

217 Stockport Road,

Ardwick

Daytime Bat & Bird Survey

Report

2025



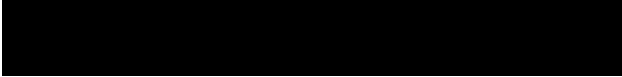
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Client Manchester City Council

Project Title 217 Stockport Road, Ardwick

Project Reference RHE.4682

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Contact Details 

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Report Contents

Executive Summary	2
1. Introduction	3
2. Methods	5
3. Results	8
4. Assessment	16
5. Recommendations	17
Appendix 1: Planning Policy & Legislation	18

Executive Summary

Development Details

The client is proposing the demolition of the building located at 217 Stockport Road, Ardwick, hereafter referred to as the 'site'.



This report describes the potential for roosting bats and nesting birds at the site and assesses the potential impacts of the development on bats and birds. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Ecological Interest

The site is situated in poor quality bat foraging habitat and offers low suitability to support roosting bats.

Outcomes

Further survey work is required to establish the status of roosting bats and inform mitigation requirements. Areas offering potential access to Pigeons should be sealed to prevent the risk of birds nesting inside the building.

1. Introduction

1.1 Project Brief

- 1.1.1 Rachel Hacking Ecology Limited (RHE) was commissioned in 2025 by Manchester City Council (the Client) to carry out a Daytime Bat and Bird Survey at 217 Stockport Road, Ardwick, M12 4DY, hereafter referred to as the 'site'. The site is a disused single storey building that has had multiple uses, most recently being used as a food bank until May 2025. The site is located at O.S. grid reference: SJ 85926 96519 (see Figure 1).





Figure 1. Map showing the location of the site courtesy of © Bing Maps

Description of Development

- 1.1.2 The site will be the subject of a planning application for demolition of the building.

1.2 Scope of Work

- 1.2.1 The Client commissioned RHE to undertake the following works:
- Undertake an external and internal assessment of the building on the site affected by the development proposals;
 - Assess the potential of the site to support roosting bats and nesting birds;
 - Identify the requirement for any further detailed surveys; and
 - Inform impact assessment and mitigation requirements

1.3 Site Visit Information

Surveyor Details

- 1.3.1 Stephen Griffith (Ecologist) and Bethany Halfpenny (Junior Ecologist) visited site on 06 January 2026.
Both are suitably trained in daytime bat and bird surveys.

Weather

- 1.3.2 The weather at the time of the survey was cold with light snow and an average temperature of 1°C.

2. Methods

2.1 Desk Study

- 2.1.1 Aerial mapping was used to inform landscape context.



2.2 Daytime Bat and Bird Survey

Bats

- 2.2.1 The exterior of the building was surveyed from the ground using binoculars and a high-powered torch. Features offering potential access to roosting bats were recorded. Such features may include suitable gaps in roof coverings, gaps behind external cladding/facia and gaps in masonry.
- 2.2.2 Evidence indicating the presence of roosting bats was also searched for. This may include bat droppings on walls, windows or on the ground below roost entrances or staining from fur oil around roost entry points.
- 2.2.3 The interior of the building was surveyed to identify any evidence indicating use by roosting bats. Such evidence may include bat droppings, feeding remains, urine splashes, live or dead bats and staining from fur oil on timbers.

Nesting Birds

- 2.2.4 Signs indicating use by nesting birds within the structure were searched for. Such evidence may include nest material, droppings, feathers and eggshells.



2.3 Assessment Criteria

- 2.3.1 Interpretation of survey findings and assessment of roosting potential was undertaken using professional judgement and criteria described in published guidance^{1,2}.

2.4 Assessment Criteria

- 2.4.1 Surveys were undertaken in accordance with current guidelines¹. Interpretation of survey findings and assessment of roosting potential was undertaken using professional judgement and criteria described in published guidance^{1,2}.

¹ Collins, J. (Ed.) (2023) *Bat Surveys for Professional Ecologists-good practice guidelines*. 4th edn. The Bat Conservation Trust, London.

² Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.



3. Results

3.1 Survey Constraints

- 3.1.1 The roof voids could not be fully assessed due to the presence of a suspended ceiling. Parts of the ceiling were missing, allowing a limited view into the void. This did not affect the conclusions of the assessment.

3.2 Habitat Appraisal

- 3.2.1 The site is located in an urban area, close to Manchester City Centre.
- 3.2.2 The closest mitigation licence record for bats was located approximately 0.4km southeast of the site.

3.3 External Survey

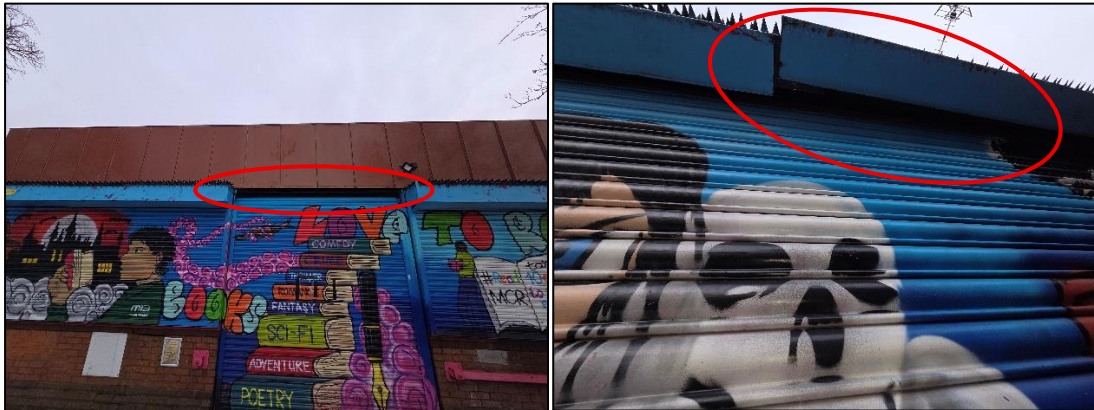
- 3.3.1 The site is a detached single storey building with brick walls and a cross hipped roof covered with interlocking concrete tiles (see Photographs 1 and 2).





Photographs 1, 2 & 3 showing the exterior of the site

Metal roller shutters are present along the southwestern edge of the building (see Photographs 4 and 5). A gap above the shutter was recorded which could potentially offer access to the building interior.



Photographs 4 & 5 showing metal cladding building and gaps

3.3.2 On the longer elevations at the 'L' shaped part of the building, three area of raised roof tiles were noted (see Photographs 6 and 7).



Photographs 6 & 7 showing areas of lifted roof tiles

3.3.3 Guttering around the entirety of the building is flush and intact throughout. Potential access points were noted at the end hip tiles. Two areas of damaged soffit boards were also recorded (see Photographs 8-11).



Photographs 8, 9, 10 & 11 showing gaps at end hip tiles and damaged and soffit board

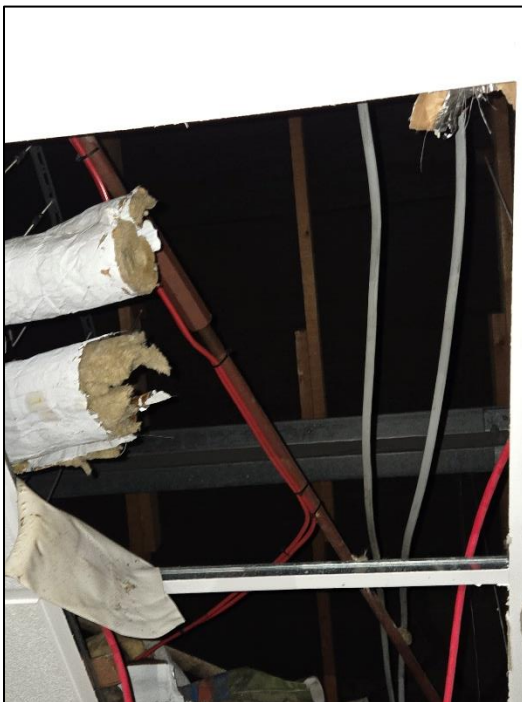
- 3.3.4 Wooden cladding is present on raised gables; this is damaged at the southeast elevation (see Photograph 12).



Photograph 12 showing deteriorated boards at southeastern elevation

3.4 Internal Survey

- 3.4.1 Due to a suspended ceiling and no access, the internal roof void could not be inspected closely. The underside of the roof could be seen where ceiling panels were missing, and a Type 1F roof lining could be seen (see Photograph 13).



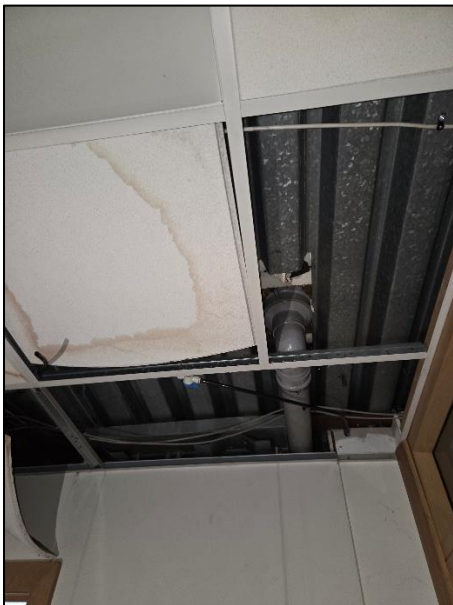
Photograph 13 showing Type 1F roof lining

- 3.4.2 Two tears in the lining were recorded during the survey. These were present in rooms 'MCC IT 1' and 'Female Toilets' (see Photographs 14 and 15).



Photographs 14 &15 showing gaps in roof lining

- 3.4.3 The only part of the building where felt lining was not recorded was in the metal clad roof section. Here no lining or insulation was present (see Photograph 16).



Photograph 16 showing underside of metal clad roof

- 3.4.4 Rooms within the building were cold and the overwhelming majority were dark due to metal shutters present on windows (see Photographs 17 to 20).



Photograph 17, 18, 19 & 20 showing the interior

- 3.4.5 Two vents and a skylight exist along the southwestern portion of the building, these can be seen from aerial imagery and were the only parts of the building illuminated by natural light (see Figure 2).

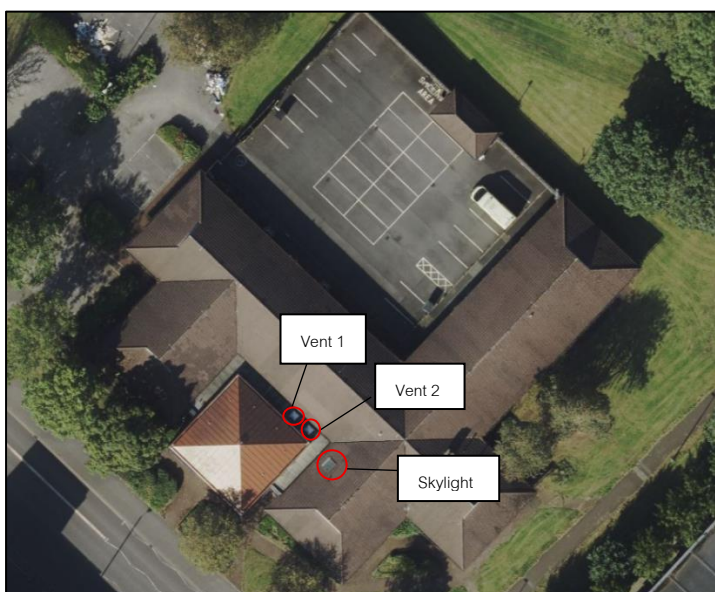


Figure 2 showing vents and skylight from aerial photography © Bing Maps

- 3.4.6 One skylight window was partially open (see Photograph 21).



Photograph 21 showing partially open skylight

- 3.4.7 One of the vents covers is missing (see Photographs 22 and 23).



Photographs 22 & 23 showing the two vents present

- 3.4.8 No evidence indicating use by bats or birds was recorded during the survey.

4. Assessment

4.1 Interpretation of Results

- 4.1.1 The site is located within poor quality bat foraging habitat. Bats' use of the surrounding area is likely to be limited to small numbers of Common Pipistrelle *Pipistrellus pipistrellus*. No evidence indicating use by bats or birds was recorded.
- 4.1.2 The presence of several raised roof tiles offers potential access and roosting opportunities for individual bats but the site is very unlikely to be used as a maternity roost due to the poor quality of surrounding habitats. The site is unsuitable for void dwelling bats (i.e. Brown Long-eared *Plecotus auritus*).
- 4.1.3 The site is assessed as offering low potential to support roosting bats.

4.2 Potential Impacts

- 4.2.1 In the absence of mitigation, the proposed demolition of the building could result in the destruction of a bat roost and the killing/injuring of individual bats, should these be present.
- 4.2.2 Impacts to nesting birds are unlikely, although open vents/skylights could offer access to Feral Pigeons *Columbia livia domestica*. Should birds nest within the site then demolition could result in the destruction of active nests, should these be present.



5. Recommendations

5.1 Further Surveys

- 5.1.1 Further surveys are required to assess the status of roosting bats on site and inform mitigation requirements.
- 5.1.2 In accordance with current guidelines³ it is recommended that buildings offering low roosting potential are subject to at least one dusk emergence survey between May to August.

5.2 Mitigation Measures

Nesting Birds

- 5.2.1 It is recommended that access to birds is removed by sealing the open window/vents.
- 5.2.2 Should birds gain access and nest in the site it would be necessary to avoid works within 4m of active nests until nesting activity is finished.

General Precautions

- 5.2.3 This report is considered to be valid for two years. After this, a suitably qualified ecologist should be consulted to assess its validity. An assessment update may be required.

³ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.



Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2025) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 187 and 193, shown below:

- 187. Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 193. When determining planning applications, local planning authorities should apply the following principles:
 - a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;



- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Legislation

All bat species are protected under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit), which make it an offence to:

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

The Wildlife & Countryside Act 1981 (as amended) 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.

Proposed development works that are likely to disturb or destroy bats or their roosts will need to obtain a licence from the relevant Statutory Nature Conservation Organisation (e.g., Natural England) prior to work commencing.

