



Pre-commencement work site inspection for bats.

Baguley Hall, Hall Lane, Manchester

Client: English Heritage

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1.0 Introduction

1.1 Site Description, Location and Development Proposals

- 1.2 Amenity Tree was commissioned by English Heritage (the client) to undertake a Pre-commencement work site inspection for bats at Baguley Hall, Manchester (the site) centred at grid reference SJ816887.
- 1.3 Baguley Hall is a 14th century timber framed building managed by English Heritage and situated in the Manchester suburb of Wythenshawe.
- 1.4 The client is intending to install an aspirating fire detection system in the hall in the location of where bats have been recording roosting. Therefore, a pre-commencement site inspection as such proposals could have a direct impact on protected bat species.
- 1.5 The purpose of the site inspection and report is to physically inspect the areas where the detection system is to be installed for signs of roosting bats.
- 1.6 The objectives include the provision of any applicable mitigation measures and / or further survey recommendations in relation to the extent and use of the site by protected species as is required by the current Bat Surveys for Professional Ecologist best practice guidelines (Collins 2016).
- 1.7 The most obvious use of buildings by bats is between May and August, when the pregnant females gather in maternity roosts to give birth and raise their young. Females and young often remain in one site all summer or move about using several roosts. Most summer colonies will have dispersed by the autumn, though brown long-eared bats often appear early in the year (early April) and leave later (October or later). These bats occasionally use the roost throughout the entire year.



Figure 1: The aerial image shows the location of Baguley Hall and the surrounding landscape.

2.0 Bat Survey Methodology

- 2.1 An external and internal inspection was carried out on the building(s) in relation to their potential use by roosting bats. The survey was undertaken following the Bat Surveys for Professional Ecologist best practice guidelines (Collins 2016).
- 2.2 In summary this means an external and internal examination of the buildings was conducted looking for signs of bat use and to quantify any field signs for their ecological significance.
- 2.3 The following equipment was used during the survey a high-powered LED Lenser P17.2 Torch, Explorer Premium Endoscope and Zeiss Binoculars.
- 2.4 The following signs may indicate a bat roost within a building.
- Droppings, these can be found internally within the roof spaces buildings or may be found externally on walls, windows sills or below the entrances to roost sites.
 - Evidence of access and egress by bats to a roost site which may include droppings below the entrance to the roost site or staining around the access to the roost site. Where bats are present in large numbers there may be evidence of urine stains.

2.5 Pre-existing Data on Local Bat Species

- 2.6 A bat emergence survey was carried out by Amenity Tree in the summer of 2019 and two species of bats were identified as emerging from the building Common pipistrelle and Brown long-eared bat.

2.8 Surveyor Information

- 2.9 The Preliminary Bat Roost Assessment survey was undertaken by licensed bat surveyor Steven Shell (Natural England Licence Ref: 2018-38336-CLS-CLS.) on the 6th of January 2022.

2.10 Survey Limitations

- 2.11 All internal elevations of Baguley Hall were fully accessible during the survey work.

3.0 Assessment of Bat Roost Potential

3.1 Internal Survey of Buildings

- 3.2 The client is intending to remove three smoke detectors in the roof of the main hall and replace them with the aspirating system. The systems are to be installed in the same location as the current smoke detectors and will be attached to the boarding between the oak timbers.
- 3.3 The detectors will be fitted to brackets that will be screwed into the timber using a hand drill.
- 3.4 The electricity cable will be installed using existing infrastructure and without the need to drill any holes to avoid damaging the fabric of the building.
- 3.5 The oak beams were inspected using a torch and endoscope to look for roosting bats close to the proposed work areas.
- 3.6 No roosting bats were found during the inspection of the roost space however, there were clearly signs that bats are using the roof space during the summer months as many droppings were presents along the length of the scaffold boards.

4.0 Conclusion

- 4.1 Evidence of roosting bats has been found in the stable at Oldcastle Barn. Further surveys will be required to determine the species and numbers of bats at the roost site.

5.0 Further Survey Requirements and Mitigation

- 5.1 There will not be a requirement to apply for a licence and an ecological clerk of works will not need to be present on site during the works. However, the installation of the aspirator fire alarm system must be completed before the 1st of April 2022.
- 5.2 Any works that are still outstanding within the vicinity of the roof voids must cease and further surveys will be required before any works can commence on site.

Appendix One – Legislation for protected species

Wildlife & Countryside Act 1981 (as amended)

The Wildlife & Countryside Act 1981 (as amended) [WCA] is the primary legislation for England and Wales for the protection of flora, fauna and the countryside. Part I within the Act deals with the protection of wildlife.

Most European Protected Species offences are now covered under the Conservation of Habitats and Species Regulations (see below), but some 'intentional' acts are still covered under the WCA, such as obstructing access to a bat roost.

The WCA prohibits the release to the wild of non-native animal species listed on Schedule 9 (e.g. Signal Crayfish and American Mink). It also prohibits planting in the wild of plants listed in Schedule 9 (e.g. Japanese Knotweed and *Rhododendron ponticum*) or otherwise deliberately causing them to grow in the wild. This is to prevent the release of invasive non-native species that could threaten our native wildlife.

The provisions relating to animals in the Act only apply to 'wild animals'; these are defined as those that are living wild or were living wild before being captured or killed. It does not apply to captive bred animals being held in captivity.

There are 'defences' provided by the WCA. These are cases where acts that would otherwise be prohibited by the legislation are permitted, such as the incidental result of a lawful operation which could not be reasonably avoided, or actions within the living areas of a dwelling house.

Licensing: certain prohibited actions under the Wildlife and Countryside Act may be undertaken under licence by the proper authority. For example, scientific study that requires capturing or disturbing protected animals can be allowed by obtaining a licence – e.g. bat surveys.

Conservation of Habitats and Species Regulations 2017

The Conservation of Habitats and Species Regulations 2017 (which are the principal means by which the EC Habitats Directive is transposed in England and Wales) update the legislation and consolidate all the many amendments which have been made to the Regulations since they were first made in 1994.

These regulations provide for the:

- protection of European Protected Species [EPS] (animals and plants listed in Annex IV Habitats Directive which are resident in the wild in Great Britain) including bats, dormice, great crested newts, and otters;
- designation and protection of domestic and European Sites - e.g. Site of Special Scientific Interest [SSSI] and Special Area of Conservation [SAC]; and
- adaptation of planning controls for the protection of such sites and species.

Public bodies (including the Local Planning Authority) have a duty to have regard to the requirements of the Habitats Directive in exercising their function – i.e. when determining a planning application.

There is no defence that an act was the incidental and unavoidable result of a lawful activity.

Licensing: it is possible for actions which would otherwise be an offence under the Regulations to be undertaken under licence issued by the proper authority. For example, where a European Protected Species has been identified and the development risks deliberately affecting an EPS, then a 'development licence' may be required.

Species protection

The following protected species information is relevant to this report. Legislation is only discussed in relation to planning and development; other offences may exist.

Bats

All British bats are classed as European Protected Species and therefore receive protection under the Conservation of Habitats and Species Regulations 2017, making it an offence inter alia to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place of a bat.

In addition, all British bats are also listed under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) which contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

If proposed development work is likely to destroy or disturb bats or their roosts, then a licence will need to be obtained from Natural Resources Wales, which would be subject to appropriate measures to safeguard bats.

Birds

In the UK, the provisions of the Birds Directive are implemented through the Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017. All wild birds, their nests and eggs are protected it an offence to:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any such bird whilst it is in use or being built; or
- take or destroying an egg of any such wild bird.

The law covers all species of wild birds including common, pest or opportunistic species.

Special protection against disturbance during the breeding season is also afforded to those species listed on Schedule 1 of the Act.

Appendix 2-Additional Site Photographs and Design Specification

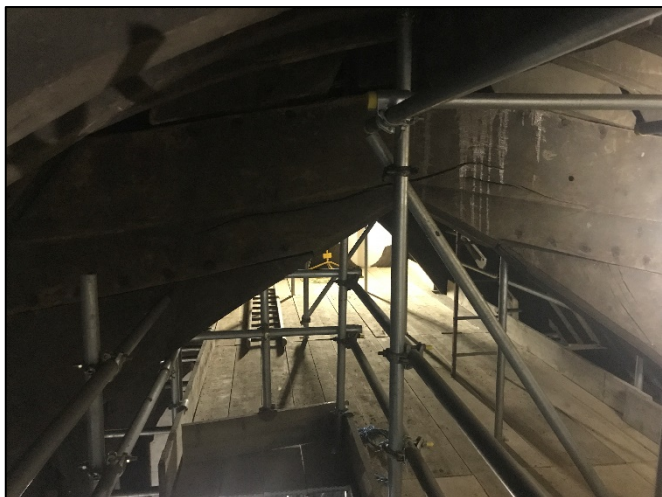


Figure 2: Roof space in main hall where the aspirating sampling pipe is to be fitted.



Figure 3: Roof space in the main hall.



Figure 4: Bat droppings on scaffold boards.



Figure 5: Close up of bat droppings on scaffold boards.

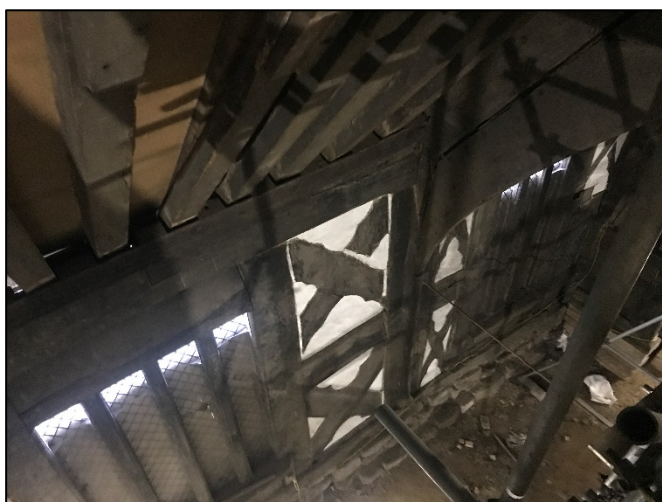
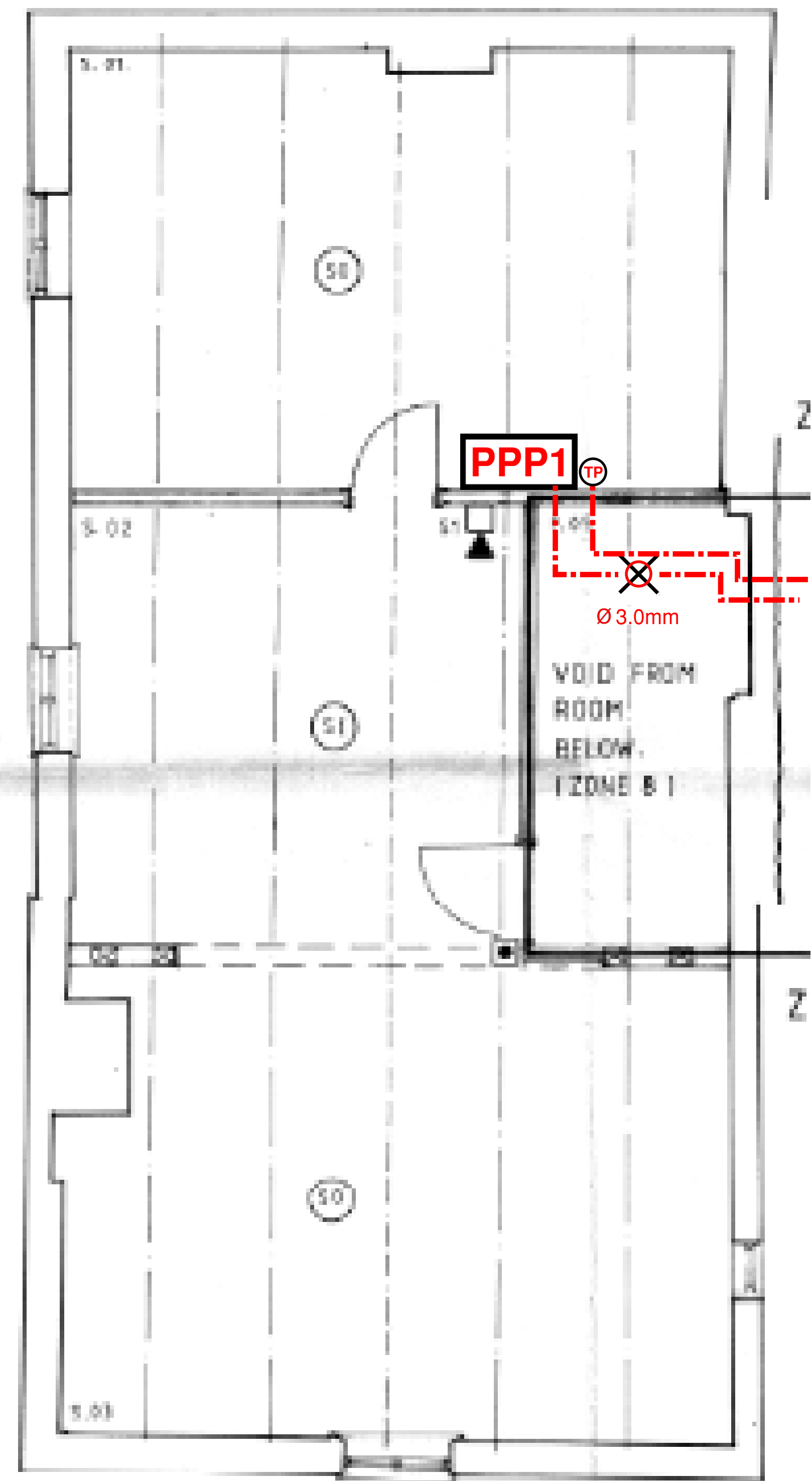


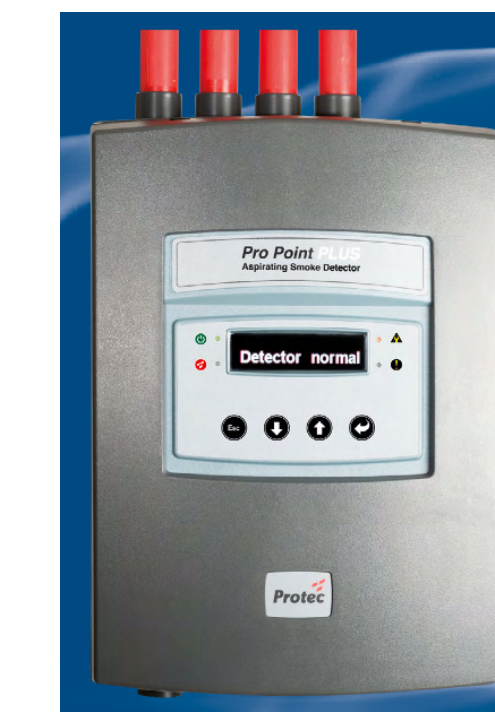
Figure 6: The brackets will be attached to the boarding between the oak beams.



Figure 7: Location of where the aspirating unit will be attached to the wall.



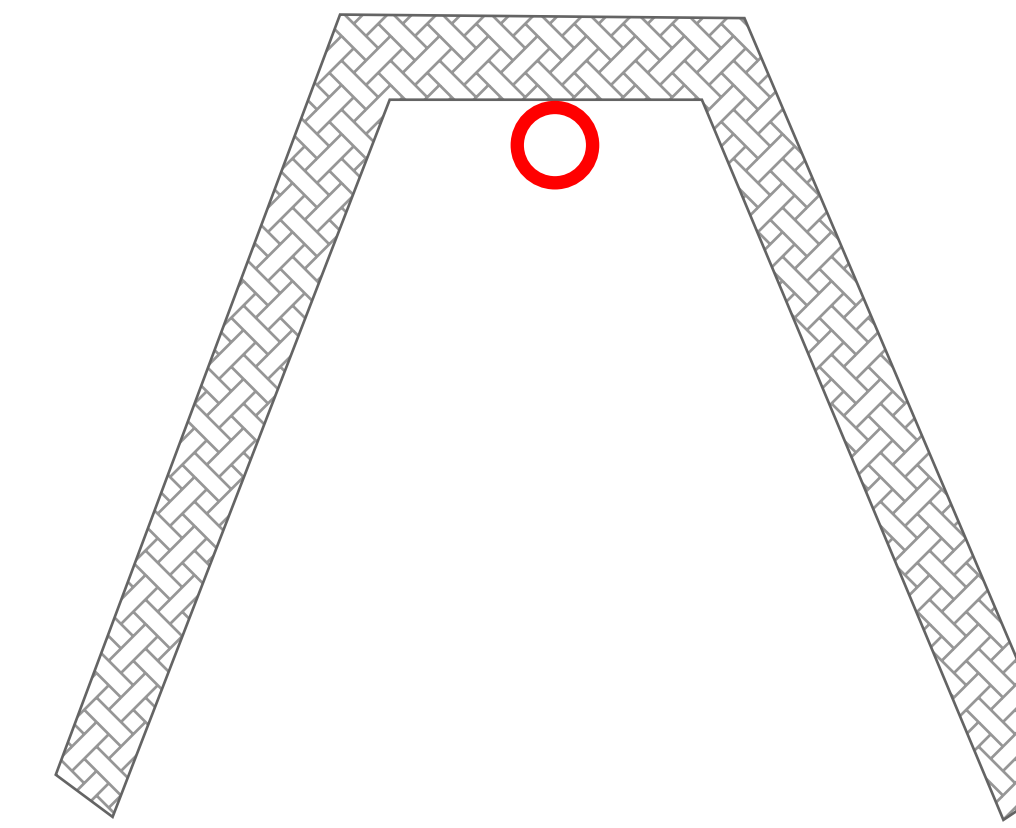
SECOND FLOOR



ASPIRATING UNIT



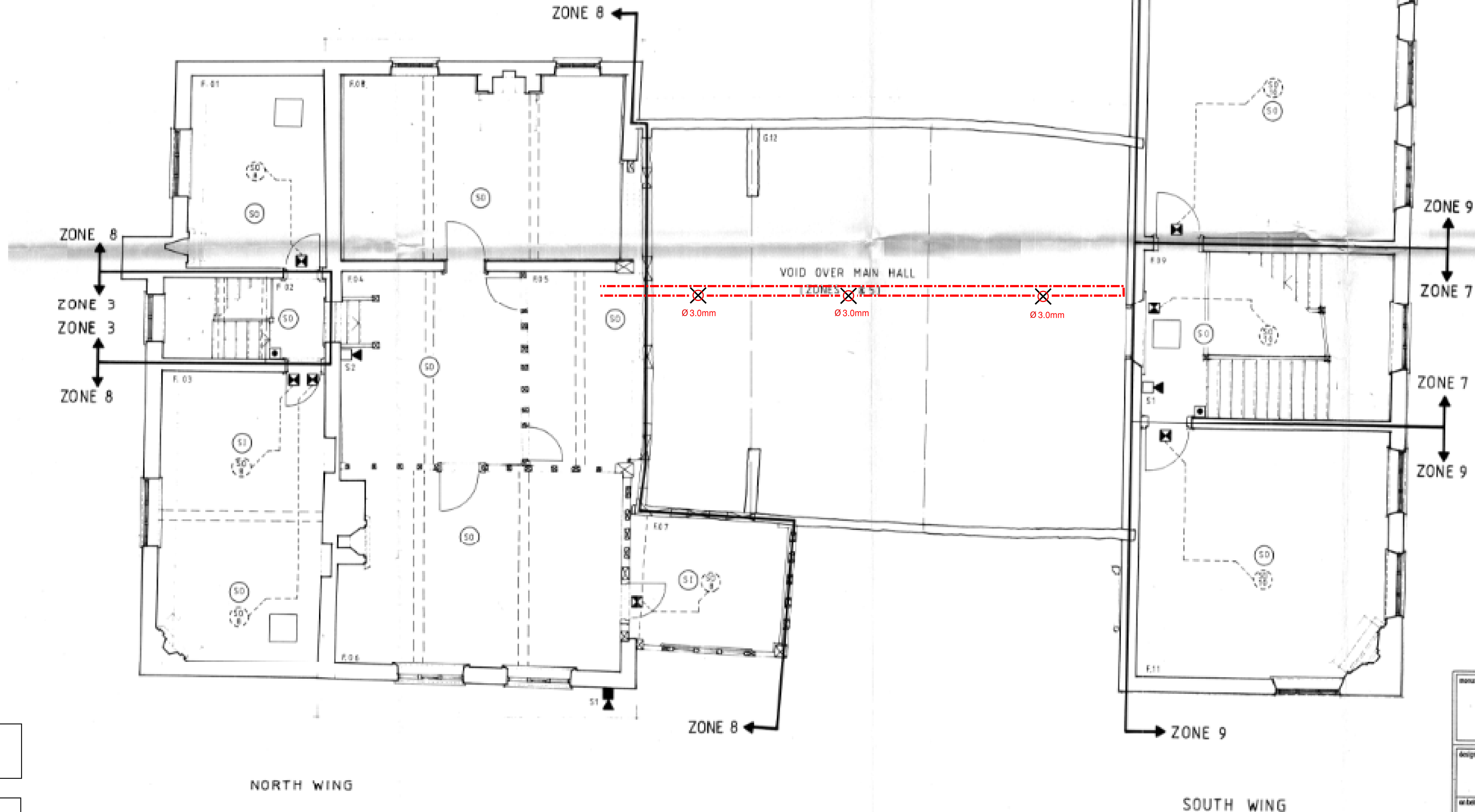
ASPIRATING UNIT
BATTERY CHARGER



Aspirating Sampling Pipe fitted to dedicated bracket installed between wooden beam structure using screws into existing hardboard.
NO DRILLING NO FIXING INTO ANY HISTORIC WOODEN BEAMS.



GREY ASPIRATING
SAMPLING PIPE



NORTH WING

SOUTH WING