MARLSBRO HOUSE, MANCHESTER

Preliminary Roost Assessment &

Nocturnal Bat Survey Report

September 2025

DRAFT

Collingtonwinter
environmental

Report Control Sheet

Project Name: *Marlsbro House, Manchester*
Project Reference: *CW20-3408*
Report Title: *Preliminary Roost Assessment & Nocturnal Bat Survey Report*
Report Reference: *CW20-3408 RPT 001*
Printing Instructions: *Print at A4 Portrait, Double Sided.*

Rev	Date	Description	Prepared	Reviewed	Approved
/	26/09/2025	Draft report sent to Client for comment.	SB	KB	KB
//	29/09/2025	Comments addressed, sent back to Client	SB	KB	KB

DRAFT

Collington Winter Environmental Ltd disclaims any responsibility to Make (NW) Ltd and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with Make (NW) Ltd and according to the proposed plans supplied by the client or the client's agent upon commencement of the project.

The contents of this report are valid at the time of writing. As the ecological value of a site is constantly evolving and changing, if more than twelve months have elapsed since the date of this report, further advice must be taken before reliance upon on the contents. Notwithstanding any provision of the Collington Winter Environmental Ltd Terms & Conditions, Collington Winter Environmental Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the report date.

This report is confidential to Make (NW) Ltd and Collington Winter Environmental Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Collington Winter Environmental Ltd 2025

DRAFT

CONTENTS

1 INTRODUCTION 4

1.1. SCOPE & PURPOSE 4
1.2. LOCATION 4
1.3. OBJECTIVES 4

2 METHODOLOGY 6

2.1. PRELIMINARY ROOST ASSESSMENT 6
2.2. NOCTURNAL BAT SURVEY 6
2.3. SURVEY LIMITATIONS 7

3 SURVEY RESULTS 8

3.1. PRELIMINARY ROOST ASSESSMENT 9
3.2. SUMMARY OF PRA 12
3.3. DUSK SURVEY (13/08/2025) 12
3.4. ASSESSMENT 13

4 RECOMMENDATIONS AND MITIGATION 14

4.1. IMPACT ASSESSMENT 14
4.2. MITIGATION 14
4.3. SUMMARY 14

5 BIBLIOGRAPHY 15

DRAFT

1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned to prepare a Preliminary Roost Assessment (PRA) and subsequent Nocturnal Bat Survey on behalf of ACLO Assets Ltd at Marlsbro House, Manchester, M1 1ED. This report has been produced to inform a planning application at the site.

1.1.2. The author of this report is Shona Bancroft BSc (Hons), Graduate Ecologist at Collington Winter Environmental Ltd. The project has been overseen by Katie Bird MEnvSci, ACIEEM Associate Director at Collington Winter Environmental. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning permission. Katie holds a Class 2 Natural England Bat Licence and is experienced assessing sites for bat roosting potential (Ref: 2020-48950-CLS-CLS).

1.1.3. A PRA was undertaken of the site prior to the emergence survey by Collington Winter Environmental which found the building to provide **'Low'** bat roosting potential. The details of this assessment are included within this report. Therefore, a minimum of one nocturnal emergence surveys was recommended, the results of which are detailed in this report.

1.2. LOCATION

1.2.1. Please refer to Figure 1.2.1. for the approximate site location. The site is located within the city centre of Manchester. It is surrounded on all aspects by businesses, housing and high-rise apartment buildings/ offices.

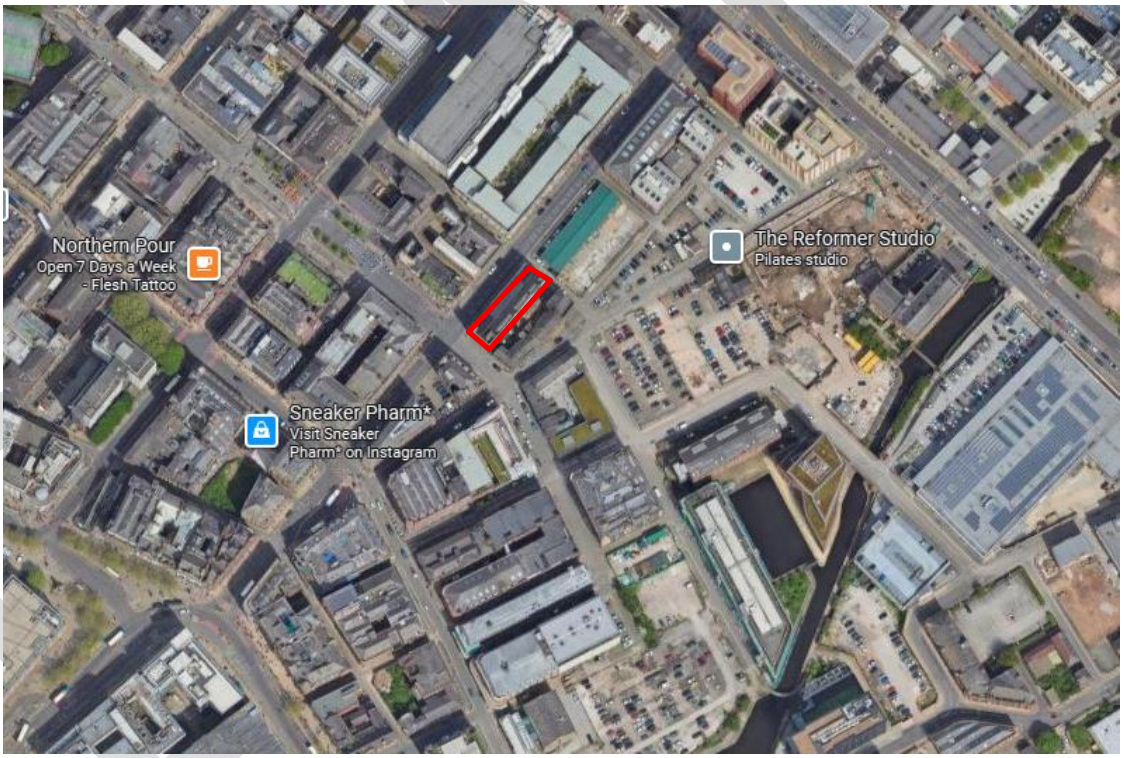


Figure 1.2.1. Site location

1.3. OBJECTIVES

1.3.1. The objectives of the PRA are as follows:

- Identify any areas of bat roosting potential within the building
- Assess the value of the building for roosting bats
- Search for signs of bats
- Provide recommendations on any further surveys or mitigation required for bats

1.3.2. The objectives of the Nocturnal Bat Survey are as follows:

- Identify any bats roosting within the buildings.
- Assess the value of the buildings for roosting bats.
- Identify the species assemblage of bats using the site.
- Provide recommendations on any further surveys or mitigation required for bats.

DRAFT

2 METHODOLOGY

2.1. PRELIMINARY ROOST ASSESSMENT

2.1.1. A Preliminary Roost Assessment (PRA) of the site was undertaken on 13th August 2025 by Shona Bancroft and overseen by and overseen by Katie Bird who holds a Level 2 Bat Survey Licence from Natural England (Reference 2020-48950-CLS-CLS) on the 13th August 2025 at 6pm. The weather was dry and clear; temperature was 24 degrees Celsius.

2.1.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.

2.1.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).

2.1.4. Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1 below (Collins 2023).

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	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[a]	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.	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	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[b] 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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[c]).	Habitat that could be used by small numbers of bats as flight-paths 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	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and surrounding habitat but unlikely to support a roost 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).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths 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	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[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths 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 and connected to known roosts.

a 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).

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

c 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.

2.2. NOCTURNAL BAT SURVEY

2.2.1. The nocturnal surveys were undertaken as dusk surveys on the 13th August 2025 by four qualified surveyors. The four surveyors were placed individually on each aspect of the building to cover the necessary viewpoints. No infrared cameras were used (see survey limitations).

2.2.2. Please refer to Figure 2.2 for locations of vantage points used during the surveys.

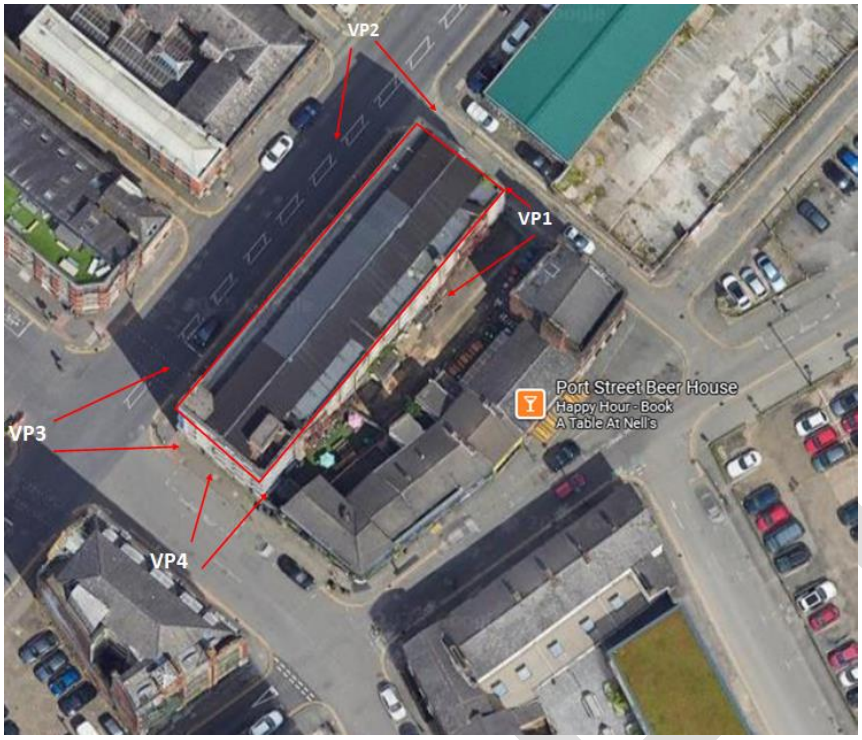


Figure 2.2 Surveyor Locations – Red boundary shows Marlsboro House

2.2.3. The surveys were undertaken in line with guidance as set out in Collins (2023). Surveyors used Echo Meter Touch bat detectors. All surveyors were suitably experienced undertaking bat emergence surveys. Please refer to Table 2.1 below for details of surveyors.

Table 2.1 Survey Details

Date	Sunset/ Sunrise Time	Start	Finish	Surveyors	Weather Conditions
13/08/2025	20:41	20:26	22:11	VP1 – Joshua Lesser VP2 – Tina Marshall VP3 – Connor Moore VP4 – Shona Bancroft	Temp at start: 22 Celsius Cloud start: 1 (Oktas) Wind: 1 max (Beaufort scale) Rain:0

2.3. SURVEY LIMITATIONS

2.3.1. Given the location of the survey being in the city centre of Manchester no infrared cameras were used for this particular survey to ensure no equipment was stolen and therefore ensure surveyor safety. The surveyors were able to confidently survey the building. The building was well-lit due to being located within the centre of Manchester.

2.3.2. No further limitations were observed during the nocturnal bat surveys.

DRAFT

3 SURVEY RESULTS

3.1. DESK STUDY

3.1.1. The site is situated within the city centre of Manchester, and is surrounded by an urban environment comprising businesses, high rise apartment buildings and limited green space. Consultation with Magic identified no designated sites within a 3 km radius of the site boundary, and the site does not fall within the Impact Risk Zone of any Sites of Special Scientific Interest (SSSI).

3.1.2. Consultation with Magic.gov.uk returned 25 granted European Protected Species Licences within 2 km of the site boundary, based on Magic.gov.uk:

Figure 3.1. Granted EPSL's within 2 km of the site

						Does the Licence				
Case reference of granted application	**Species on the licence***	**Distance from site (KM)**	**Direction**	**Licence Start Date**	**Licence End Date**	impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
EPSM2013-5644	C-PIP	0.34	NE	04/07/2013	01/03/2015	N			N	Y
2016-24504-EPS-MIT	C-PIP	0.34	NE	15/07/2016	01/01/2018	N	N	N	N	Y
2016-24504-EPS-MIT-1	C-PIP	0.34	NE	21/11/2016	21/11/2016	N	N	N	N	Y
2014-3531-EPS-MIT-2	C-PIP	0.43	NE	01/12/2016	01/12/2016	N	N	N	N	Y
2014-3531-EPS-MIT	C-PIP	0.43	NE	01/10/2014	30/09/2019	N	N	N	N	Y
2014-3531-EPS-MIT-1	C-PIP	0.43	NE	06/01/2015	30/09/2020	N	N	N	N	Y
2014-490-EPS-MIT	C-PIP S-PIP	0.45	SW	23/04/2014	30/06/2017	N	N	N	N	Y
2018-33674-EPS-MIT	C-PIP	0.62	SW	12/03/2018	30/04/2040	N	N	Y	N	Y
2014-6380-EPS-MIT	C-PIP	0.63	NW	18/02/2015	16/02/2020	N	N	N	N	Y
2014-6380-EPS-MIT-1	C-PIP	0.63	NW	01/12/2015	16/02/2020	N	N	N	N	Y
2014-6380-EPS-MIT-2	C-PIP	0.63	NW	15/08/2017	30/06/2023	N	N	N	N	Y
2019-38955-EPS-MIT	C-PIP	0.79	S	14/02/2019	28/02/2021	N	N	Y	N	Y
2020-45213-EPS-MIT	C-PIP	0.96	SW	05/03/2020	01/01/2025	N	N	N	N	Y
2020-50604-EPS-MIT	C-PIP	0.97	SE	22/01/2021	16/01/2022	N	N	N	N	Y
2017-31569-EPS-MIT	C-PIP	1.06	NW	26/10/2017	31/10/2019	N	N	N	N	Y
2014-4219-EPS-MIT	C-PIP	1.06	NW	27/10/2014	31/10/2020	N	N	N	N	Y
EPSM2012-4767	C-PIP	1.24	W	28/08/2012	30/09/2013	N			N	Y
2019-41924-EPS-MIT-1	C-PIP	1.35	NE	13/01/2020	31/08/2031	Y	N	N	Y	Y
2019-43484-EPS-MIT	C-PIP	1.38	NE	14/11/2019	31/08/2020	N	N	N	N	Y
EPSM2013-5575	C-PIP	1.41	SW	23/05/2013	30/09/2016	N			N	N
2014-4400-EPS-MIT	C-PIP	1.67	S	23/12/2014	30/04/2015	N	N	Y	N	N
2014-4400-EPS-MIT-1	C-PIP	1.67	S	25/03/2015	30/04/2015	N	N	Y	N	N
2014-3569-EPS-MIT	C-PIP	1.86	W	07/10/2014	30/11/2014	N	N	N	N	Y
2015-16009-EPS-MIT	C-PIP	1.91	W	28/01/2016	27/01/2021	N	N	N	N	Y
2015-15766-EPS-MIT	C-PIP	2	S	01/11/2015	31/07/2016	N	N	N	N	Y

Species on the licence*	**Species name**	**Latin**
C-PIP	Common Pipistrelle bat	*(Pipistrellus pipistrellus)*
S-PIP	Soprano Pipistrelle bat	*(Pipistrellus pygmaeus)*

DRAFT

3.2. PRELIMINARY ROOST ASSESSMENT

3.2.1. The site currently forms a derelict four storey building in the city centre of Manchester. Externally the walls are fully rendered across the entire building, with some shutters located on the first floor.

3.2.2. **External eastern aspect** – The eastern aspect comprised a fully rendered wall, had some slight damage on the top right corner, where the brickwork on the corner had become exposed, however the brickwork behind was in good condition and offered no potential features for roosting bats. Similarly, the windows along the aspect were also in poor condition, however there we no gaps into the internal aspect of the building as a result of this. Metal shutters were also located along the aspect; however, these were well sealed and offered no internal access for roosting bats.

3.2.3. **External western aspect** – The western aspect comprised the same rendering across the entirety of the wall. However, some damage was identified in the top right corner of the wall where the rendering had fallen away, exposing the brickwork behind. Areas of missing mortar within the brickwork were identified and were assessed as being a potential roosting feature for individual, crevice dwelling bats such as common pipistrelles *(Pipistrellus pipistrellus)* which are also known to utilise urban environments.

3.2.4. **External southern aspect** – The rendering along the southern aspect was in good condition with no damage identified that could create potential roosting features. The shutters and access doors along the aspect were also wells sealed with no potential internal entry points for roosting bats.

3.2.5. **External northern aspect** - The rendering along the northern aspect, although weathered was in good condition with no damage identified that could create potential roosting features. A broken window was identified on the third floor of the building; however, the hole had been sealed, therefore no internal access for bats was possible. The remainder of the windows along the aspect, although worn, were all sealed and offered no potential roosting features or internal access.

3.2.6. **External crawl space** – externally the crawl space to the roof top comprised the same rendering over the red brickwork. The rendering was in a state of disrepair, with a lot of it crumbles off exposing the brickwork behind. Areas where the rendering had broken away had left small gaps between the brickwork and the rendering which individual bats could utilise for roosting. In addition, the areas of missing mortar were identified across the wall creating small gaps, however the gaps weren't deep enough for bats to utilise. The roof of the crawl space comprised a waterproof membrane liner which was, although worn, well-sealed with no potential roosting features.

3.2.7. Internally, the building comprised the same structural makeup throughout all four floors, with solid brick walls covered in a white masonry paint, with timber cladded ceilings.

3.2.8. **Basement internal** - The basement comprised solid brick walls, with plasterboards and timber beams located across the ceiling. Multiple areas of damage to the brick wall were identified throughout the basement, including damaged mortar and missing brickwork, specifically around the timber beams where they joined into the wall. These gaps provided crevices that roosting bats could utilise at any time of the year. However, there were no external entry points identified where bats could enter the basement, the door was well sealed.

3.2.9. **First – fourth floor internal -** The first to the fourth floor comprised the same structural makeup, **with** similar potential roosting features identified throughout. Majority of the features were in relation to the brickwork throughout the building which was in relatively poor condition. Areas of missing mortar and missing brickwork was identified throughout the building creating crevices within the wall space which could be utilised by roosting, crevice dwelling bats. The second and 3rd floor also had two broken windows, however these had been sealed therefore allowing no internal access into the building. The fire escape doors although worn, were well sealed and offered no internal access. Due to the large number of windows located on each floor, this resulted in a lot of external light spill into the building, creating a suboptimal environment for bats. The timber slates located along the ceilings was in poor condition with multiple slats damaged or missing allowing access to the void between the missing slats and the next floor above.

3.2.10. **Internal roof top crawl space –** A crawl space to the roof top is located on the fourth floor of the building**.** Internally the crawl space is made up of solid red brickwork, which although worn was still well put together with no missing mortar or brickwork that bats could utilise for roosting features. The door onto the roof top was heavily

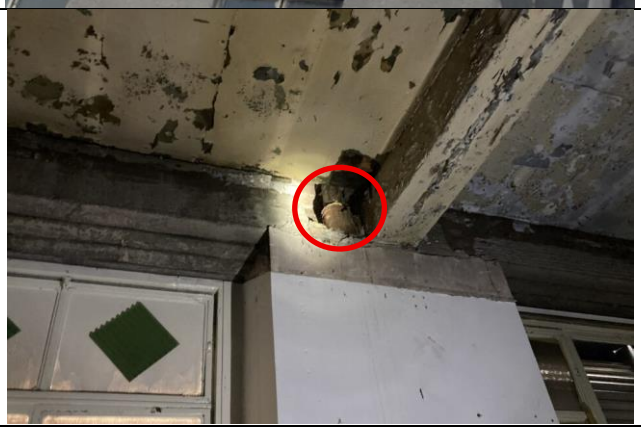
DRAFT

damaged and allowed for direct access into the space, however the crawl space lacked any potential features for bats to utilise.

3.2.11. **No evidence of roosting bats such as droppings and feeding remains were identified during the internal inspection.**

3.2.12. Please refer to Table 3.1 for photographs.

Table 3.1 Building Photographs

Feature	Photograph
External damaged rendering	
Damaged brickwork internal	

DRAFT

	
Damaged wooden beams	 

DRAFT

Damaged rendering on the crawl space	 
Damaged door to crawl space.	

3.3. SUMMARY OF PRA

3.3.1. The survey identified several Potential Roosting Features (PRFs) in relation to the internal and external walls and the damaged timber beams located along the ceilings internally. However given the lack of external entry points into the building for bats to utilise these features and the location of the building being suboptimal, the building was assessed as providing **low** bat roosting potential, as there are multiple features that could be utilised opportunistically by individual bats, however the features lack the necessary size and the necessary habitat to support a roost of high conservation value.

3.4. DUSK SURVEY (13/08/2025)

3.4.1. No bat activity was recorded throughout the entirety of the survey, from each vantage point around the building.

In addition to this no bats were observed emerging or re-entering the building throughout the entire survey.

3.4.2. **No roost locations were observed during the survey**.

3.5. ASSESSMENT

3.5.1. No roost locations were identified during survey. The absence of emergence or re-entry behaviours suggests that the site does not currently support any active bat roosts within the surveyed areas. Overall, the survey indicates that the site and the surrounding area currently isn't utilised by bats, whether that be for foraging, commuting or roosting, as displayed with the complete absence of any bat activity recorded during the survey. The survey was conducted during optimal survey conditions.

3.5.2. The guidance requests the use of night-vision aids to assist with bat surveys. However as stated, the site was located within the centre of Manchester and was well-lit and all surveyors could confidently survey the building's associated potential roosting features. In addition, no bats were audibly recorded, providing additional confidence in the assessment.

DRAFT

4 RECOMMENDATIONS AND MITIGATION

4.1. IMPACT ASSESSMENT

4.1.1. The proposed development works will include the full refurbishment of the building, with the inclusion of structural changes. As the survey completed at the site did not identify roosting bats it is not considered the development has the risk of injuring and/or killing bats or disturbing/destroying any known bat roosts and therefore, there is no requirement for a Natural England European Protected Species License (EPSL) to be in place prior to works starting on site.

4.2. MITIGATION

4.2.1. All bats have some degree of sensitivity to artificial night-time lighting. It is recommended that where external lighting is to be provided on the new buildings that this is designed and installed to comply with current legislation and to minimalize the impact on any bats in the locale.

4.2.2. The following measures will be implemented in the final proposed lighting strategy, following guidance outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting in the UK” (2018):

- Keep site lighting to minimum levels.
- LED lighting with a warm white light to be used over cool white light (<2700Kelvin).
- Lighting feature peak wavelengths greater than 550nm.
- Light placement to be downward facing to prevent excess horizontal or vertical light spill.
- Avoid illuminating habitats of value.
- Us of time security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.

4.3. SUMMARY

4.3.1. No bat roosts or activity was observed during the survey, given the urban location of the site, with high levels of both noise and light pollution, in addition to the lack of suitable foraging and commuting habitat surrounding the site, the works are not anticipated to injure and/or kill bats or disturb/ destroy any known bat roosts.

DRAFT

5 BIBLIOGRAPHY

- Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
- Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. The Bat Conservation Trust, London.
- Institute of Lighting Engineers (2005). Guidance Notes for the Reduction of Obtrusive Light.
- Mitchell-Jones (2004). Bat Mitigation Guidelines: Working Today for Natura Tomorrow. English Nature.
- Mitchell-Jones and McLeish (2004). Third Edition Bat Workers' Manual.

DRAFT

DRAFT

Collingtonwinter
environmental