

Concord House, Wythenshawe

Assessment for Bats

Global Mutual

October 2025



Envance

Report to: Global Mutual

Report Title: Concorde House, Wythenshaw
Assessment for Bats

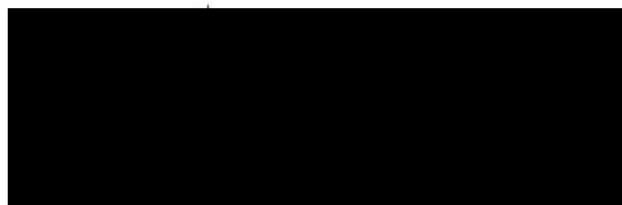
Revision: V1

Issue Date: 03/10/2025
Document Ref: 0968/Assessment for Bats

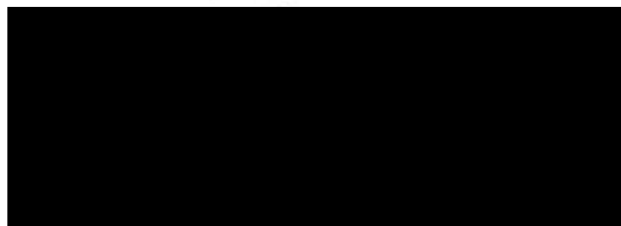
Originated By:



Reviewed By:



Approved By:



Prepared by:
Envance
Houldsworth Mill Business
Centre
Houldsworth Street
Stockport, SK5 6DS
0161 327 1723

Work carried out by Envance on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by Envance with the skill and care ordinarily exercised by a reasonable Consultant at the time the Services were performed. Further, and in particular, the Services were performed by Envance taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between Envance and the client.

Other than that expressly contained in the paragraph above, Envance provides no other representation or warranty whether express or implied, in relation to the services.

This report is produced exclusively for the purposes of the client. Envance is not aware of any interest of or reliance by any party other than the client in or on the services. Unless expressly provided in writing, Envance does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and Envance disclaims any liability to such parties.

This report is based on Site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed.

Envance accepts no responsibility for the accuracy of third-party data used in this report.

Contents

1. Summary.....	1
2. Introduction	2
3. Methodology.....	3
4. Results.....	4
5. Conclusions and Recommendations	7
6. References	8
7. Figures.....	9
Appendix 1. Photographs.....	10

1. Summary

- 1.1.1 This document has been produced to support a planning application for development on land at Virgin Media Concorde House, Wythenshawe (central Ordnance Survey grid reference SJ 83234 86419). It reports the results of an assessment of the building and trees within the Site to support roosting bats and was commissioned by Global Mutual in September 2025.
- 1.1.2 A Preliminary Roost Assessment of the building and a Ground Level Tree Assessment of all trees within the Site were conducted on 9th September 2025.
- 1.1.3 The Preliminary Roost Assessment of the building concluded that there were four Potential Roost Features present (PRF1, PRF2, PRF3, PRF4) and that they should be more closely inspected using a Mobile Elevating Work Platform (MEWP) for access. In addition, the join between the soffit boards around the building was found to be perished, producing holes in many places, and it was suggested that these should also be more closely inspected by MEWP.
- 1.1.4 All trees within the Site were considered to have negligible potential to support roosting bats. This was because all trees were young/semi-mature, and no obvious Potential Roost Features were present.
- 1.1.5 A MEWP was subsequently employed to further inspect the building on 26th September 2025. This demonstrated that PRF1 (a gap under a ridge tile) and PRF2 (also a gap under a ridge tile) were correctly identified as features that could support individual or very small numbers of roosting bats. However, no evidence for the presence of bats was found.
- 1.1.6 The MEWP inspection also showed that PRF3, PRF4 and the holes in the soffit join did not lead to cavities or crevices that could support bats and that these features could therefore be discounted from any further consideration.
- 1.1.7 It is concluded that it is very unlikely that the Site contains a bat roost and that the risk of development within the Site negatively affecting any bat roost is negligible.
- 1.1.8 It is recommended that development within the Site provides two bat boxes integral to the structure of any new buildings as mitigation for loss of PRF1 and PRF2. This would maintain the potential ecological functionality of the Site.

2. Introduction

- 2.1.1 Envance was commissioned by Global Mutual in September 2025 to carry out a bat assessment on land at Virgin Media Concorde House, Wythenshawe (central Ordnance Survey grid reference SJ 83234 86419; hereafter referred to as 'the Site'). This included a Preliminary Roost Assessment (PRA) of the Virgin Media building and a Ground Level Tree Assessment (GLTA) of trees within the Site. A Mobile Elevating Work Platform (MEWP) inspection of Potential Roost Features (PRFs) identified by the PRA was then conducted.
- 2.1.2 The purpose of this report is to support a planning proposal for the construction of four office units and parking (the 'Proposed Development') within the Site. This would involve the demolition of the existing Virgin Media building and, potentially, the removal of individual trees. The Site location and boundary are shown in **Figure 1**.
- 2.1.3 This report aims to determine the risk of impact of the Proposed Works on bats, taking into account the likelihood of bat roosts being present, and the degree of hazard presented by the Proposed Works. The need and potential for impact avoidance, mitigation and enhancement are then determined as appropriate based on the impact risk assessment.
- 2.1.4 To achieve this aim, the report has the following objectives:
- to identify and describe potentially significant impact risks to bats relevant to planning and legislation that is associated with the Proposed Works;
 - to identify ways in which any significant risk of deleterious impacts could be avoided, wherever reasonably possible;
 - for any significant impact risks to bats that could not reasonably be avoided, to describe the risk outstanding, and outline likely mitigation/compensation measures;
 - to identify and describe actions that could enhance habitat for bats and might reasonably be included in the works.
- 2.1.5 This report has been prepared and provided in accordance with the Chartered Institute for Ecology and Environmental Management (CIEEM) Code of Professional Conduct and the British Standard BS 42020:2013 which provides a code of practice for biodiversity in planning and development (BSI, 2013).

3. Methodology

- 3.1.1 A Site visit to conduct the PRA and GLTA was undertaken on the 9th September 2025 by a pair of experienced ecologists, equipped with torch and binoculars. A MEWP facilitated assessment of building PRFs was conducted on the 26th September by a licenced ecologist (Natural England bat survey licence 2015-12585-CLS-CLS) using an endoscope and torch.

3.2 Preliminary Roost Assessment (Building) and Ground Level Tree Assessment

- 3.2.1 The outside of the Virgin Media building was inspected for PRFs such as loose tiles, gaps, cavities, missing mortar, access points and crevices, and any signs of bats (droppings, fur, urine staining, scratch marks etc.), in accordance with standard guidelines (Collins, 2023; Reason & Wray, 2025). The internal roof void was also examined, as far as was possible, in a similar manner.
- 3.2.2 All trees within the Site were inspected for PRFs such as woodpecker holes, rot holes, splits, delaminating bark, mature ivy cover, and any signs of bats, in accordance with standard guidelines (Collins, 2023; Reason & Wray, 2025).
- 3.2.3 Identified PRFs were assigned as either PRF-I or PRF-M according to Collins (2023). PRF-I is a Potential Roost Feature that is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats. PRF-M is a Potential Roost Feature that is suitable for multiple bats and may therefore be used by a maternity colony.
- 3.2.4 The suitability of identified PRFs was assessed based upon factors such as:
- building/tree location in the local environment
 - size
 - illumination
 - access and flight lines
 - materials (including presence of breathable membrane).

3.3 MEWP Inspection

- 3.3.1 A MEWP was used to access PRFs identified within the structure of the Virgin Media building. This allowed close visual and endoscope examination of all PRFs and further assessment of their potential to support roosting bats.

3.4 Survey Limitations

- 3.4.1 All ground level areas of the Site were accessible and weather conditions during all the survey work were good. This allowed all aspects of the building and the trees to be viewed. The internal roof void of the building was only accessible at certain points, where there was plant machinery (ventilation/heating system). This allowed an assessment of the internal structure and materials of the building and there was no reason to suspect that unseen areas of the roof void were significantly different.
- 3.4.2 It is therefore considered that a robust assessment of the roosting potential of the building and trees has been made.

4. Results

4.1 Site Description

- 4.1.1 The Site is approximately 3 ha in area, is located in Wythenshawe, South of Manchester, and is currently used as a single office unit. It is surrounded by extensive areas of urban development, with Manchester Airport to south. The Site is isolated from the wider local environment by the M56 motorway, A555 Manchester Airport Relief Road, Chester Road, Simonsway main road and tram line, and Heald Green railway track.

4.2 Site Habitats

- 4.2.1 A three-story office building, constructed of red-brick with a pitched, concrete tiled, roof was present (**Photograph 1**). The building was erected in 2000 (approximately). A plant room was situated in the roof void (**Photograph 2**).
- 4.2.2 Site habitats include modified grassland, hardstanding, broad-leaved woodland, and individual urban trees. All trees were young/semi-mature and many had been planted as part of a previous landscaping scheme. These Site habitats were not well ecologically connected to any local areas of good quality habitat for bats and were considered to have low potential suitability to support commuting/foraging bats.
- 4.2.3 Because of the location of the Site within an area of highly developed and disturbed urban sprawl, the only bat species likely to be found commuting and foraging within the local area are common and widespread species such as common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, and noctule *Nyctalus noctula*. It is possible that occasional individual bats of these species pass through the Site, commuting and/or foraging.

4.3 Preliminary Roost Assessment (Building)

- 4.3.1 The roofing unit within the plant room inspected was well sealed and insulated, with no signs of bats seen during the survey and negligible potential for roosting bats.
- 4.3.2 Four PRF's were identified on the outside of the building, with their initial assessments detailed in **Table 1** (see also **Figure 1**; **Photographs 3-6**).
- 4.3.3 In addition, all soffit boards were joined by a metallic mesh material that had perished to create many holes at various places around the building (**Photograph 7**). It was considered possible that these holes could lead into a large cavity and further inspection by MEWP was recommended.

Table 1. PRFs identified during PRA (building).

PRF	Location (Ordnance Survey National Grid Reference)	Building Aspect	Description	Classification
PRF-1	SJ8320986396	South-west	Missing mortar allowing access into cavity under ridge tiles (Photograph 3). Further inspection by MEWP recommended.	PRF-I

PRF-2	SJ8323686475	North-east	Missing mortar allowing access into cavity under ridge tiles (Photograph 4). Further inspection by MEWP recommended.	PRF- I
PRF-3	SJ8329186399	South-east	Entire soffit panel loose, possibly leading into cavity (Photograph 5). Further inspection by MEWP recommended.	PRF-I
PRF-4	SJ8329186394	South-east	Small hole in soffit board, possibly leading into cavity (Photograph 6). Further inspection by MEWP recommended.	PRF-I

4.4 Ground Level Tree Assessment

- 4.4.1 No trees within the Site were identified as having PRFs.
- 4.4.2 Trees present were young/semi-mature and not of sufficient age for PRFs to have developed. An example of such trees is given in **Photograph 8**.
- 4.4.3 A number of trees around the perimeter of the south-west car park were ivy-clad, however, ivy was immature and not considered to be a feature in itself or obstructing any other PRF's. An example of these trees is shown in **Photograph 9**.
- 4.4.4 The woodland area was densely planted and, even if PRFs were present, would only have allowed access for bats around the periphery. Trees were semi-mature, hence not old enough for PRF's to have developed yet. Many of the woodland trees were ivy-clad, however, ivy was considered semi-mature and an obstruction to flight and access rather than a PRF.

4.5 MEWP Inspection

- 4.5.1 No evidence for the presence of bats was found during the building inspection with a MEWP.
- 4.5.2 PRF-1 and PRF-2 allowed access into the cavity under the ridge tiles, and their close inspection confirmed their categorisation as PRF-I. However, there was no evidence to suggest that either feature was actually used by bats.
- 4.5.3 The soffit boards were made from a composite plastic material, joined by metallic gauze. Their construction created a large, box-like, internal cavity running around the upper edge of the building. It was considered that this cavity would not support roosting bats because it was uninsulated and would experience relatively large temperature fluctuation, and because the very smooth surface of the boards would be difficult for bats to negotiate.
- 4.5.4 PRF-3 did not allow access into the soffit cavity. It was considered to have no potential to support roosting bats. PRF-4 allowed access into the soffit cavity, but the cavity was unsuitable for bats. It was

considered to have no potential to support roosting bats.

- 4.5.5 Holes in the join between soffit boards at many places around the building were considered to have no potential to support roosting bats because the soffit cavity was unsuitable for bats.

5. Conclusions and Recommendations

- 5.1.1 No evidence for the presence of roosting bats was found within the Site, and it is considered unlikely that the Site supports a bat roost. It is therefore concluded that the risk of the Proposed Development negatively impacting any bat roost is negligible.
- 5.1.2 There are two Potential Roost Features within the roof of the Virgin Media building (PRF1 and PRF2). Both have been formed where mortar has been lost from under a ridge tile, allowing access to the cavity under the ridge tile. Both were classified as PRF-I. Nevertheless, the building is considered to have negligible potential to support roosting bats because of its location and because of the low quality and disturbed nature of Site habitats for commuting/foraging bats.
- 5.1.3 No trees within the Site were considered to have potential to support roosting bats.
- 5.1.4 These findings are valid for 18 months from the date of the survey, unless there are significant material changes to the building, trees or other Site habitats during the intervening time.
- 5.1.5 We recommend that two bat boxes integral to the structure of any new building are provided as mitigation for loss of PRF1 and PRF2. This would maintain the potential ecological functionality of the Site.

6. References

BSI (2013). *BS 42020:2013 Biodiversity – Code of Practice for Planning and Development*. British Standards Institute, London.

Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th Edition*. The Bat Conservation Trust, London.

Reason, P.F. and Wray, S. (2025). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2. Chartered Institute of Ecology and Environmental Management, Ampfield.

7. Figures

Figure 1. Site Boundary and location of Potential Roost Features.



— Site Boundary

- PRF1
- PRF2
- PRF3
- PRF4

0 25 50 m

Virgin Media Concorde House

Scale 1:1000@A3

Date October 2025

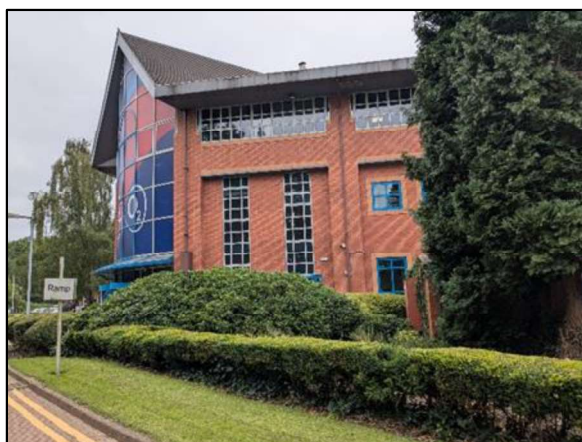
Drawing Ref 0968/Bats



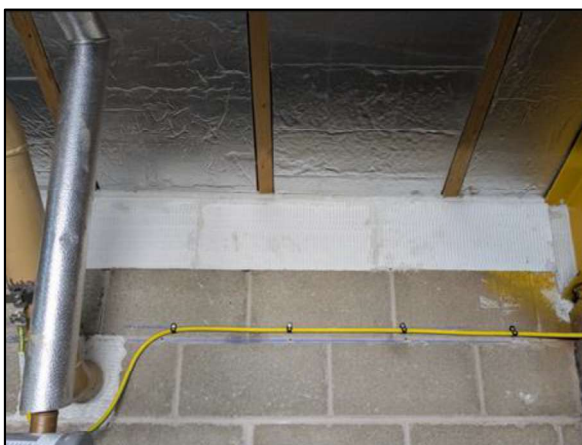
Unit 9 Acorn Business Park
Heaton Lane
Stockport
United Kingdom
SK4 1AS

enquiries@envanceuk.com
0161 3271723

Appendix 1. Photographs



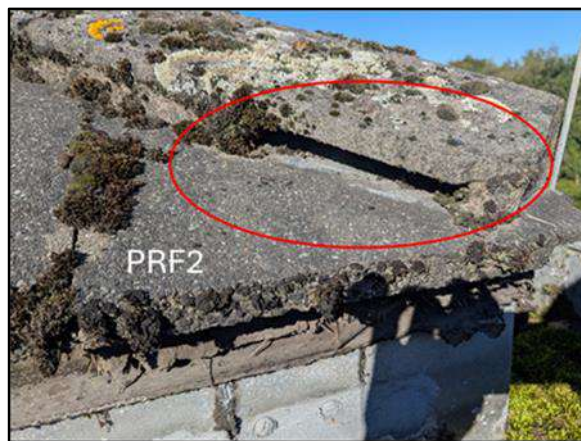
Photograph 1. Virgin Media House building



Photograph 2. Internal roof void.



Photograph 3. PRF1 closely inspected by MEWP.



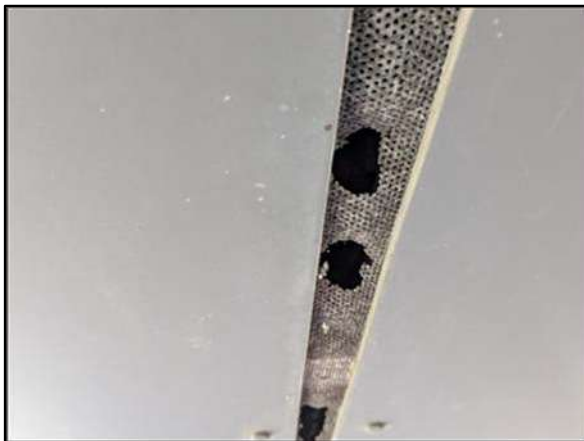
Photograph 4. PRF2 closely inspected by MEWP.



Photograph 5. PRF3 closely inspected by MEWP.



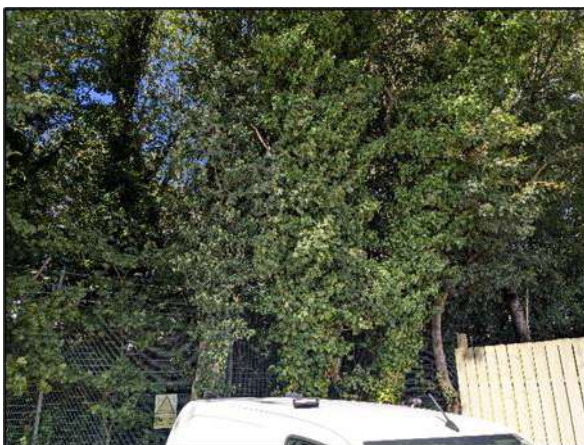
Photograph 6. PRF4 closely inspected by MEWP.



Photograph 7. Holes in material between soffit boards. Closely inspected by MEWP.



Photograph 8. Typical example of Site trees.



Photograph 9. Example of ivy-covered trees.