

82-84 Market Street,

Manchester

Daytime Bat Survey

2024

RACHEL
HACKING
ECOLOGY

Client	NC Architecture
Project Title	82-84 Market Street, Manchester
Project Reference	RHE.4454
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Executive Summary

Development Details

The client is proposing residential development at 82-84 Market Street, Manchester, hereafter referred to as the 'site'.

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

Ecological Interest

The site offers negligible potential to support roosting bats. No evidence of nesting birds was recorded.

Outcomes

No impacts to bats or birds are anticipated. No further survey work is required.

1. Introduction

1.1 Project Brief

1.1.1 Rachel Hacking Ecology Limited was commissioned in 2024 by NC Architecture to carry out a Daytime Bat Survey at 82-84 Market Street, Manchester, hereafter referred to as the 'site'. The site is a three-storey terraced red brick building constructed in 1900. The site is located at O.S. grid reference SJ 84142 98412 (see Figure 1).

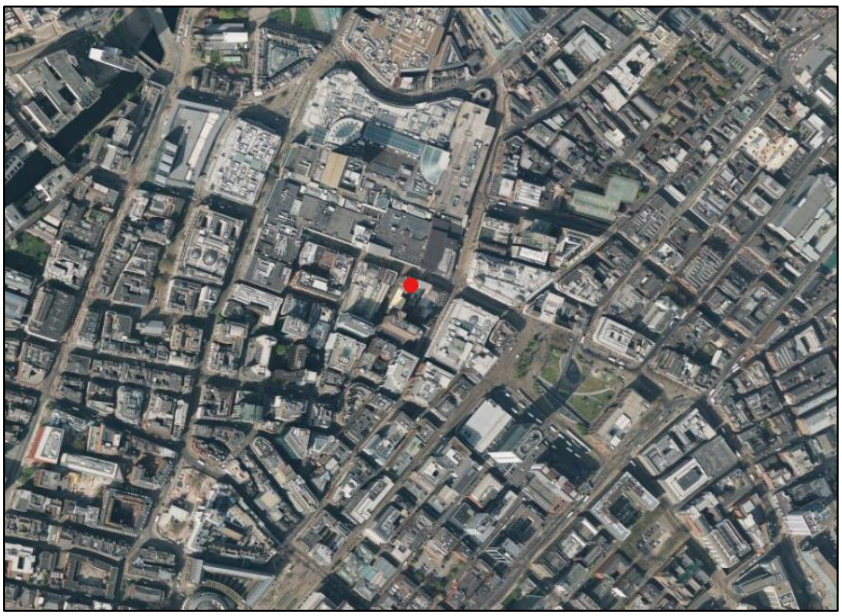


Figure 1. Map showing the location of the site

Description of Development

1.1.2 The site will be the subject of a planning application for the following:

- The first, second, and third floor will be converted from office space to self-contained flats.
- A vertical extension to the rear of the building as the current rear roof sits lower than the roof at the front of the building.
- An additional floor will be added in the roof space where dormer windows and skylights are already present.
- No proposals listed for the basement of the building.

Relevant Planning History

1.1.3 No relevant planning history documented.

1.2 Scope of Work

1.2.1 The Client commissioned Rachel Hacking Ecology to undertake an external and internal assessment of the site.

1.3 Aims of the Survey

1.3.1 The aims of the survey were to:

- Assess the potential of the site to support roosting bats (and nesting birds);
- Identify the requirement for any further detailed surveys.
- Inform impact assessment and mitigation requirements.

2. Methods

2.1 Daytime Bat Survey

2.1.1 The exterior of the building was surveyed from the ground using binoculars, a high-powered torch and a DJI Mini 4 Drone. 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.

2.1.2 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. This is unlikely to be recorded during Winter.

2.1.3 The interior of the buildings, including the roof voids, 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.

2.1.4 Signs and/or evidence of nesting birds were searched for within the interior space of the building.

2.2 Assessment Criteria

2.2.1 Surveys were undertaken in accordance with current guidelines[1]. Interpretation of survey findings and assessment of roosting potential was undertaken using professional judgement and criteria described in published guidance[1,2].

2.3 Survey Information

2.3.1 Details of the surveys are presented in Table 1.

Table 1. Survey Information

Date and Time	Weather	Surveyor Information
21/01/2025 10:00	6 degrees Celsius Dry, cold, overcast	**Simon Holden** BSc (Hons), MCIEEM (Associate Ecologist) – Holds over 19 years' professional experience and holds a Level 2 class survey licence for bats (ref: 2019-42937-CLS-CLS). **Samuel Adshead** BSc (Hons), MSc (Hons) (Ecologist) – Holds over 2 years' professional experience undertaking similar surveys.

[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 There were no constraints regarding this survey. A full assessment was undertaken.

3.2 Habitat Appraisal

3.2.1 The site is located in Manchester City Centre on Market Street. The site is immediately surrounded by commercial properties and the Arndale shopping centre. Some poor-quality scattered trees are present adjacent but overall, the nearby foraging and commuting habitat is regarded as very poor for bats. The site and its surroundings will be subject to high levels of artificial light exposure.

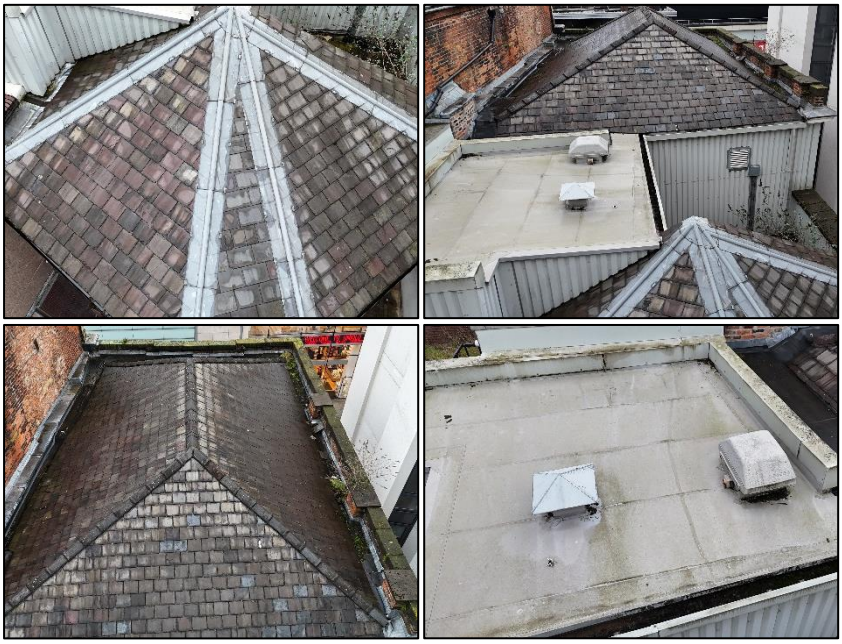
3.3 External Survey

3.3.1 The site is a commercial unit constructed in 1900 and is comprised of red brick (see Photograph 1).



Photograph 1 showing the north-facing elevation of the building

3.3.2 The roof is pitched and flat in places and consists of slate tiles and concrete. Features on top of the roof are well sealed. No potential roosting features were observed on top of the roof of the building. (see Photographs 2-5).



Photographs 2-5 showing the roof of the building

The wooden soffit lining the property had some of very small gaps between the wood and the brickwork (see Photograph 6). These were viewed from the ground using a high-powered torch and also a close-up view was captured using the drone.



Photograph 6 showing a soffit section with a very small gap

3.3.3 No other relevant features or PRFs were identified.

3.4 Internal Survey

3.4.1 No PRFs or access features were observed regarding the basement of the building (see Photograph 7).



Photograph 7 showing a section of the basement

3.4.2 Please see Table 2 for a summary on the internal inspection.

Table 2. Internal Inspection of the building	
Internal Survey - 1st floor	
Description	*Photograph/s*
The first floor is comprised of empty office space with a suspended ceiling. The floor is well-lit. No PRF's, evidence of bats, or access points identified.	
Internal Survey – 2nd floor	
Description	*Photograph/s*

The second floor is similar to the 1st floor. However, the ceiling consists of metal beams. The floor is well-lit. No PRF's, evidence of bats, or access points identified.	
Internal Survey – 3rd floor	
Description	*Photograph/s*
Most of the third floor lacks a roof void. The roof is supported via wooden beams and is underlined by wooden sarking that is covered by foil-backed insulation. The floor is well-lit. No PRF's, evidence of bats, or access points identified.	
Some sections of the third floor presented access to small roof void sections. The underlining and construction of the roof in this section is identical to the above section. However, the floor of these voids is not insulated. No PRF'S, evidence of bats, or access points identified.	

3.4.3 No evidence of nesting birds was recorded during the survey. The building is considered to be well-sealed and offers no clear access to nesting birds.

4. Assessment

4.1 Interpretation of Results

4.1.1 The site is surrounded by very poor-quality bat foraging habitat alongside being present in an area of Manchester City Centre that will be consistently exposed to high levels of artificial light. Given the sites location and surrounding habitat quality, it is very unlikely that bats would make use of the identified potential features.

4.1.2 This site is assessed as offering negligible potential to support roosting bats.

4.2 Potential Impacts

4.2.1 The proposed development is unlikely to result in any impacts to bats or their roosts.

5. Recommendations

5.1 Further Surveys

5.1.1 No further survey work is required.

General Precautions

5.1.2 Field survey results are valid for a limited duration and no investigation can provide a complete description and characterisation of a site. The composition of habitats and species can change depending on environmental variables and the mobility of species, so the results of a study become less reliable over time. In some cases, surveys that are three years old may be acceptable for a project assuming that habitats have not significantly changed in the intervening period, but for protected species it is likely that survey data will need to be no more than 18 months old. Please note, for licensing purposes, survey data should generally be from the current or most recent survey season.

5.1.3 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.

Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2024) 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;
    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 reasons 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 is 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.