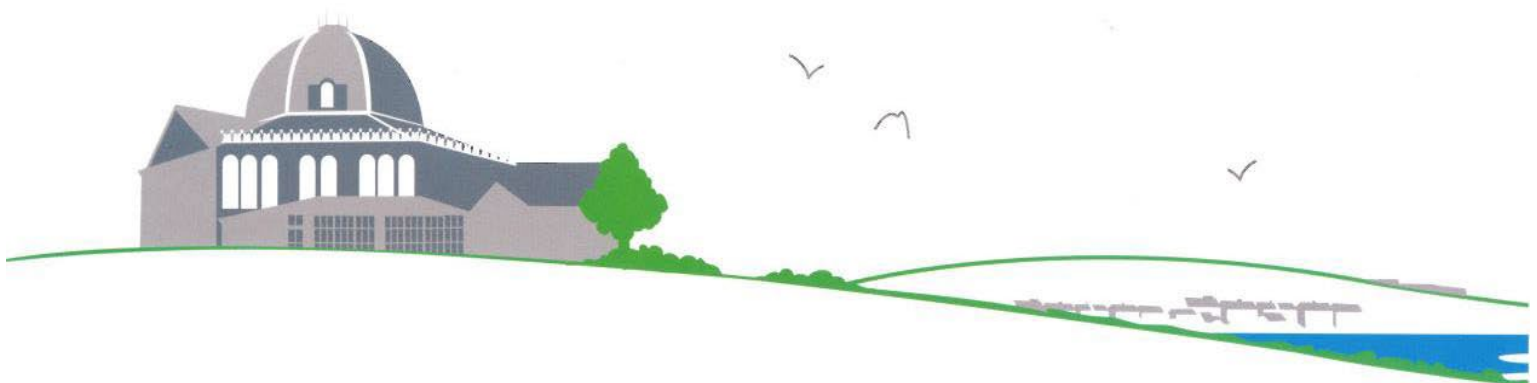




BEACONSFIELD COMMERCIAL LTD
ONE NORTH PARADE, MANCHESTER
PRELIMINARY ROOST ASSESSMENT FOR BATS
AND NESTING BIRDS



BEACONSFIELDS COMMERCIAL LTD

ONE NORTH PARADE, MANCHESTER

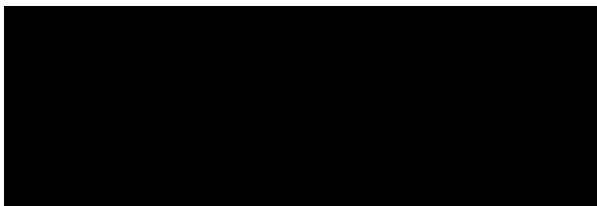
**PRELIMINARY ROOST ASSESSMENT FOR BATS AND
NESTING BIRDS**

Penny Anderson Associates Limited
'Park Lea'
60 Park Road
Buxton
Derbyshire
SK17 6SN

Project Manager and Author
Rob Lamb BSc (Hons), MSc, ACIEEM (Principal Ecologist)

May 2025

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.



CONTENTS

Page

1.	INTRODUCTION	1
	Site Overview and Development Context.....	1
	Legislative Context	1
	Relevant Legislation	3
2.	METHODS	4
	Desk Study	4
	Preliminary Roost Assessment of Built Structures	4
	Habitat Suitability for Bats	4
	Potential for Nesting Birds	6
	Limitations.....	6
3.	RESULTS	7
	Desk Study Exercise and Habitat Suitability Assessment for Bats	7
	Bats	7
	Statutory Protected Sites	7
	European Sites	7
	Sites of Special Scientific Interest	7
	River Irwell	8
	National and Local Nature Reserves.....	8
	Priority Habitats.....	8
	Preliminary Roost Assessment for Bats	8
	Southern Structure	8
	Northern Structure	8
	Nesting Birds and Schedule 1 Birds	9
	Black Redstart.....	9
	Peregrine.....	9
	Other Nesting Birds.....	10
	Other Ecological Considerations	10
4.	DISCUSSION AND RECOMMENDATIONS.....	11
	Habitats and Biodiversity Net Gain.....	11
	Bats.....	11
	Breeding Birds (including Peregrine and Black Redstart)	11
	River Irwell.....	11

Other Protected Species	11
Invasive Non-Native Species.....	11
Survey Validity	12
5. REFERENCES	13
6. ABBREVIATIONS	14
 PLATE	
1 Red line (survey/development boundary) and pink line (existing building locations).....	1
 TABLES	
1 Bat Roost Assessment of Built Structures Criteria	5
2 Bat Habitat Suitability Assessment Criteria	6
 APPENDICES	
1 Relevant Protected Species Legislation Summaries	
2 Photographs	

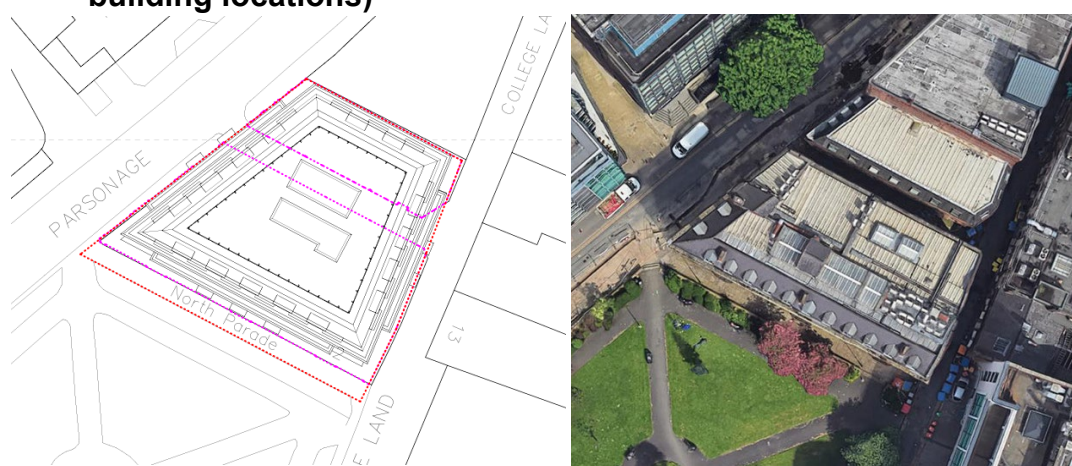
1. INTRODUCTION

- 1.1 Penny Anderson Associates (PAA) was commissioned by Beaconsfield Commercial Ltd to undertake a Preliminary Roost Assessment (PRA) for bats and nesting birds at One North Parade, central Manchester (nearby postcode M3 2NH). The site boundary covers two structures, as demarcated by the pink dashed lines in Plate 1 below, along with a narrow alleyway separating the structures.
- 1.2 This report details the methods and results of the surveys as well as making any further recommendations as necessary.

Site Overview and Development Context

- 1.3 The site is located in the north-west of Manchester City Centre (nearby postcode M3 2NH). The immediate surroundings are highly urbanised, with a few pockets of recreational parks, including Parsonage Gardens adjacent south of the structures.
- 1.4 The River Irwell runs c.45m north-west of the site. The site is screened from the river by mid-to-high rise structures along St. Mary's Parsonage, namely Garden Court, and the currently under re-development Alexandra House.

Plate 1 Red line (survey/development boundary) and pink line (existing building locations)



- 1.5 The two structures subject to survey are separated by 'Back College Land', a narrow alleyway running between the buildings. Both structures were predominantly used as office suites and a former night club, however, they were not in use at the time of survey.
- 1.6 The northern building within the site is attached to another building to the north (off-site).
- 1.7 The proposals are for full demolition of the two structures within the site (as demarcated by the pink dotted lines in Plate 1 above) to facilitate new construction. The proposed new structure will be a single building which will have the primary intended use of business office suites.

Legislative Context

- 1.8 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (amended).

- 1.9 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA), 1981 (as amended) and Countryside and Rights of Way (CROW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).
- 1.10 At the national level, Biodiversity 2020 (Defra 2011) forms England's national biodiversity strategy. Building on the Natural Environment White Paper¹ published in 2011, this provides a means of delivering the UK's commitments to maintaining and protecting biodiversity. Under Biodiversity 2020, the Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England as listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006 (amended).
- 1.11 More recently, the Environment Act 2021 further supports this commitment to, and strengthens the legislation in respect of, maintaining and also enhancing biodiversity in England, and Part 6 Nature and Biodiversity includes the following key areas:
- Strengthened biodiversity duty for public authorities in England;
 - Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity;
 - Local Nature Recovery Strategies to support a Nature Recovery Network;
 - Duty upon Local Authorities to consult on street tree felling;
 - Strengthen woodland protection enforcement measures; and
 - Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.
- 1.12 Finally, the National Planning Policy Framework (NPPF 2024) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks.
- 1.13 The NPPF identifies the following principals that should be applied by local planning authorities when determining planning applications:
- 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 SSSI, 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 SSSI;

¹ <https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature>

- 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.

1.14 The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:

- 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);
- 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;
- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- 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 swift (*Apus apus*), bats and hedgehog (*Erinaceus europaeus*);
- 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
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

1.15 To protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Relevant Legislation

1.16 Details of the protected species legislation relevant to bats and birds can be found in Appendix 1.

2. METHODS

Desk Study

- 2.1 The Multi-Agency Geographic Information for the Countryside (MAGIC²) website was reviewed to locate any protected species licences and details on statutory designated sites and Priority Habitats within 2km of the site boundary. This desk exercise was completed by Principal Ecologist Rob Lamb on 16th May 2025.
- 2.2 Protected species records from the local record holder have not been purchased at this stage for the project. This may be recommended at a later stage depending on the findings of the initial survey.

Preliminary Roost Assessment of Built Structures

- 2.3 The two built structures within the site were subject to detailed inspection to assess potential to support roosting bats. This was completed by Principal Ecologist Rob Lamb (Natural England Bat Survey Class 1 Licence 2020-44441-CLS-CLS, ACIEEM³) on 14th May 2025 following standard methodologies based on best practice survey guidance (Collins 2023).
- 2.4 Structures were inspected using close-focussing binoculars and a high-powered torch to search for Potential Roost Features (PRF) that could be used by bats, such as small holes and crevices in soffits or beneath roof coverings, and also potential access points for bats to enter/exit internal areas such as cavity walls. A search was also made for any evidence of bat presence, such as accumulations of droppings and feeding remains or sightings of the animals themselves.
- 2.5 Once all PRF were identified, the structure as a whole was assigned to one of the same categories (as based on the criteria in Table 1 below), or None where no suitable features were present.

Habitat Suitability for Bats

- 2.6 The habitats within the site and immediately adjacent areas were also considered for their general suitability for commuting and foraging bats to place the site in the context of its surroundings, as this can have a bearing on the likelihood of a roost being present.
- 2.7 The assessment of habitat suitability was based on the broad criteria outlined in Table 2 (Collins 2023), combined with the professional judgement and experience of the surveyor.

² <https://magic.defra.gov.uk/MagicMap.aspx> (last accessed 16th May 2025)

³ Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM)

Table 1 Bat Roost Assessment of Built Structures Criteria

Suitability	Description of Roosting Habitats
None	No features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible ⁴	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ⁵ 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 roosts and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ⁶).
Moderate	A structure 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 type of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure 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. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
Confirmed Roost	A structure with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.

⁴ Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute).

⁵ For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance

⁶ Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al. 2016 and Jansen et al. 2022). Common pipistrelle swarming has been observed in the UK (Bell 2022 and Tomlinson 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Table 2 Bat Habitat Suitability Assessment Criteria

Suitability	Description of Commuting/Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging, such as trees, scrub, grassland or water.
High	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats, such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to known roosts.

Potential for Nesting Birds

- 2.8 During the same visit, an assessment was made of the site's suitability to support nesting birds. This included a broad assessment of the site's suitability to support urban species listed on Schedule 1 of the WCA (1981, as amended), namely peregrine (*Falco peregrinus*) and black redstart (*Phoenicurus ochruros*).
- 2.9 Any areas of particular interest, or evidence of active or remnant nesting were recorded.

Limitations

- 2.10 Both structures were sufficiently accessible to complete both elements of survey.

3. RESULTS

Desk Study Exercise and Habitat Suitability Assessment for Bats

Bats

- 3.1 Records of 21 European Protected Species Licences (EPSL), all for bats, were recorded on the MAGIC database within 2km of the site boundary. The records dated between 2012 to 2025.
- 3.2 Of the 21 EPSL, 19 are to destroy and/or damage the resting place of common pipistrelle (*Pipistrellus pipistrellus*). Another EPSL permitted the destruction of both common and soprano pipistrelle (*Pipistrellus pygmaeus*) resting places. One further EPSL permitted the destruction of a brown long-eared bat (*Plecotus auritus*) resting place, 480m south of the site.
- 3.3 The closest of the EPSL records lies 290m north of the site, for common pipistrelle, and was active between 2017 and 2019.
- 3.4 Overall, the desk study establishes the surrounding landscape is used by urban bat species, predominantly common and soprano pipistrelle. Interest for other bat species is likely significantly limited given the highly urbanised setting of the site and absence of woodland or wooded corridors nearby.
- 3.5 Notably, the site falls approximately 45m south-east of a revetted stretch of the River Irwell, which is a likely to be an important foraging source for bat species within Manchester City Centre. Other than this, the immediate landscape provides limited foraging opportunities. Pockets of recreational parks, such as Parsonage Gardens, are likely to provide only limited foraging opportunities for pipistrelle species (*Pipistrellus* sp.).
- 3.6 The site itself provided negligible foraging opportunities for bats, but in the context of its proximity to the River Irwell, is assessed to have Low habitat suitability for bats.

Statutory Protected Sites

European Sites

- 3.7 European protected sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar wetland sites, possible SAC, potential SPA and proposed Ramsar sites.
- 3.8 No European protected sites are present within the 2km search radius.

Sites of Special Scientific Interest

- 3.9 SSSI represent a selection of this country's best wildlife and geological sites and cover approximately 7% of the terrestrial area of the country (with over 4,000 separate sites in England).
- 3.10 No SSSI are present within the 2km search radius. However, the site does fall into the impact risk zone (IRZ⁷) of Rochdale Canal SSSI.

⁷ The Impact Risk Zones are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

River Irwell

- 3.11 The stretch of the Irwell closest to the site is unlikely to be suitable for protected riparian species such as otter (*Lutra lutra*), water vole (*Arvicola amphibius*) and white-clawed crayfish (*Austropotamobius pallipes*).
- 3.12 A portion of the Irwell is a non-statutory Site of Biological Importance (SBI), which is Greater Manchester's equivalent to Local Wildlife Sites. This stretch runs approximately 1.3km west of the site.

National and Local Nature Reserves

- 3.13 No National or Local Nature Reserves are present within 2km of the site.

Priority Habitats

- 3.14 Thirty-five records of Deciduous Woodland were returned from the 2km data search, the closest record is located 1,175m west of the site.
- 3.15 Thirty-four records of Open Mosaic are present within 2km of the site, with the closest record located 80m north-west of the site.
- 3.16 Three records of Traditional Orchards are present within 2km of the site, with the closest record located 1,190m north-west of the site at River View Primary School.
- 3.17 Two records of Good Quality Semi-Improved Grassland are present, with the closest record located 1,545m north of the site.

Preliminary Roost Assessment for Bats

Southern Structure

- 3.18 The southern structure is five-storeys, red brick-built and features a predominantly flat roof (Photographs 1 and 2, Appendix 2). The southern aspect of the roof was slightly pitched with closely-fixed tiles and simple dormer windows overlooking Parsonage Gardens (Photograph 3).
- 3.19 On the roof were two chimneys with closely-fixed lead flashing (Photograph 3) and a small outbuilding housing plant materials. A range of air conditioning units, heat pumps and cabling were also present atop the roof (Photograph 4).
- 3.20 Suitable roost locations were very limited overall. The slated pitch and dormer windows were of most interest. These, however, upon inspection with binoculars appeared not to provide significant gaps or likely cavity access points. The tiled part of the roof was steeply pitched, and no loft space or significant voids were present.
- 3.21 Vertical aspects, such as brickwork and mortar, window frame and lintels appeared in solid condition without suitable crevice features.
- 3.22 Internally, the structure was out of use but was well lit by daylight. The basement level comprised an old night club (Photograph 5). Suitability for roosting bats was limited, but a check for any signs was completed and no evidence was found.
- 3.23 Overall, based on the criteria in Table 1 above, the structure was assessed to have **Negligible** potential to support roosting bats.

Northern Structure

- 3.24 The northern building is a podium of a taller structure, sharing a parti wall with the structure to the north as shown in Photograph 6.

- 3.25 The structure comprised four storeys and was of red brick construction. Vertical aspects, such as brickwork and mortar, window frame and lintels appeared in solid condition without suitable crevice features.
- 3.26 The red brick façade above the parti wall with the northern structure appeared to be solid without significant mortar wear or gaps (Photograph 7). Lead flashing and lining appeared well sealed at this location. The adjoining structure was also of red brick construction and featured a high density of glazed panels. The vertical aspects of this structure were also inspected (externally only) and did not appear to provide any significant gaps or crevices suitable for bat roosting.
- 3.27 The roof level featured steep, almost vertical tiles. However, these were very closely sealed and did not create suitable roost features for bats (Photograph 8).
- 3.28 Internally the structure was assessed to be poorly suitable for bats.
- 3.29 Suitable roost locations were very limited overall, and the structure was assessed to have **Negligible** potential to support roosting bats.

Nesting Birds and Schedule 1 Birds

- 3.30 The site is within an area of central Manchester where the Schedule 1 protected bird species peregrine and black redstart (as listed in the WCA, 1981, as amended) have been previously recorded.

Black Redstart

- 3.31 It is assessed that due to the lack of suitable black redstart foraging habitat, such as open and disturbed landscape nearby to the building, that the site is sub-optimal for black redstart.
- 3.32 Although the site is sub-optimal, the buildings are among a wide range of mid-to-high-rise buildings within the immediate vicinity that could potentially be used as a song post by the species. Ledges atop the structures held limited potential to support black redstart.
- 3.33 Due to the wide availability of these buildings, the structures within the site are of limited significance in this context. A review of the outline proposals indicates the final post-development structure will provide similar opportunities for the species post-development.
- 3.34 It is, therefore, assessed that long-term impacts on black redstart by the development will be negligible.
- 3.35 No further survey is recommended for the species. However, appropriate methods and timings should be set out to avoid direct impacts on all bird species during the nesting season (as set out in the Recommendations section).

Peregrine

- 3.36 The buildings are among a wide range of buildings available in the immediate surroundings which may become used by peregrine opportunistically for hunting and feeding on urban bird species such as feral pigeon (*Columba livia*). Nesting potential by peregrine was assessed as possible but sub-optimal.
- 3.37 Due to the wide availability of such buildings, it is assessed that the long-term impacts of the development will be negligible to the species.
- 3.38 No further survey is recommended for the species. However, appropriate methods and timings should be set out to avoid direct impacts on nesting birds (as set out in the Recommendations section).

Other Nesting Birds

- 3.39 The buildings have potential to support other nesting urban birds such as feral pigeon. One active nest of feral pigeon was recorded during the visit, within a ventilation shaft on the first floor (Photograph 9). All birds and their nests are protected while nesting and, therefore, appropriate recommendations are set out in Section 4.

Other Ecological Considerations

- 3.40 The site is located approximately 45m from the river, c.10m above the typical river level, and screened by buildings along Parsonage. It is, therefore, assessed that the works are unlikely to disturb or spread any invasive non-native species such as Japanese knotweed⁸ (*Reynoutria japonica*), Himalayan balsam (*Impatiens glandulifera*) or giant hogweed (*Heracleum mantegazzianum*) which may be located along the banks of the river.
- 3.41 Direct disturbance to the river is unlikely. However, it should be ensured that appropriate construction measures are set out to limit other issues such as wastewater and pollution run-off.
- 3.42 The site was poorly suitable to support all other protected species, and these are assessed as 'likely absent'.
- 3.43 As there were no vegetated habitat parcels within the development boundary, no habitat mapping exercise was completed. Based on this, it is also recommended the development can be scoped out of statutory Biodiversity Net Gain (BNG), meeting the *de minimis* exemption of impacting less than 25 square meters of vegetated habitat (UKGov 2024).
- 3.44 No plants listed as invasive non-native species (INNS) in Schedule 9 of the WCA (1981, as amended) were recorded within the site boundary.

⁸ Botanical species names follow Stace (2019)

4. DISCUSSION AND RECOMMENDATIONS

Habitats and Biodiversity Net Gain

- 4.1 No vegetated habitats were present within the site. It is recommended the development can be scoped out of statutory BNG, based on the *de minimis* exemption of impacting less than 25 square meters of vegetated habitat (UKGov 2024).

Bats

- 4.2 Overall habitat quality within the immediate landscape was assessed to have Low suitability for foraging and commuting bats. Both buildings within the site were assessed to have Negligible potential to support roosting bats.
- 4.3 Therefore, there are no further recommendations in respect of bats at this time.

Breeding Birds (including Peregrine and Black Redstart)

- 4.4 The buildings hold potential to support nesting birds during the breeding season, most likely to be used by feral pigeon (typically March to August). Evidence of nesting was recorded on the southern building during the survey visit.
- 4.5 The buildings are also within an urban centre where the Schedule 1 bird species peregrine and black redstart have been recorded. The site is, overall, considered ostensibly suitable but sub-optimal for black redstart. The site was sub-optimally suitable for nesting peregrine, although the structures may be used opportunistically for hunting.
- 4.6 The structures are among a wide range of mid-to-high rise buildings in the landscape, and it is considered the post-development structure will continue to provide similar opportunities for these species after completion. Therefore, the development is unlikely to have a negative impact on either species as long as general guidance on nesting birds is followed, as below.
- 4.7 Demolition commencement should avoid the peak nesting period (March to August). Where this cannot be achieved, an Ecologist should perform a check on the building to confirm absence of nesting birds within 48 hours prior to its removal. Any active nests present, regardless of species, would require safeguarding until young have fledged.

River Irwell

- 4.8 With appropriate construction measures set out to limit issues such as wastewater and pollution run-off, impacts to the ecology of the Irwell are unlikely. Therefore, no further recommendations for riparian ecological survey are made.

Other Protected Species

- 4.9 The site was assessed to be poorly suitable for other protected species, and all were assessed as 'likely absent'.

Invasive Non-Native Species

- 4.10 No species listed as an invasive non-native species on Schedule 9 of the WCA, 1981 (as amended) were recorded within the site.

Survey Validity

- 4.11 The findings of the survey should be considered valid for a period of 12 months from the date of survey (May 2025). If works have not commenced by May 2026, then consideration to updating the survey should be given to ensure the ecological advice given is based on up-to-date information.

5. REFERENCES

- Bell, C.P., 2022. The annual occurrence of mass mortality at a Common Pipistrelle swarming site. *European Journal of Wildlife Research*, **69**, 2.
- Collins, J., (ed.), 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn.)*. The Bat Conservation Trust.
- Defra, 2011. *Biodiversity 2020: A strategy for England's wildlife and ecosystem services*. Defra.
- Jansen, E.A., Korsten, E., Schillemans, M.J., Boonman, M. and Limpens, H.G, 2022. A method for actively surveying mass hibernation sites of the common pipistrelle (*Pipistrellus pipistrellus*) in the urban environment. *Lutra*, **65(1)** pp. 201-219
- Korsten, E., Jansen, E., Boonman, M., Schillemans, M. and Limpens, H, 2016. Swarm and Switch: on the trail of the hibernating common pipistrelle. *Bat News*, **110**, BCT, London.
- National Trust, 2018. *Home to roost – largest hibernation of pipistrelle bats recorded at Seaton Delaval Hall*. <https://www.nationaltrust.org.uk/pressrelease/home-to-roost---largest-hibernation-of-pipistrelle-batsrecorded-at-seaton-delaval-hal>
- NPPF, 2024. *National Planning Policy Framework, updated December 2024*. Ministry of Housing, Communities and Local Government.
- Stace, C., 2019. *New Flora of the British Isles. Fourth Edition*. C & M Floristics.
- Tomlinson, N., 2020. Eight years of swarming studies in Purbeck - what does it tell us? *British Island Bats*, **1**, pp. 128-145.
- UKGov, 2024. *Guidance: Biodiversity net gain*. Updated 1 May 2024. Last accessed 16th May 2025 at: <https://www.gov.uk/guidance/biodiversity-net-gain>

6. ABBREVIATIONS

BNG	Biodiversity Net Gain
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EPSL	European Protected Species Licence(s)
EU	European Union
INNS	Invasive Non-Native Species
IRZ	Impact Risk Zone(s)
MAGIC	Multi Agency Geographic Information for the Countryside
NERC	National Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
SAC	Special Area(s) of Conservation
SBI	Site(s) of Biological Importance
SPA	Special Protection Area(s)
SSSI	Site(s) of Special Scientific Interest
WCA	Wildlife and Countryside Act

APPENDICES

APPENDIX 1

Relevant Protected Species Legislation Summaries

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017 (amended).

The Conservation of Habitats and Species Regulations 2017 (amended) state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), are listed as 'species of principal importance' for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (amended). In Wales, Section 7 of the Environment (Wales) Act 2016 provide a list of organisms of 'principal importance for maintaining and enhancing biodiversity' and lists several species of bat including the common pipistrelle (*Pipistrellus pipistrellus*) which is absent from England's S41 list.

Please note: the above text provides a brief summary of the legislation in relation to bats and their roosts and the original Acts, Regulations and any amendments should be referred to for the precise wording.

SUMMARY OF LEGISLATION RELATING TO BLACK REDSTART

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000.

Black redstarts (*Phoenicurus ochruros*) are additionally protected as they are listed on Schedule 1 of the WCA. Therefore, black redstarts, their nests, eggs and young are fully protected at all times throughout England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) states that:

'If any person intentionally or recklessly,

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- (b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

In addition, the black redstart is identified as a bird species of Moderate conservation concern ('Amber' listed) due to its declining breeding population and its rarity as a breeding species within Britain (Stanbury *et al.* 2021).

Stanbury, A.J., Eaton, M.A., Aebischer, N.J., Balmer, D., Brown, A.F., Douse, A., Lindley, P., McCulloch, N., Noble, D.G. & Win, I. 2021. Birds of Conservation Concern 5: The Status of All Regularly Occurring Birds in the UK, Channel Islands and Isle of Man. *British Birds*. **114**: 723-747.

Please note: the above text provides a brief summary of the legislation in relation to black redstart for England and Wales and the original Act and any amendments should be referred to for the precise wording.

SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CROW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CROW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

'If any person intentionally or recklessly,

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- (b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as Western barn owl (*Tyto alba*), black redstart (*Phoenicurus ochruros*), woodlark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species¹.

Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), Eurasian magpie (*Pica pica*), feral pigeon² (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

¹ <https://www.legislation.gov.uk/ukpga/1981/69/schedule/1>

² Also known as rock dove

SUMMARY OF LEGISLATION RELATING TO BIRDS LISTED ON SCHEDULE 1 OF THE WILDLIFE AND COUNTRYSIDE ACT

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CROW) Act 2000. Certain species are additionally protected as they are listed on Schedule 1 of the WCA. These Schedule 1 birds, their nests, eggs and young are protected by special penalties.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CROW Act 2000) states that:

'If any person intentionally or recklessly,

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
- (b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

Some of the species included on Schedule 1 are listed below (*please note this list is not exhaustive*):

Common Name	Scientific Name
Western barn owl	<i>Tyto alba</i>
Black redstart	<i>Phoenicurus ochruros</i>
Brambling	<i>Fringilla montifringilla</i>
Cetti's warbler	<i>Cettia cetti</i>
Cirl bunting	<i>Emberiza cirlus</i>
Corncrake	<i>Crex crex</i>
Dartford warbler	<i>Sylvia undata</i>
Dotterel	<i>Charadrius morinellus</i>
Fieldfare	<i>Turdus pilaris</i>
Greenshank	<i>Tringa nebularia</i>
Kingfisher	<i>Alcedo atthis</i>
Little ringed plover	<i>Charadrius dubius</i>
Merlin	<i>Falco columbarius</i>
Western osprey	<i>Pandion haliaetus</i>
Peregrin	<i>Falco peregrinus</i>
Quail	<i>Coturnix coturnix</i>
Red kite	<i>Milvus milvus</i>
Red-backed shrike	<i>Lanius collurio</i>
Red-billed chough	<i>Pyrrhocorax pyrrhocorax</i>
Redwing	<i>Turdus iliacus</i>
Savi's warbler	<i>Locustella luscinioides</i>
Stone curlew	<i>Burhinus oedicephalus</i>
Whooper swan	<i>Cygnus cygnus</i>
Woodlark	<i>Lullula arborea</i>

Please note: the above text provides a brief summary of the legislation in relation to Schedule 1 birds for England and Wales and the original Act and any amendments should be referred to for the precise wording.

APPENDIX 2

Photographs



Photograph 1
Southern structure facing
onto Parsonage Gardens



Photograph 2
Southern structure looking
east



Photograph 3
Southern structure from
Parsonage Gardens, with a
view of the pitched roof
aspect and dormers



Photograph 4
Southern structure at roof level



Photograph 5
Basement level of southern structure



Photograph 6
Northern structure



Photograph 7
Roof of northern building
and parti wall with the
joining structure to the north

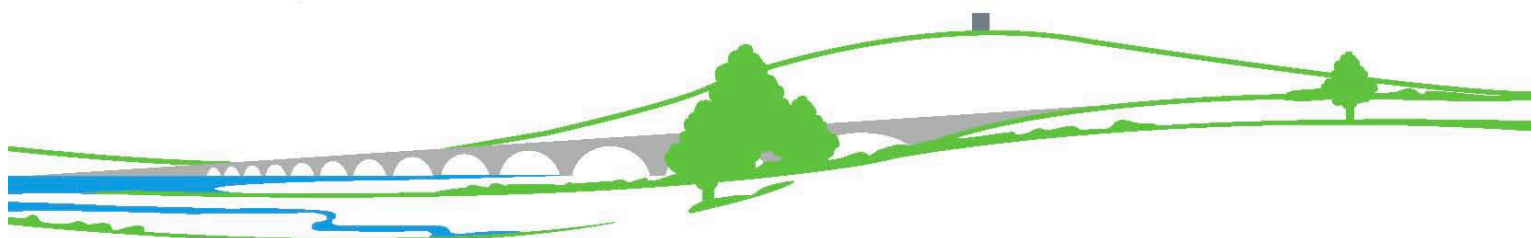


Photograph 8
Roof of northern building



Photograph 9
Evidence of nesting by feral
pigeon on the first floor of
the southern building

Penny Anderson
Associates Ltd
CONSULTANT ECOLOGISTS



Park Lea, 60 Park Road, Buxton, Derbyshire SK17 6SN