



BAT SURVEYS AND ROOSTING POTENTIAL

2022

Preliminary Bat Roost Assessment Report



**Tyler
Grange**

**Pall Mall, King Street,
Manchester
8th March 2022**

TG Report No. 14426_R02_DP_NC

Report No:	Date	Revision	Author	Checked
14597_R02	8 th March 2022		Nick Bell BA (Hons) QCIEEM	Dale Mortiboys BSc (Hons) ACIEEM

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- Plan Title 14426/P01: Bat Roost Features Location Plan



Summary

- S.1. This Preliminary Roost Assessment (PRA) report has been prepared by Tyler Grange Group Ltd. on behalf of Bruntwood LTD. in relation to a building at Pall Mall, King Street, Manchester, M2 4PD, hereafter referred to as 'the site'. The site is centred on OS grid reference SJ 83980 98306.
- S.2. Following the PRA, the building was assessed as having **negligible potential** to support roosting bats. No direct evidence (i.e. droppings) was found to suggest the presence of roosting bats at the time of survey. Considering this and the urban environment of the site, it is considered that no further nocturnal emergence/re-entry surveys will be required.
- S.3. Impacts on bat roosts is considered to be unlikely, however, mitigation has been proposed to control for the unlikely event of an undiscovered roost.



Section 1: Introduction

- 1.1. This Preliminary Roost Assessment (PRA) report has been prepared by Tyler Grange Group Ltd. on behalf of Bruntwood LTD. in relation to Pall Mall, King Street, Manchester, M2 4PD, hereafter referred to as 'the site'. The site is centred on OS grid reference SJ 83980 98306, and its location is shown on **Figure 1.1** below with the redline showing the site boundary.



Figure 1.1 – Site context and Boundary
(Aerial Imagery © Google 2021)

- 1.2. The aim of the survey was to assess the suitability of the building to support roosting bats. This was to inform requirement for any further surveys, establish the presence or likely absence of roosting bats and further needs for mitigation.



Section 2: Methodology

Building PRA

- 2.1 The PRA survey was undertaken on 17th February by Nick Bell, an experienced ecologist, member of the Chartered Institute of Ecology and Environmental Management (CIEEM), and Natural England Class 1 licensed bat surveyor; Nick Bell was accompanied by David Paton, an experienced field ecologist and member of CIEEM.
- 2.2 This survey followed standard methodologies outlined within Bat Survey for Professional Ecologists Good Practice Guidelines¹.
- 2.3 Externally, the building was inspected from both ground level and roof level at different aspects using binoculars and a high-powered torch. The external inspection focussed on features suitable for bats to gain access to potentially suitable roosting areas. This included features such as soffits and fascias, lifted led flashing, lifted roof tiles and around windows and gaps within stone and brickwork.
- 2.4 Internally, the building was inspected, where appropriate (where identified external features lead to an internal space/ void), using a high-powered torch to identify potential roost features and signs of bat activity (i.e. droppings, urine splashes, as well as live or dead bats), and all rooms and walls were visually examined in order to identify potential access points for bats.
- 2.5 The potential of the building to support roosting bats was categorised in accordance with criteria shown in **Table 2.1** below.

Table 2.1: Building assessment criteria – adapted from Collins, 2016 (hereafter referred to as the BCT Guidelines).

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure or tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A structure or tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
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 of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
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.

¹ Professional Ecologists Good Practice Guidelines (Collins 2016), Bat Workers' Manual (3rd Edition) (Mitchell-Jones, A.J. and McLeish, A.P., 2004) and Bat Mitigation Guidelines (Mitchell-Jones, A.J., 2004).



- 2.6 The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since this report was written, advice should be sought as to whether update work is required. The findings of this report should not be relied upon without this advice.

Limitations

- 2.7 The weather conditions preceding the PRA were sub-optimal, mainly due to heavy rain and wind the previous night. However, owing to the time of year in which the survey was conducted, it was considered unlikely that most external field signs of bats (droppings, feeding remains etc.) would be present; therefore, the heavy rain and wind preceding the survey was not considered to affect the validity of the external assessment, and all potential roost features would still be visible, despite the weather conditions.
- 2.8 Internally, the building was accessible, therefore any evidence of bats using internal voids and spaces would be present.
- 2.9 Following the survey, the building was considered to provide negligible bat roosting potential, with no suitable potential roost features, therefore the poor weather preceding the survey was not considered to be a limiting factor to the validity of the results.

Quality Assurance

- 2.10 All ecologists at Tyler Grange Group Ltd. are members of CIEEM or are working towards membership and act under direction of members and abide by the Institute's Code of Professional Conduct.



Section 3: Results

General Building Description

- 3.1. The building is located off King Street, Manchester; comprising reinforced concrete frame with grey-bronze ceramic-mosaic cladding to the service towers, and Staffordshire blue-brickwork and bronze painted-aluminium cladding to the rest of the building with bronze glass. The building has flat roofs with parapets and is 12-storeys at its highest point (approximately 45m in height), (see Photographs in **Appendix 2**). It is set in the heavily urbanised central area of Manchester, approximately 200m north of the Town Hall. Previous use of the building included commercial/ office space units.

Internal Assessment

- 3.2. The building has three distinct flat roofs, with no loft voids for bats to use as roosting habitat.
- 3.3. The top of the central column of the building, houses maintenance machinery in a utilities room. Access was gained into the utilities room following the identification of a potential bat roosting feature leading from the roof space, to within the utilities room (see attached **Habitat Features Plan** and **Potential Feature 2** in **Table 3.1** for location).
- 3.4. There were no other internal areas which would be likely used by bats for roosting.

External Assessment

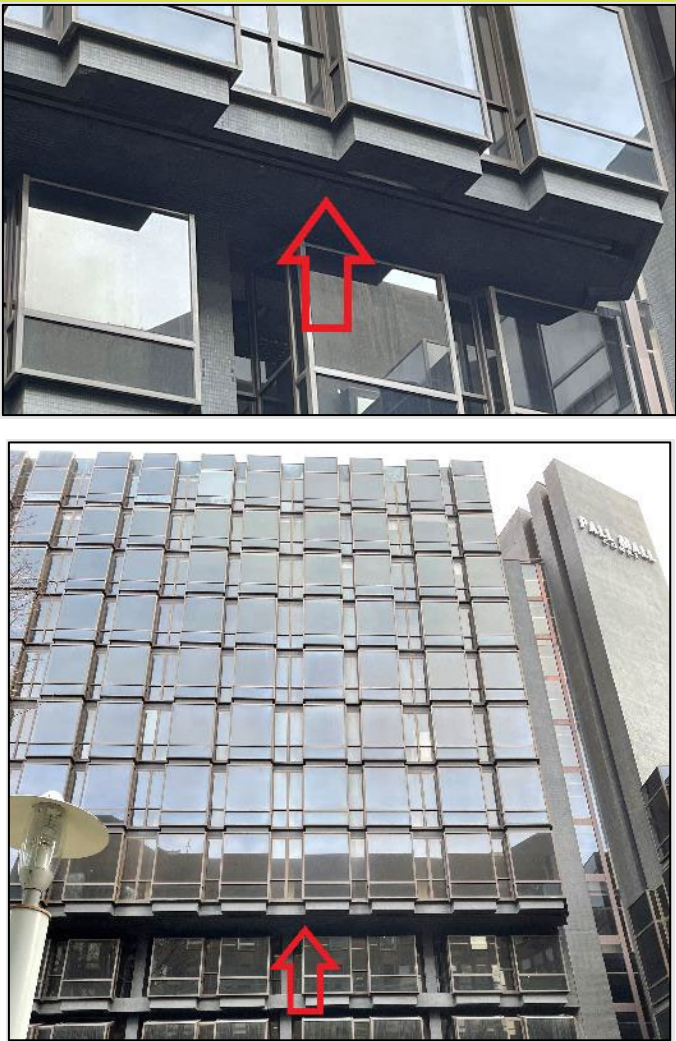
- 3.5. From ground-level upwards, the walls were clad with small tiles, with sections of large glass cladding extending from the windows. The rooftop had three distinct levels, all of which being flat roofs. The building itself was in good condition with no gaps or cracks resulting from age and degradation of brick/ mortar work. The only potential roosting features present, were intentional man-made gaps as part of the buildings architecture (discussed in detail in **Table 3.1** below). However, this gap was covered with fine wire mesh, with the presumed intention to limit access and egress for birds, and therefore limiting this feature's ability to be used opportunistically by bats.

Building PRA

- 3.6. The following section provides the results of the preliminary roost assessment of the Pall Mall building. The building has been categorised following the criteria outlined in **Section 2.5**, and therefore graded as having either 'Low', 'Moderate' or 'High' Bat Roosting Potential (BRP), (**14597/P01**) illustrates the locations of the PRF's described below.



Table 3.1: Descriptions of identified potential roost features.

Potential Roosting Feature	Feature Description and Suitability	Photos
Potential Feature 1 Gap on overhang	There is gap running the length of the overhang, present along the western façade of the northern section of the building (facing the piazza). Although this feature could provide access for bats, the feature itself is considered to be too wide for a suitable bat roost, resulting in an exposed crevice with a sub-optimal heat profile. Furthermore, the gap has a fine wire mesh covering it, with the presumed intention of preventing bird access and egress. The mesh appeared to be fine enough to also prevent access and egress for bats. The feature is considered to provide negligible bat roosting potential.	
Potential Feature 2 Hole in façade, leading to an internal void	There is a circular hole in the façade of the utilities unit, located at the top of the building's central column (c. 45m/ 12-storeys) presumed to be the location of an old outlet pipe. The feature itself provides access to a sheltered,	



Potential Roosting Feature	Feature Description and Suitability	Photos
	dark space within, containing water tanks and utilities machinery. There were no signs of bats within the access hole itself, or within the utilities room. There were very few features within the room which could be used by roosting bats i.e. internal crevices. The room was well sealed, offering no further access to adjoining internal rooms. Although this feature could provide shelter for bats, due to the height (45m) and surrounding heavily urbanised habitat with very little foraging opportunities, the feature is considered to provide negligible bat roosting potential	 

Assessment of Roost Features

- 3.7. While the roost feature within the utilities room could, in some circumstances be considered to have low or even moderate potential to support roosting bats (if the feature was located within optimal bat habitat), given the heavily urbanised nature of the site, associated light/noise pollution and the height of this feature – being approximately 45m high (12 storeys), located at the top of the Pall Mall building, it is considered highly unlikely that bats would use the feature as a resource or roosting habitat.
- 3.8. Therefore, the site is considered to have **negligible potential** for roosting bats.



Section 4: Impacts, Mitigation and Enhancement

Site Proposals

- 4.1. The site proposals consist of plans to conduct alterations at rooftop level to replace existing roof covering and create additional space for plant equipment.

Potential Impacts

- 4.2. The two identified potential roosting features were both graded as having negligible bat roosting potential. It is therefore considered unlikely that roosting bats would be impacted by the proposals.

Mitigation

- 4.3. The building is considered to provide negligible bat roosting potential. However, due to the transient nature of bats, their presence cannot be ruled out. As with most construction activities, contractors working on the refurbishment of the building should cease works immediately, if any signs of bats are identified or bats are discovered during construction. An appropriately qualified bat-licenced ecologist should then be contacted to assess the situation and provide guidance on how to progress.



Section 5: Conclusions

- 5.1. The PBRA survey characterised the building as having negligible potential to support roosting bats, and therefore no further bat survey is recommended.
- 5.2. Direct impacts as a result of the proposed development on bat roosts are considered highly unlikely. However, due to the transient nature of bat and their roosts, during the construction phase contractors should cease works immediately if bats or signs of bats are identified, and an appropriately qualified, bat licenced ecologist should be contacted.
- 5.3. If more than 12 months elapses between when the PBRA survey was undertaken and the start of development of the building, an update survey may be required.
- 5.4. Provided the recommendations outlined in this report can be implemented fully and successfully, then development proposals would comply with all relevant wildlife legislation and planning policies.



Appendix 1: Legislation and Planning Policy

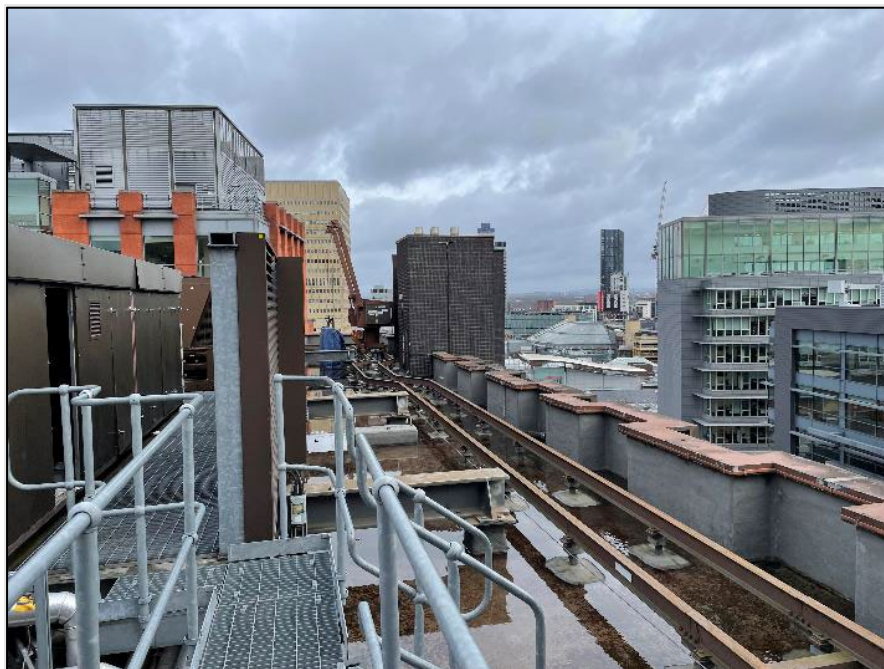
- A1.1. UK bat species are protected through European and National legislation together with national and local planning policy.
- A1.2. As European protected species, all UK bats receive legal protection in England under the Conservation of Habitats and Species Regulations 2017 (HabRegs) (as amended) and the Wildlife and Countryside Act (WCA) 1981 (as amended).
- A1.3. In addition, planning policy set out in the National Planning Policy Framework (July 2021) requires planning authorities to consider bats (alongside other protected species) when determining planning applications and to ensure that development proposals do not lead to an adverse effect on the conservation status of bats or other protected species.
- A1.4. Four species of bat *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros* are designated as Annex 2 species which under the HabRegs, important sites for these species can be designated as Special Areas of Conservation (SAC).
- A1.5. Several species of bats *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* are listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. These are the species found in England which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.
- A1.6. All British species of bat are listed on Schedule 2 of the HabRegs as a European protected species (EPS) of animal. Regulation 41 (1) makes it an offence to:
- Deliberately capture or injure a bat;
 - Deliberately disturb a bat; or
 - Damage or destroy a breeding site or resting place of a bat.
- A1.7. The definition of disturbance of animals within the HabRegs relates to disturbance which is likely to:
- Impair their ability to survive, to breed or reproduce, or to rear or nurture their young.
 - Impair their ability to hibernate or migrate.
 - Affect significantly the local distribution or abundance of the species.
- A1.8. All British bats are listed in Schedule 5 of the WCA and in England and Wales are protected under Section 9 subsections 4b, 4c and 5 which makes it an offence to:
- Disturb any bat while it is occupying a structure or place which it uses for shelter or protection; or
 - Obstruct access to any structure or place which any such animal uses for shelter or protection;



- A1.9. All British bats are also listed under Schedule 6, Section 11 of the WCA 1981 (as amended), which states that bats cannot be killed or taken by certain methods, such as traps and nets, poisons, automatic weapons, electrical devices, smoke / gases etc.
- A1.10. Section 41 of the NERC Act 2006, which states that decision-makers such as Local Planning Authorities must have regard to Species of Principal Importance (SoPI) in all their activities, including when making decisions on planning applications.
- A1.11. The following bat species are SoPIs: barbastelle; Bechstein's; noctule; soprano pipistrelle; brown long-eared; greater horseshoe bat; and lesser horseshoe bat. These are the species found in England which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.
- A1.12. All bat species are included in the Greater Manchester Local Biodiversity Action Plan.



Appendix 2: Site Photographs



Photograph A2.1: Site area from central roof, looking north.



Photograph A2.2: Central column, housing utilities, located on the central roof.





Photograph A2.3: Pall Mall from ground-level, with central column in background.



Photograph A2.4: View from western roof, on fifth floor, looking back at the central Pall Mall building



Plans:

Plan 1: 14597/P01 Bat Roost Features Location Plan





-  Redline Boundary
-  Potential Roost Feature - Gap running beneath overhang on western facade. Negligible
-  Potential Roost Feature - Location of hole on central column, leading into utilities room. Negligible



Project	Pall Mall, King Street
Drawing Title	Potential Bat Roost Assessment Plan
Scale	As Shown (Approximate)
Drawing No.	14597/P01
Date	February 2022
Checked	NB/JD



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Preliminary Bat Roost Assessment Report



**Tyler
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**Pall Mall Street Trees,
Manchester
8th March 2022**

TG Report No. 14597_R03_NB_NC

Report No:	Date	Revision	Author	Checked
14597_R03	8 th March 2022		Nick Bell BA (Hons) QCIEEM	Dale Mortiboys BSc (Hons) ACIEEM

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Summary

- S.1. This Preliminary Roost Assessment (PRA) report has been prepared by Tyler Grange Group Ltd. on behalf of Bruntwood LTD. in relation to three trees situated on the King Street side of the Pall Mall building, Manchester, M2 4PD. Hereafter referred to as 'the site'.
- S.2. Following the PRA, the trees were assessed as having **negligible potential** to support roosting bats. No direct evidence (i.e. droppings) was found to suggest the presence of roosting bats and no potential roosting features were identified at the time of survey. Considering this and the urban environment of the site, it is therefore considered that no further bat survey will be required.



Section 1: Introduction

- 1.1. This Preliminary Roost Assessment (PRA) report has been prepared by Tyler Grange Group Ltd. on behalf of Bruntwood LTD. in relation to trees situated on King Street, to the south of Pall Mall, King Street, Manchester, M2 4PD; hereafter referred to as 'the site'.
- 1.2. The site is centred on OS grid reference SJ 83956 98325, and its location is shown on **Figure 1.1** below with the redline showing the site boundary.



Figure 1.1 – Site context and Location of three trees outside of Pall Mall
(Aerial Imagery © Google 2022)

- 1.3. The aim of the survey was to assess the suitability of the trees to support roosting bats. This was to inform requirement for any further surveys, establish the presence or likely absence of roosting bats and further needs for mitigation.



Section 2: Methodology

Tree Potential Roost Assessment

- 2.1 The PRA survey was undertaken on 17th February by Nick Bell, an experienced ecologist, member of Chartered Institute of Ecology and Environmental Management (CIEEM), and Natural England Class 1 licensed bat surveyor; Nick Bell was accompanied by David Paton, an experienced field ecologist and member of CIEEM.
- 2.2 This survey followed standard methodologies outlined within Bat Survey for Professional Ecologists Good Practice Guidelines¹
- 2.3 During this survey, Potential Roost Features (PRFs) that may be used by bats, as identified within the BCT Good Practice Guidelines, were sought. These included the following:
- Woodpecker holes, rot holes, knot holes arising from naturally shed branches and man-made holes;
 - Hazard beams and other vertical or horizontal cracks and splits (such as frost-cracks) in stems or branches;
 - Partially detached platey bark;
 - Cankers;
 - Other hollows or cavities, including butt-rots;
 - Partially detached ivy with stem diameters in excess of 50mm; and
 - Bird, bat or dormouse boxes.
- 2.4 The trees were assessed from ground-level upwards, using binoculars and high-powered torch to view any potential roost features.
- 2.5 The potential of the trees to support roosting bats was categorised in accordance with criteria shown in **Table 2.1** below.

Table 2.1: Building assessment criteria – adapted from Collins, 2016 (hereafter referred to as the BCT Guidelines).

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure/ tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).

¹ Bat Survey for Professional Ecologists Good Practice Guidelines (Collins 2016), Bat Workers' Manual (3rd Edition), (Mitchell-Jones, A.J. and McLeish, A.P., 2004) and Bat Mitigation Guidelines (Mitchell-Jones, A.J., 2004).



	A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
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 of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
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.

- 2.6 The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since this report was written, advice should be sought as to whether update work is required. The findings of this report should not be relied upon without this advice.

Limitations

- 2.7 The weather conditions preceding the PRA were sub-optimal, mainly due to heavy rain and wind the previous night. Owing to the time of year in which the survey was conducted, it was considered unlikely that most external field signs of bats (droppings, feeding remains etc.) would be present; therefore the heavy rain and wind preceding the survey was not considered to effect the validity of the assessment, and all potential roost features would still be visible, despite the weather conditions. This limitation is therefore considered unlikely to effect the validity of the results.

Quality Assurance

- 2.8 All ecologists at Tyler Grange Group Ltd. are members of CIEEM or are working towards membership and act under direction of members and abide by the Institute's Code of Professional Conduct.



Section 3: Results

Site Description

- 3.1. The trees are located off King Street, Manchester. It is assumed that trees were planted at the same time as the Pall Mall building development (1966-1968). All three trees were recorded as being common lime *Tilia x europaea* (Photographs provided below). The trees are set in the heavily urbanised central area of Manchester, approximately 200m north of the Town Hall. Previous use of the building included commercial/ office space units.

Potential Roost Assessment

- 3.2. The trees contained no potential roost features or had any associated potential roost features, such as ivy. All three trees were therefore assessed as having **negligible potential** for roosting bats



Plate 1: Showing three common lime trees situated in front of the Pall Mall building, King Street.



Section 4: Conclusions

- 4.1. The PBRA survey characterised the all three trees as having negligible potential to support roosting bats, and therefore no further bat survey is recommended.
- 4.2. Direct impacts as a result of the proposed development on bat roosts are considered highly unlikely. However, due to the transient nature of bats and their roosts (although unlikely, a new PRF could form), during any works impacting the tree, contractors should cease works immediately if bats or signs of bats are identified, and an appropriately qualified, bat licenced ecologist should be contacted.
- 4.3. If more than 12 months elapses between when the PBRA survey was undertaken and the start of an works impacting the tree, an update survey may be required.
- 4.4. Provided the recommendations outlined in this report can be implemented fully and successfully, then development proposals would comply with all relevant wildlife legislation and planning policies.



Appendix 1: Legislation and Planning Policy

- A1.1. UK bat species are protected through European and National legislation together with national and local planning policy.
- A1.2. As European protected species, all UK bats receive legal protection in England under the Conservation of Habitats and Species Regulations 2017 (HabRegs) (as amended) and the Wildlife and Countryside Act (WCA) 1981 (as amended).
- A1.3. In addition, planning policy set out in the National Planning Policy Framework (July 2021) requires planning authorities to consider bats (alongside other protected species) when determining planning applications and to ensure that development proposals do not lead to an adverse effect on the conservation status of bats or other protected species.
- A1.4. Four species of bat barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros* are designated as Annex 2 species which under the HabRegs, important sites for these species can be designated as Special Areas of Conservation (SAC).
- A1.5. Several species of bats barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* are listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. These are the species found in England which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.
- A1.6. All British species of bat are listed on Schedule 2 of the HabRegs as a European protected species (EPS) of animal. Regulation 41 (1) makes it an offence to:
- Deliberately capture or injure a bat;
 - Deliberately disturb a bat; or
 - Damage or destroy a breeding site or resting place of a bat.
- A1.7. The definition of disturbance of animals within the HabRegs relates to disturbance which is likely to:
- Impair their ability to survive, to breed or reproduce, or to rear or nurture their young.
 - Impair their ability to hibernate or migrate.
 - Affect significantly the local distribution or abundance of the species.
- A1.8. All British bats are listed in Schedule 5 of the WCA and in England and Wales are protected under Section 9 subsections 4b, 4c and 5 which makes it an offence to:
- Disturb any bat while it is occupying a structure or place which it uses for shelter or protection; or
 - Obstruct access to any structure or place which any such animal uses for shelter or protection;



- A1.9. All British bats are also listed under Schedule 6, Section 11 of the WCA 1981 (as amended), which states that bats cannot be killed or taken by certain methods, such as traps and nets, poisons, automatic weapons, electrical devices, smoke / gases etc.
- A1.10. Section 41 of the NERC Act 2006, which states that decision-makers such as Local Planning Authorities must have regard to Species of Principal Importance (SoPI) in all their activities, including when making decisions on planning applications.
- A1.11. The following bat species are SoPIs: barbastelle; Bechstein's; noctule; soprano pipistrelle; brown long-eared; greater horseshoe bat; and lesser horseshoe bat. These are the species found in England which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.
- A1.12. All bat species are included in the Greater Manchester Local Biodiversity Action Plan.





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Preliminary Bat Roost Assessment Report



Pall Mall Piazza, Manchester

8th March 2022



**Tyler
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TG Report No. 14597_R04_NB_NC

Report No:	Date	Revision	Author	Checked
14597_R04	8 th March 2022		Nick Bell BA (Hons) QCIEEM	Dale Mortiboys BSc (Hons) ACIEEM

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Summary

- S.1. This Preliminary Roost Assessment (PRA) report has been prepared by Tyler Grange Group Ltd. on behalf of Bruntwood LTD. in relation to two trees situated within the large raised planting bed, found within the Piazza of Pall Mall, King Street, Manchester, M2 4PD. Hereafter referred to as 'the site'.
- S.2. Following the PRA, the trees were assessed as having **negligible potential** to support roosting bats. No direct evidence (i.e. droppings) was found to suggest the presence of roosting bats at the time of survey. Considering this and the urban environment of the site, it is therefore considered that no further bat survey will be required.



Section 1: Introduction

- 1.1. This Preliminary Roost Assessment (PRA) report has been prepared by Tyler Grange Group Ltd. on behalf of Bruntwood LTD. in relation to trees situated within the large raised planting bed, found within the Piazza of Pall Mall, King Street, Manchester, M2 4PD; hereafter referred to as 'the site'.
- 1.2. The site is centred on OS grid reference SJ 83956 98325, and its location is shown on **Figure 1.1** below with the redline showing the site boundary.



Figure 1.1 – Site context and Redline Boundary
(Aerial Imagery © Google 2022)

- 1.3. The aim of the survey was to assess the suitability of the tree to support roosting bats. This was to inform requirement for any further surveys, establish the presence or likely absence of roosting bats and further needs for mitigation.



Section 2: Methodology

Tree Potential Roost Assessment

- 2.1 The PRA survey was undertaken on 17th February by Nick Bell, an experienced ecologist, member of CIEEM, and Natural England Class 1 licensed bat surveyor; Nick Bell was accompanied by David Paton, an experienced field ecologist and member of CIEEM.
- 2.2 This survey followed standard methodologies outlined within Bat Survey for Professional Ecologists Good Practice Guidelines¹.
- 2.3 During this survey, Potential Roost Features (PRFs) that may be used by bats, as identified within the BCT Good Practice Guidelines, were sought. These included the following:
- Woodpecker holes, rot holes, knot holes arising from naturally shed branches and man-made holes;
 - Hazard beams and other vertical or horizontal cracks and splits (such as frost-cracks) in stems or branches;
 - Partially detached platey bark;
 - Cankers;
 - Other hollows or cavities, including butt-rots;
 - Partially detached ivy with stem diameters in excess of 50mm; and
 - Bird, bat or dormouse boxes.
- 2.4 The trees were assessed from ground-level upwards, using binoculars and high-powered torch to view any potential roost features.
- 2.5 The potential of the trees to support roosting bats was categorised in accordance with criteria shown in **Table 2.1** below.

Table 2.1: Building assessment criteria – adapted from Collins, 2016 (hereafter referred to as the BCT Guidelines).

Suitability	Description of Roosting Habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure/ tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).

¹ Bat Survey for Professional Ecologists Good Practice Guidelines (Collins 2016), Bat Workers' Manual (3rd Edition), (Mitchell-Jones, A.J. and McLeish, A.P., 2004) and Bat Mitigation Guidelines (Mitchell-Jones, A.J., 2004).



	A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
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 of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
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.

- 2.6 The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since this report was written, advice should be sought as to whether update work is required. The findings of this report should not be relied upon without this advice.

Limitations

- 2.7 The weather conditions preceding the PRA were sub-optimal, mainly due to heavy rain and wind the previous night. Owing to the time of year in which the survey was conducted, it was considered unlikely that most external field signs of bats (droppings, feeding remains etc.) would be present; therefore the heavy rain and wind preceding the survey was not considered to effect the validity of the assessment, and all potential roost features would still be visible, despite the weather conditions. This limitation is therefore considered unlikely to effect the validity of the results.

Quality Assurance

- 2.8 All ecologists at Tyler Grange Group Ltd. are members of CIEEM or are working towards membership and act under direction of members and abide by the Institute's Code of Professional Conduct.



Section 3: Results

Site Description

- 3.1. The trees are located off King Street, Manchester, within a large raised planting bed. It is assumed that the planting bed was constructed at the same time as the Pall Mall building development (1966-1968). The mature tree to the west of the raised planter is a Norway maple *Acer platanoides*, with the smaller semi-mature tree to the east being a cherry *Prunus avium* (Photographs provided below). The trees are set in the heavily urbanised central area of Manchester, approximately 200m north of the Town Hall. Previous use of the building included commercial/ office space units.

Potential Roost Assessment

- 3.2. The Norway maple was observed to provide no potential bat roosting features, and therefore was graded as having **negligible potential** to support roosting bats.
- 3.3. The cherry tree was observed to support some ivy *Hedera helix*, however the ivy was considered too thin to act as a potential roost feature itself (the stems were less than 5cm thick and lacking platelet structures that could be considered a potential roost feature); equally the main stem of the cherry tree was considered too thin to support any potential roost features which could otherwise be obscured by the ivy coverage. Therefore, graded as having **negligible potential** to support roosting bats.



Plate 1: Showing Norway maple, situated within the raised planter (left of shot) and cherry tree (right of shot) on the Piazza of Pall Mall, King Street.





Plate 2: View of the raised planted from above.



Section 4: Conclusions

- 4.1. The PBRA survey characterised the both trees as having negligible potential to support roosting bats, and therefore no further bat survey is recommended.
- 4.2. Direct impacts as a result of the proposed development on bat roosts are considered highly unlikely. However, due to the transient nature of bat and their roosts, during any works impacting the tree, contractors should cease works immediately if bats or signs of bats are identified, and an appropriately qualified, bat licenced ecologist should be contacted.
- 4.3. If more than 12 months elapses between when the PBRA survey was undertaken and the start of an works impacting the tree, an update survey may be required.
- 4.4. Provided the recommendations outlined in this report can be implemented fully and successfully, then development proposals would comply with all relevant wildlife legislation and planning policies.



Appendix 1: Legislation and Planning Policy

- A1.1. UK bat species are protected through European and National legislation together with national and local planning policy.
- A1.2. As European protected species, all UK bats receive legal protection in England under the Conservation of Habitats and Species Regulations 2017 (HabRegs) (as amended) and the Wildlife and Countryside Act (WCA) 1981 (as amended).
- A1.3. In addition, planning policy set out in the National Planning Policy Framework (July 2021) requires planning authorities to consider bats (alongside other protected species) when determining planning applications and to ensure that development proposals do not lead to an adverse effect on the conservation status of bats or other protected species.
- A1.4. Four species of bat *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros* are designated as Annex 2 species which under the HabRegs, important sites for these species can be designated as Special Areas of Conservation (SAC).
- A1.5. Several species of bats *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* are listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. These are the species found in England which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.
- A1.6. All British species of bat are listed on Schedule 2 of the HabRegs as a European protected species (EPS) of animal. Regulation 41 (1) makes it an offence to:
- Deliberately capture or injure a bat;
 - Deliberately disturb a bat; or
 - Damage or destroy a breeding site or resting place of a bat.
- A1.7. The definition of disturbance of animals within the HabRegs relates to disturbance which is likely to:
- Impair their ability to survive, to breed or reproduce, or to rear or nurture their young.
 - Impair their ability to hibernate or migrate.
 - Affect significantly the local distribution or abundance of the species.
- A1.8. All British bats are listed in Schedule 5 of the WCA and in England and Wales are protected under Section 9 subsections 4b, 4c and 5 which makes it an offence to:
- Disturb any bat while it is occupying a structure or place which it uses for shelter or protection; or
 - Obstruct access to any structure or place which any such animal uses for shelter or protection;



- A1.9. All British bats are also listed under Schedule 6, Section 11 of the WCA 1981 (as amended), which states that bats cannot be killed or taken by certain methods, such as traps and nets, poisons, automatic weapons, electrical devices, smoke / gases etc.
- A1.10. Section 41 of the NERC Act 2006, which states that decision-makers such as Local Planning Authorities must have regard to Species of Principal Importance (SoPI) in all their activities, including when making decisions on planning applications.
- A1.11. The following bat species are SoPIs: barbastelle; Bechstein's; noctule; soprano pipistrelle; brown long-eared; greater horseshoe bat; and lesser horseshoe bat. These are the species found in England which were identified as requiring action under the UK BAP and which continue to be regarded as conservation priorities under the UK Post-2010 Biodiversity Framework.
- A1.12. All bat species are included in the Greater Manchester Local Biodiversity Action Plan.





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