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Far East Consortium Limited
Second Floor
Northern Assurance Building
9-21 Princess Street
Manchester
M2 4DN



Genesis Centre,
Birchwood Science Park,
Warrington
WA3 7BH

Tel: 01925 844004
Fax: 01925 844002
tep@tep.uk.com
www.tep.uk.com

Other Offices:

Market Harborough | Gateshead | London | Cornwall

PLANNING | DESIGN | ENVIRONMENT

RE: 202-204 DANTZIC STREET, MANCHESTER- ECOLOGY

Connecting Dots Group is preparing a planning application for the temporary change of use of two vacant warehouses and associated land to an arts, music and cultural venue/event space at 202-204 Dantzic Street, Manchester.

The Environment Partnership (TEP) was commissioned in February 2021 by Connecting Dots Group to undertake a preliminary ecological assessment of an area in Manchester known as Red Bank Neighbourhood. The area surveyed for Red Bank Neighbourhood encompasses 202-204 Dantzic Street. This letter summarises the assessment undertaken at 202-204 Dantzic Street to support the planning permission for temporary change of use.

Methods

A Phase 1 habitat survey was undertaken by TEP ecologist Stephanie Davies and Damian Young on 22nd and 29th March 2021. The survey was carried out in accordance with the Phase 1 habitat assessment methods (JNCC 2010¹) and the Guidelines for Preliminary Ecological Appraisal (CIEEM 2017²). The survey was undertaken outside of the recommended season to undertake Phase 1 habitat surveys (April and September inclusive). There may be constraints to the number and diversity of plant species recorded, however due to the limited nature of the habitats on site (mainly hardstanding) this is not considered a significant constraint.

Buildings on site were also assessed for their suitability for roosting bats at the same time as the Phase 1 habitat survey by licenced bat ecologist Stephanie Davies (Natural England survey licence ref: 2020-44415-CLS-CLS). Buildings were categorised in accordance with the Bat Conservation Trust (BCT) Good Practice Guidelines (Collins, 2016³) for their potential to support roosting bats as shown in Table 1 below.

¹ JNCC 2010. Handbook for Phase 1 Habitat Survey: A technique for environmental audit.

² CIEEM 2017. Guidelines for Preliminary Ecological Appraisal.

³ BCT 2016. Bat Surveys for Professional Ecologists: Good Practice Guidelines. Bat Conservation Trust 3rd Ed.



Table 1: Roost assessment criteria (from Table 4.1 of BCT Guidelines 2016)

Roost Suitability	Description of roosting habitat
Negligible	Negligible habitat features on site to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bat opportunistically. However, these potential roost sites do not provide enough space, shelter, appropriate conditions and/or appropriate surrounding habitat to be used on a regular basis or by a large number of bats.
Moderate	A structure tree with one or more potential roost features that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat, but which is unlikely to support a roost of high conservation status (maternity or hibernation).
High	A structure with one or more potential roost features that are suitable for use by larger numbers of bats on a regular basis and potentially for longer periods of time, due to their size, shelter, protection, conditions and surrounding habitat.

Buildings B8 and B10 were identified during the daytime evaluation to have low suitability for roosting bats. These buildings were therefore subject to further nocturnal surveys in accordance with their evaluation.

Nocturnal bat roost surveys of buildings were led by Stephanie Davies. Surveyors were stationed at fixed vantage points around the buildings such that all elevations and gables were in view. All potential building access points for bats were covered by strategic placements of surveyors. Dusk emergence surveys commence 15 minutes before sunset and finish 1.5 hours after sunset.

One heterodyne and either one frequency division detector (Anabat SD2 or Anabat Express) or full spectrum detector (Bat Logger M) were employed at each vantage point on all surveys. Radios were utilised for communicating between surveyors to reduce interference from mobile phones and to enable coordination when recording observations.

During each survey observations such as bat species, the number of bats entering or leaving the building, the location of entry and exit points, behaviours such as close interest in a building or its features, commuting or passing bats and weather conditions were recorded.

Weather conditions were recorded at the start and end of surveys in addition to any significant change in condition during the survey. Weather was optimal during all the nocturnal surveys, temperatures ranging from 26°C at the start to 25°C at the finish. Details of the nocturnal bat roost survey are detailed in Table 2 below.

Calls of bats recorded by the frequency division detectors were analysed to verify species identification after the completion of nocturnal surveys using Kaleidoscope Pro Analysis software by Stephanie Davies.

Table 2: Details of nocturnal surveys

Date/Visit	Feature ID	Time of sunset	Start					Finish				
			Time	Temp	Cloud ⁴	Rain	Wind ⁵	Time	Temp	Cloud	Rain	Wind
Visit 1: 05/07/2021	B8, B10	21:22	21:07	26	7	None	1	22:52	25	0	None	1

Results

The results of the Phase 1 habitat survey are illustrated in Drawing G9082.016. The site comprises hardstanding, buildings. There are areas of scattered shrub present across the site. No trees are present within the application site boundary. *Buddleia davidii* is scattered infrequently across 204 Dantzig Street. A small stand of Himalayan balsam *Impatiens glandulifera* was identified in the north east corner of the site.

There are five buildings within the 202-204 Dantzig Street site which were assessed as part of the building assessment. Of these structures two were assessed as having low suitability for roosting bats (B8, B10). Buildings B7, B9 and B11 were assessed as having negligible suitability for roosting bats due to the lack of suitable roosting features.

Table 3: Results of preliminary roost assessment of buildings

Building ID	Description	Photo	BCT Category
B7	A large double height warehouse comprised of brick and corrugated iron with a steel frame. The roof is pitched with skylights. There are no suitable features for roosting bats.	 	Negligible

⁴ Cloud cover is reported in oktas or eighths (i.e. 0 oktas represents the complete absence of cloud, 1 okta cloud cover of 1 eighth or less, and so on to 8 oktas which represents full cloud cover), with the additional convention that 9 oktas represents sky obscured by fog or mist.

⁵ Wind strength is reported using the Beaufort Scale of Wind Force, this scale runs from 0 to 12, information on the conditions experienced during surveys are as follows: 0 – Calm (vertical smoke); 1 – Light Air (slight smoke drift); 2 – Light Breeze (leaves gently rustle).

B8	A large double height warehouse comprised of brick and corrugated iron. The roof is flat with skylights. On the western wall there are a few gaps in the brickwork which may provide suitable opportunities for opportunistic roosting.		Low
B9	A small brick structure which has become open to the elements. There are no suitable features for roosting bats.		Negligible
B10	A small brick outbuilding with a flat corrugated roof. On the western façade is a wooden barge board. There is a fairly big gap between the brick work and barge board. The conditions are not suitable for long term roosting however may be used opportunistically by individual/small numbers of bats.		Low
B11	A series of storage containers and outbuildings comprised mainly of corrugated iron or both brick and corrugated iron. The roofs are mainly flat. There are no suitable features for roosting bats.	 	Negligible

No roosting bats were identified in buildings B8 or B10 during the nocturnal roost survey. Throughout the duration of the nocturnal roost survey only commuting and foraging common pipistrelle and noctule bat were recorded in the Red Bank Neighbourhood area.

Buildings B7, B9 and B11 were assessed as having negligible suitability for roosting bats. B8 and B10 were assessed as having low suitability for roosting bats, however no roosting bats were identified during the nocturnal roost surveys. As such there are no current implications for the proposed development with regard to roosting bats and buildings within 204 Dantzie Street site.

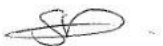
The buildings on site provide suitable nesting opportunities for a variety of bird species associated with these habitat types, particularly feral pigeon. The buildings within the site do not provide suitable habitat for barn owl due to the lack of appropriate ledges to lay their eggs.

Under the Wildlife and Countryside Act 1981 (as amended), it is an offence to intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built. The buildings will be retained within the development proposals and internal works will be limited to aesthetic cleaning, painting and replacement of lighting and safety systems. As such no direct impacts on any nesting birds are anticipated as a result of the change of use.

Recommendations

Himalayan balsam is a Schedule 2 species listed under the Invasive Alien Species (Enforcement and Permitting) Order 2019 (IAS). The Order makes it an offence to allow these species to grow, cultivate or permit to reproduce or release into the environment. Himalayan balsam was identified within the northeast corner of the site. Treatment, control and disposal of Himalayan balsam will be required, to ensure this species are not spread across or offsite. The Applicant has confirmed that the Himalayan Balsam will be removed from the site prior to the site being brought into use.

Yours sincerely,



Stephanie Davies
Senior Ecologist
TEP