
- 3.2.2 The proposed development will not have an impact upon the listed site.
- 3.2.3 MAGIC returned no EPS licenses pertaining to bats within 1 km of the Site. The nearest EPS Licence was for the destruction of a Common pipistrelle roost, 1.7 km to the east in Didsbury.

Table 3. EPS Licence results

Bat licence dates	Licensable Activity	Distance/Direction from Site
2018-38076- EPS-MIT	Destruction of a Common pipistrelle roost	1.7 km East

3.3 Internal and External Visual Inspection

- 3.3.1 The building is a detached two storey rendered structure. The roof consists of wooden rafters directly overlain with a bituminous lining and slate tiles. The internal roof void is open and lagged with insulation. The roof is in fair condition overall but is displaying signs of neglect at the gable ends.
- 3.3.2 The results of the building inspection are presented below in Table 4, with



further photographs provided in Appendix 1.

Table 4. Building inspection results

Building	Description/features	Potential interest to roosting bats
B1	<u>External</u> Slate roof with slipped and missing tiles <u>Internal</u> Open roof void with no signs of roosting bats.	Overall: Low

3.4 Nocturnal survey

3.4.1 The findings from the nocturnal activity surveys are presented in Table 5 and summarised below.

Table 5. Dusk activity

Time (h)	Surveyor initials	Species	Activity	Notes
20:23	TD	P.pip	C	N/S
20:28	TD	P.Pip	C	N/S

3.4.2 No bats were recorded emerging from the building during the dusk emergence survey. Very little bat activity was recorded during the survey (two faint commuting passes), despite suitable weather conditions.

4. Legislation & Planning Policy

4.1 Legislation

4.1.1 Bats are European Protected Species (EPS) and are protected under both European and UK legislation comprising The Wildlife and Countryside Act 1981 (as amended) (HMSO, 1981) and the Conservation of Habitats and Species Regulation 2017 (as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (HMSO, 2017) (HMSO, 2019). Offences under the legislation which are potentially relevant to this development include:



-
- The deliberate capture, injury or killing of a bat;
 - The deliberate disturbance of a bat, particularly disturbance which is likely to; impair their ability to survive, to breed or reproduce, or to rear or nurture their young, to hibernate or migrate, or to affect significantly the local distribution or abundance of the species; and
 - The damage/destruction of, or obstruction of access to a breeding site or resting place (even if unoccupied) – referred to within this report as a 'roost'.

4.1.2 Several species of bats are also listed as Species of Principal Importance under the Natural Environment and Rural Communities Act 2006 (HMSO, 2006). This legislation requires planning authorities to consider biodiversity when undertaking their duties.

4.1.3 Full legislative text should be referred to as above text is a summary only. Please refer to the online legislation for the most recent legislative updates..

4.1.4 The Conservation of Habitats and Species Regulations 2017 provides safeguards for European Protected Sites and Species (as listed in the Habitats Directive). This has recently been amended by the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019 which continue the same provision for European protected species, licensing requirements, and protected areas now that the UK has left the European Union.

4.1.5 Wild birds and their nests are protected by section 1 of the Wildlife and Countryside Act 1981 (as amended) (HMSO, 1981). Wild birds are protected against killing, injuring and taking, their nests are also protected whilst being built or in use. The legislation also makes it an offence to take or destroy any eggs of a wild bird.

4.2 Planning Policy

4.2.1 Planning policies which are relevant to the proposed development are;

- National Planning Policy Framework section 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressure
- Section 179 of the NPPF states that to protect and enhance biodiversity, 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.

- Plans should also 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.
- Section 180a and 180c (respectively) of the NPPF state:

“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”.
- “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.”

5. Assessment & Mitigation

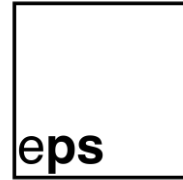
5.1 Assessment

- 5.1.1 No evidence of the current use of the building by roosting bats was recorded during the internal and external inspection undertaken in July 2022 or during the nocturnal survey undertaken in August 2022. Based on this survey information no further bat surveys are currently considered to be required to determine the planning application.
- 5.1.2 Whilst no roosts were recorded within the building, it should be appreciated that almost any structure may be used by an individual or transient bat from time to time. Bats require very limited space and very small roost entry gaps can be found not only in roof voids but also under roof tiles, within wall cavities or within any structure that provides close shelter. Should bats be discovered on site at any time, works should be halted in the immediate area and an appropriately trained, qualified and licensed bat ecologist consulted immediately.
- 5.1.3 Bats are known to frequently become entangled and die in Breathable Roof Membranes (BRMs) due to pilling of the material when subject to frequent passage by bats. As a potential benefit to bats in line with the National Planning Policy Framework (NPPF) aim that “opportunities to incorporate biodiversity in



and around developments should be encouraged" (NPPF, 2012) it is recommended that Type 1F bitumastic roofing felt should be used during construction of the proposed buildings.

- 5.1.4 Consideration could be given to creating long term bat roosting opportunities fitted to the exterior of the buildings to be refurbished, thereby conforming with aims for biodiversity within the NPPF. Such roosting provision may comprise woodcrete style boxes such as the Schwegler 1FE bat box with back plate. Bat boxes should be placed a minimum of 4 m from ground level on southerly facing aspects and ideally at eaves level and away from bright light spill. Further information on installing bat roosting provision can be provided by Eps if required.



6. References

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

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Appendix 1. Site Images



1. Two-storey, rendered structure in an urban location.



2. Gable end with slipped and missing tiles.



3. Wooden rafters overlain with bituminous felt.