

Blackfriars House, Manchester

12738_R01a_Preliminary Roost Assessment -Daytime Bat Survey

1.0 Introduction

1.1. This report has been prepared by Tyler Grange Group Ltd. on behalf of Bruntwood Ltd. to accompany a planning application for re-development works at Blackfriars House, Manchester, M3 2JA – approximate grid reference SJ836985, which will hereafter be referred to as ‘the site’. Details of the development proposals are provided in **Appendix 1** and are summarised as:

- Removal of existing roof structure;
- Parapet removal;
- Removal of external safety railing;
- Removal of window boarding;
- Removal of doorset and expanding opening;
- Removal of existing staircase;
- Removal of partition;
- Works to lift area (to be confirmed);
- Removal of existing air conditioning (AC) unit;
- Removal of existing astro turf area (already complete);
- Removal of raised upstand;
- Removal of existing step.

1.2. It was confirmed through pre-application consultation that a Preliminary Roost Assessment (PRA) survey of the building for bats would be required to accompany the planning application.

1.3. This report sets out the findings of the PRA survey of the building, which assesses the potential for presence of roosting bats within the areas of the building to be affected.

2.0 Methods

2.1. The PRA survey was undertaken on the 14th October by Joseph Dance BSc (Hons) GCIEEM, an experienced ecologist with 6 years of experience in the industry and a member of the Chartered Institute of Ecologists and Environmental Management.

2.2. Externally, the building was inspected from the ground and from the roof, where the majority of works are proposed. The external inspection focussed on identifying features suitable for bats to gain access to potentially suitable roosting areas. This included gaps behind soffits/fascias, under lifted lead flashing, under lifted roof tiles, around windows and within masonry. No internal inspections were undertaken due to the absence of roof voids in the building(s) subject to re-development works.

2.3. Evidence of bat occupation looked for droppings, urine splashes as well as live or dead bats.

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- 2.4. The methodology described together with the assessment of the potential of the buildings to support roosting bats, was based on criteria described in the Bat Mitigation Guidelines¹ and using professional judgement.

3.0 Building Descriptions

- 3.1. The descriptions provided below should be read in conjunction with the photographic record reference and provided in **Appendix 2**.
- 3.2. Blackfriars House is a multi-story office space building constructed of stonework and is generally in excellent condition (see **Photograph 1**). The roof of Blackfriars House, which will be the main subject of the proposed re-development works comprises several structures as described in turn below.

Main roof structure (to be demolished)

- 3.3. The structure on the main roof to be demolished was constructed of a fibre composited boarding (see **Photographs 2-5**), with a flat roof constructed of a similar fibre composite and roofing felt. The internal area was in use as an office storage unit. A very small lip was noted around the roofline of the structure, which was noted to be well sealed to the elevations of the building. No roof void was present in the building. A few very minor crevices were noted in association with this building where the external layer of the boarding was peeling away from the main structure but detailed inspection revealed they did not offer potential access points between the panels or beneath them.

Lift buildings and associated AC/ancillary structures

- 3.4. These roof structures were constructed of brick and rendered, with a flat roof constructed of composite boarding and roofing felt (see **Photographs 6-7**). No fascia boards or soffits were recorded on these buildings and in general they were noted to be in good condition.

4.0 Results

- 4.1. The external inspection of the rooftop identified no suitable roost features associated with any of the structures present. Although a few very minor crevices were noted where the external layer of the fabric of the panels was peeling away, they were not considered suitable for roosting bats due to their exposed nature on top of the roof and exceptionally small size. The structure to be demolished had no internal roof space and all fascias were well sealed to each elevation, offering no potential for roost sites. No evidence of bats in the form of droppings and urine splashes were seen in any area of the rooftop.
- 4.2. Although it is not to be demolished, the exterior of the service lift buildings were also surveyed as these are to be enclosed within a new external structure and are likely to be subject to disturbance/alteration. No potential roost features were observed.
- 4.3. Although Blackfriars House is located in close proximity to a water feature (the River Irwell), there are no foraging opportunities for bats within the immediate vicinity of the building and no potential flight lines to the areas of the building proposed for works from the ground level exist (a difference of c. 35m vertically). On balance therefore, considering the absence of potential suitable roost features, the areas of Blackfriars House proposed for redevelopment works were considered to provide **negligible potential to support bat roosts**.

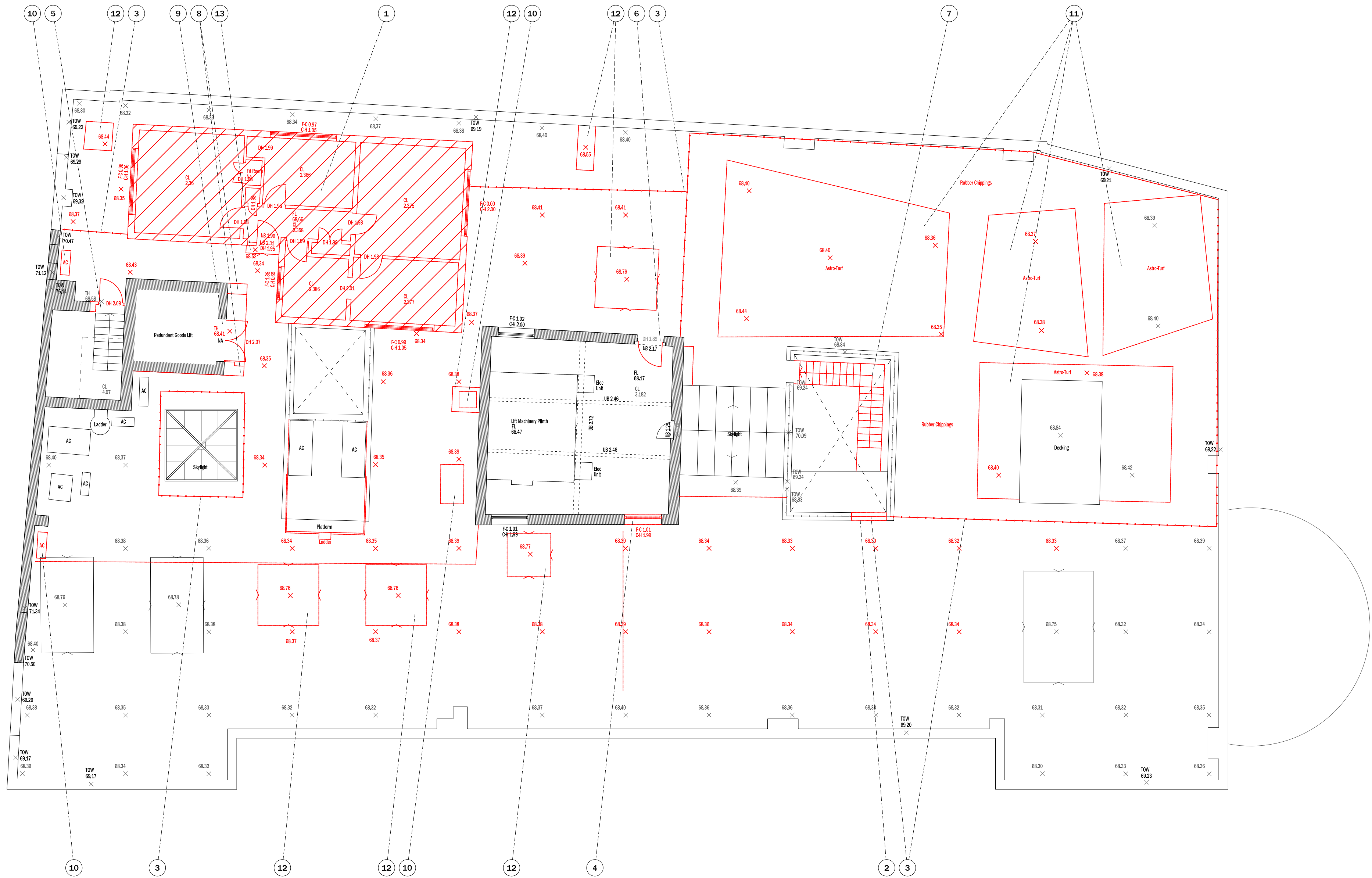
¹ Collins J. (ed) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn) The Bat Conservation Trust London

5.0 Conclusion

- 5.1. The PRA survey did not identify any potential roost locations on the areas of Blackfriars House to be demolished/affected. It is therefore considered that roosting bats are likely absent from these areas and elsewhere in the building and there would be no adverse impacts on roosting bats. In line with current best-practice survey guidelines, no further surveys or mitigation relating to bats are recommended.
- 5.2. There is potential for feral pigeon *Columba livia domestica* to nest amongst the roof structures proposed for works. This species can nest year-round and outside of the 'core' nesting season so due diligence must be shown whenever works commence to check for active nests of this species. Should any active nests be encountered, all works should stop in the area and advice sought from a suitably qualified ecologist.

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Appendix 1: Development Proposals



SPECIFICATION NOTES

1. REMOVE EXISTING STRUCTURE, INTERNAL LIGHTWEIGHT PARTITIONS, DOORSETS & WINDOWS (SHOWN HATCHED) TO STRUCTURAL ENGINEER'S DETAIL.
2. PARTIALLY REMOVE PARAPET WHERE SHOWN TO STRUCTURAL ENGINEER'S DETAIL.
3. REMOVE EXTERNAL SAFETY RAILING.
4. REMOVE WINDOW BOARDING OR INFILL TO STRUCTURAL ENGINEER'S DETAIL.
5. REMOVE DOORSET & EXPAND THE OPENING TO STRUCTURAL ENGINEER'S DETAIL.
6. REMOVE EXISTING DOORSET & REPLACE.
7. REMOVE EXTERNAL STAIRCASE TO STRUCTURAL ENGINEER'S DETAIL.
8. REMOVE PARTITION TO STRUCTURAL ENGINEER'S DETAIL.
9. EXTENSIVE LIFT REMOVAL AREA TBC TO ENABLE ARRIVAL LEVEL TO BE LIFTED BY LIFT ENGINEER & STRUCTURAL ENGINEER.
10. REMOVE EXISTING AC UNIT TO M&E CONSULTANT'S DETAIL, RELOCATE IF NECESSARY.
11. REMOVE EXISTING ASTRO TURF & RUBBER CHIPPING FLOOR COVERING.
12. REMOVE RAISED UPSTAND TO STRUCTURAL ENGINEER'S DETAIL.
13. REMOVE EXISTING STEP & MAKE GOOD.

GENERALLY: INVESTIGATE ELECTRICAL CUPBOARDS & REMOVE IF REDUNDANT TO M&E ENGINEER'S DETAIL.

GENERALLY: REMOVE SUSPENDED CEILING WHERE 'CL' SHOWN IN RED.

GENERALLY: REMOVE SUSPENDED FLOOR WHERE 'FL' SHOWN IN RED.

- EXISTING BUILDING FABRIC
- PROPOSED DEMOLITION WORKS SUBJECT TO PLANNING & BUILDING REGULATIONS APPROVAL

revision	date	description
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notes Use only written dimensions. All areas are indicative. Contractor to check measurements on site prior to commencement. Notify the Architect of any discrepancies.

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client BRUNTWOOD LIMITED
project BLACKFRIARS HOUSE, MANCHESTER

drawing DEMOLITION: ENLARGED EIGHT FLOOR PLAN (8F)

scale 1:100 @ A1
date 21.08.2018
revision -

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Appendix 2: Photographic Record.

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Photograph 1 – exterior of Blackfriars House



Photograph 2 – structure to be demolished



Photograph 3 – structure to be demolished



Photograph 4 – structure to be demolished



Photograph 5 – roofline on building to be demolished



Photograph 6 – service lift building



Photograph 7 – service lift building that may be disturbed



Photograph 8 –general roof ancillary structures