

44-50 PORTLAND STREET, MANCHESTER, M1 4GS

Preliminary Bat Roost Assessment Report

April 2026



Report Control Sheet

Project Name: 44-50 Portland Street
Project Reference: CW20-4133
Report Title: Preliminary Roost Assessment Report
Report Reference: CW20-4133 RPT 001
Printing Instructions: Print at A4 Portrait, Double Sided.

<i>Rev</i>	<i>Date</i>	<i>Description</i>	<i>Prepared</i>	<i>Reviewed</i>	<i>Approved</i>
/	21/04/2026	Draft report sent to Client for comment.	RH	KB	KB
/	22/04/2026	Final report sent to Client.	RH	KB	KB

Collington Winter Environmental Ltd disclaims any responsibility to Manyee Manchester 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 Manyee Manchester 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 Manyee Manchester 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.

CONTENTS

1.	INTRODUCTION.....	5
1.1.	SCOPE & PURPOSE	5
1.2.	LOCATION & SITE CONTEXT	5
1.3.	OBJECTIVES.....	6
2.	METHODOLOGY	7
2.1.	DESK STUDY	7
2.2.	PRELIMINARY ROOST ASSESSMENT	7
2.3.	SURVEY LIMITATIONS	8
3.	SURVEY RESULTS.....	9
3.1.	DESK STUDY	9
3.2.	PRELIMINARY ROOST ASSESSMENT	10
4	RECCOMENDATIONS	17
4.1.	FURTHER SURVEYS.....	17
4.2.	LIGHTING MITIGATION	17
5	SUMMARY	18
6	BIBLIOGRAPHY	19

1. INTRODUCTION

1.1. SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Manyee Manchester Ltd to undertake a Preliminary Roost Assessment (PRA) at for the proposed works at 44-50 Portland Street, Manchester, M1 4GS. This report has been prepared to inform a planning permission at the site for conversion to a block of flats.
- 1.1.2. The author of this report is Rhiannon Hobbs, BSc, (Hons), MSc, Ecological Project Manager at Collington Winter Environmental. The project has been overseen by Katie Bird MEnvSci, ACIEEM Technical Director at Collington Winter Environmental Ltd. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION & SITE CONTEXT

- 1.2.1. The site comprises of a five-storey building within Manchester city centre. The building is currently vacant and has been for the last five years. It is situated on Portland Street which is a busy road through the city centre which is well lit and features heavy disturbance from vehicular and pedestrian foot traffic at all hours of the day.
- 1.2.2. The surrounding area mostly consists of residential properties and commercial units with occasional trees scattered throughout which would likely offer suitable habitat for urban dwelling bat species such as pipistrelles (*Pipistrellus sp.*).
- 1.2.3. The Rochdale Canal is located approximately 200 m southeast of the site. This runs northeast-southwest forming a linear commuting feature linking areas of greenspace that may be utilised by bats. The canal is connected to the site via treelines located along urban roads adjacent to the site.
- 1.2.4. The River Tib is located approximately 400m south from the site and runs in an east to west direction. The river offers a significant commuting feature to further optimal habitats

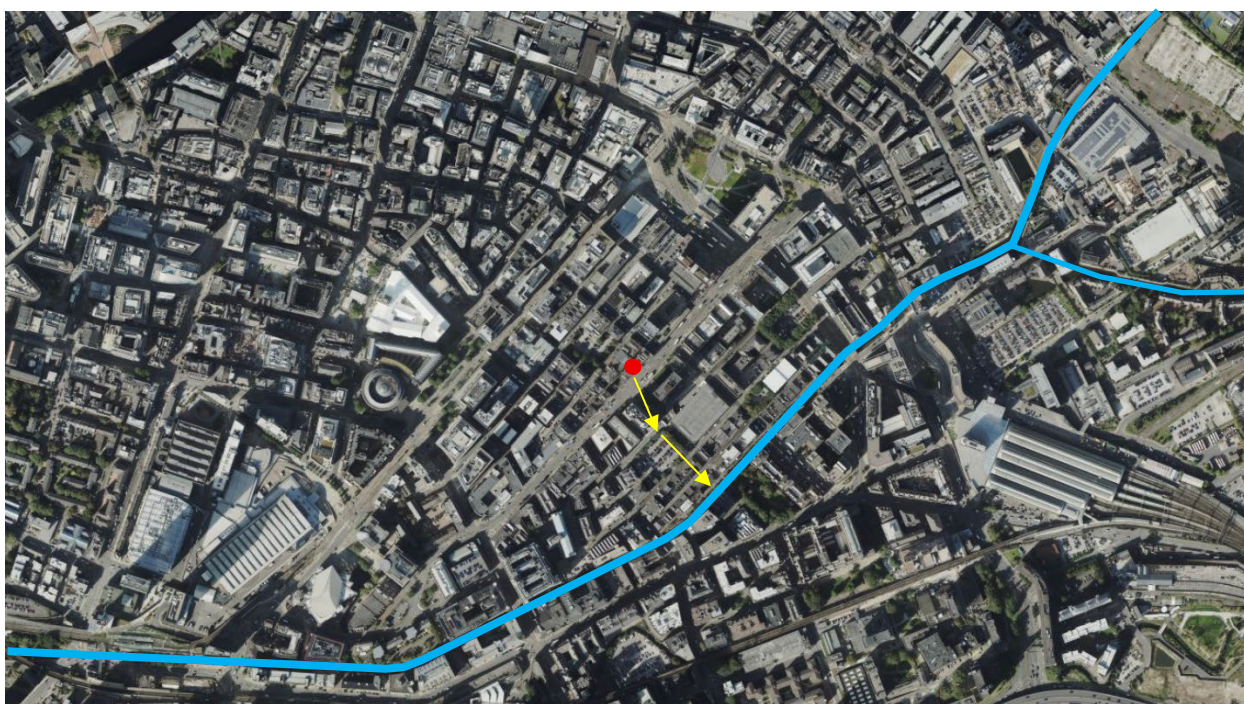


Figure 1.2.1 Site Location and habitat connectivity.

- Red indicates site location.
- Yellow indicates linear commuting features connecting site to further features.
- Blue indicates river/canal offering linear feature.

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

2. METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- Locations of granted European Protected Species Licences (EPSLs) within 5 km of the site based on consultation with Magic.gov.uk.
- Consultation of local council strategic development plans and other planning considerations.
- Referral to existing historic survey reports and results.

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. A Preliminary Bat Roost Assessment (PRA) of the site was undertaken by Rhiannon Hobbs who holds a Level 1 Bat Survey Licence from Natural England (2026-88020-SCI-CL17) on the 20th April 2026.

2.2.2. 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.

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

2.2.4. 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.

2.3. SURVEY LIMITATIONS

- 2.3.1. Due to the nature of bats being a transient species, this report offers only a snapshot in time. It is therefore only valid for a maximum of 12 months from date of issue, Collington Winter Environmental Ltd cannot guarantee the accuracy of the information contained within it should this report be used outside of this period.
- 2.3.2. Due to the height of the building the roof could not be seen from ground level. However, as the roof is new and has been completely replaced within the last year it is not considered likely that are any significant roosting features present within the roof, although the possibility cannot be ruled out entirely.
- 2.3.3. The northwestern (rear) aspect of the building could not be fully observed due to the presence of scaffolding across the entire aspect. The lower levels and edges of this aspect of the building could be inspected so it was extrapolated that those areas that could not be seen are in similar condition and hold similar PRFs to those areas that have been fully assessed.

3. SURVEY RESULTS

3.1. DESK STUDY

3.1.1. Statutory Designated Sites located within 5 km from the site are outlined in Table 3.1.1.

Table 3.1.1 Statutory Designated Sites within 5 km from the development site.

Site Name	Distance from site (km)	Direction	Designation	Citation
Clayton Vale	3.4	E	LNR	It was reclaimed from land fill by Manchester City Council in the early 1980's and forms a valley with the river Medlock running along its base
The Cliff / Kersal Dale	3.6	NW	LNR	The site is also known as Kersal Dale. Habitats include woodland 70%, open water 5%, marsh 5% and semi-natural grassland 20%. home to a variety of wildlife such as woodpeckers and kingfishers which can be regularly spotted along the river.
Kersal Moor	4.6	NW	LNR	The moor is a mosaic of grassland and scattered trees which provide a great place to see unusual plants and animals
Boggart Hole Clough	4.6	NE	LNR	The site is the largest woodland clough in Manchester and part is ancient woodland.
Trafford Ecology Park	4.9	W	LNR	Habitats include a lake, ponds, meadows, wet meadows and woodlands.
Key: LNR – Local Nature Reserve				



Figure 3.1 Statutory Designated Sites within 5 km from the site

3.1.2. None of the statutory sites within 5km are specifically designated for bats with the reasons for designation mostly

relating to notable habitat types.

3.1.3. A total of 35 European Protected Species Licences were located within 5km from the site boundary

3.1.4. The following EPSLs were located within 3 km from the site boundary based on consultation with magic.gov.uk. The EPSLs demonstrate the identified roosts within 3 km of the site, mainly comprised of common and urbanised bat species.

Case reference of granted application	Species on the licence*	Distance from site (KM)	Licence Start Date	Licence End Date	Does the Licence				
					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?
2014-490-EPS-MIT	C-PIP S-PIP	0.3	E	23/04/2014	30/06/2017	N	N	N	N
2018-33674-EPS-MIT	C-PIP	0.3	NW	12/03/2018	30/04/2040	N	N	Y	N
2020-45213-EPS-MIT	C-PIP	0.4	W	05/03/2020	01/01/2025	N	N	N	N
EPSM2012-4767	C-PIP	0.7	W	28/08/2012	30/09/2013	N			N
EPSM2012-5061	BLE	0.7	W	10/12/2012	31/08/2015	Y			Y
2014-6380-EPS-MIT	C-PIP	0.8	N	18/02/2015	16/02/2020	N	N	N	N
2014-6380-EPS-MIT-1	C-PIP	0.8	N	01/12/2015	16/02/2020	N	N	N	N
2014-6380-EPS-MIT-2	C-PIP	0.8	N	15/08/2017	30/06/2023	N	N	N	N
2019-38955-EPS-MIT	C-PIP	0.8	SE	14/02/2019	28/02/2021	N	N	Y	N
EPSM2013-5575	C-PIP	0.8	SW	23/05/2013	30/09/2016	N			N
2016-24504-EPS-MIT-1	C-PIP	0.9	NE	21/11/2016	21/11/2016	N	N	N	N
2014-4219-EPS-MIT	C-PIP	0.9	NW	27/10/2014	31/10/2020	N	N	N	N
2016-24504-EPS-MIT	C-PIP	0.9	NE	15/07/2016	01/01/2018	N	N	N	N
2020-50604-EPS-MIT	C-PIP	0.9	SE	22/01/2021	16/01/2022	N	N	N	N
EPSM2013-5644	C-PIP	0.9	NE	04/07/2013	01/03/2015	N			N
2017-31569-EPS-MIT	C-PIP	1	NW	26/10/2017	31/10/2019	N	N	N	N
2014-3531-EPS-MIT	C-PIP	1.1	NE	01/10/2014	30/09/2019	N	N	N	N
2014-3531-EPS-MIT-1	C-PIP	1.1	NE	06/01/2015	30/09/2020	N	N	N	N
2014-3531-EPS-MIT-2	C-PIP	1.1	NE	01/12/2016	01/12/2016	N	N	N	N
2014-4400-EPS-MIT	C-PIP	1.4	SE	23/12/2014	30/04/2015	N	N	Y	N
2014-4400-EPS-MIT-1	C-PIP	1.4	SE	25/03/2015	30/04/2015	N	N	Y	N
2015-16009-EPS-MIT	C-PIP	1.4	W	28/01/2016	27/01/2021	N	N	N	N
2019-41924-EPS-MIT-1	C-PIP	1.5	E	13/01/2020	31/08/2031	Y	N	N	Y
2014-3569-EPS-MIT	C-PIP	1.6	NW	07/10/2014	30/11/2014	N	N	N	N
2015-15766-EPS-MIT	C-PIP	1.7	SE	01/11/2015	31/07/2016	N	N	N	N
2015-15766-EPS-MIT-1	C-PIP	1.7	SE	20/07/2016	20/07/2016	N	N	N	N
2019-43484-EPS-MIT	C-PIP	1.9	NE	14/11/2019	31/08/2020	N	N	N	N
2016-21779-EPS-MIT	C-PIP	2.6	SE	01/04/2016	01/04/2021	N	N	N	N
EPSM2010-1888	C-PIP;S-PIP	2.6	NE	25/10/2010	29/02/2012	N			N
2015-17752-EPS-MIT	C-PIP	2.8	SE	04/01/2016	30/09/2016	N	N	N	N
2018-35287-EPS-MIT	C-PIP S-PIP	2.9	S	05/06/2018	30/09/2019	N	N	Y	N

3.2. PRELIMINARY ROOST ASSESSMENT

3.2.1. The full results of the PRA are detailed in Table 3.2.1.

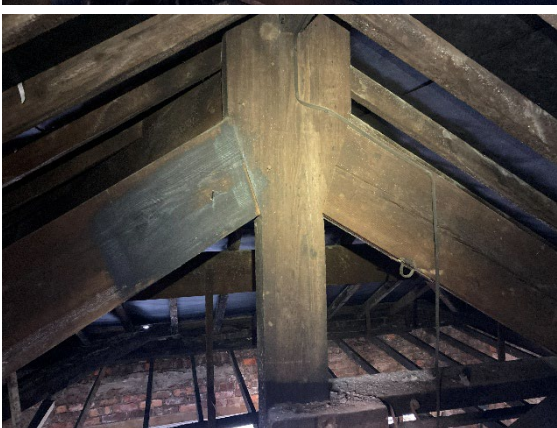
Table 3.2.1 PRA Details

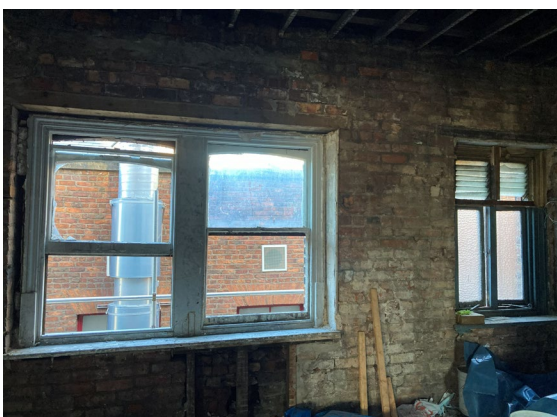
Description	Photographs
The site comprises a Grade II listed building constructed in the mid-19 th century. It is set over five floors and is constructed of red brick and sandstone. The roof could not be seen or accessed but the building features a new roof that has been replaced in the last year. It is a terraced building with attached properties on the southwestern and northeastern aspects.	
External – Southeastern Aspect	
This aspect is the front of the property situated on Portland Street. Most of the brickwork and sandstone appeared to be in largely good condition. A few minor PRFs	

Description	Photographs
<p>were identified that could offer roosting suitability for individual crevice roosting bats which included missing mortar in a few sections of brickwork (TN1) and some missing mortar within the sandstone features of the wall (TN2).</p> <p>The rest of the wall was found to be in good condition, and the windows and doors were also in good condition with no gaps or cracks present around their edges that bats could access. Some of the windows were found to be smashed which could allow internal access to the property for bats (see internal section for photographs).</p> <p>No field signs of bats such as droppings or staining were visible on the walls of the property.</p> <p>The roof was not visible from this aspect of the building.</p>	

External – Northwestern Aspect

Description	Photographs
<p>The rear of the building was entirely covered in scaffolding and the walls were comprised of red brick with one section that appeared to have been repaired with cinder blocks.</p> <p>The scaffolding meant it was not possible to fully assess this aspect due to limited visibility and the roof was once again also not visible due to the height of the building.</p> <p>In the areas that were visible on the ground floor and sections that could be seen through gaps in the scaffolding the brickwork appeared to be in overall moderate condition with a few PRFs identified in relation to missing mortar (TN3). There were also gaps identified around a pipe leading up the height of this aspect that may be suitable for a small number of crevice dwelling bats (TN4).</p> <p>It is likely that the rest of the wall is in a similar condition to those areas observed with similar PRFs suitable for individual crevice dwelling bats, although the presence of further PRFs cannot be ruled out.</p>	
Internal – Loft Space	
<p>The floor to the loft space had mostly been removed meaning it was largely open to the top floor. A small section of flooring approximately 4m x 2m was left intact at the top of the staircase and lift shaft. This was accessed to get a closer look at the ceiling.</p> <p>The loft supports comprised timber beams which were all found to be in good condition with no splits or cracks observed in the beams visible. They were sat flush to the roofing felt which was also in good condition having been replaced recently with the roof. A few holes were identified cut into the roofing felt (TN5) with daylight seen coming through but these lead to vents the holes of which were too small for bats to fit through. The holes in the felt, however, would allow access for any bats inside the building into the gap between the felt and roofing tiles and offer a potential roosting feature for numerous bats. Additional gaps were noticed in between the panels of the roofing felt (TN6) that could also be utilised by crevice</p>	

Description	Photographs
<p>dwelling species of bats.</p> <p>Multiple skylights were located within the ceiling and these along with the windows on the top floor allow lots of natural light in, reducing the loft spaces value for roosting bats.</p> <p>No field signs of bats such as droppings or feeding remains were identified in the loft space.</p>	 <p>TN5</p>  <p>TN6</p> 
Internal - Rooms	
<p>Each floor was identical in layout being split into two rooms by a brick wall with a large open archway connecting the two and a staircase and lift shaft present on the southeastern aspect. A chimney breast was present running down through the central wall although the fireplaces had been sealed off on all floors. Each floor had six windows across each external aspect and at least one window on each floor was broken and/or left open allowing potential access points for bats into the building. It would also be possible for bats to easily move between floors via the open staircase.</p> <p>The brickwork on all floors was badly damaged with several areas of missing mortar and broken or crumbled bricks with missing sections. Some of these gaps were</p>	

Description	Photographs
<p>only small/shallow offering potential roosting features for individual crevice dwelling bats (TN7), however numerous gaps/cracks were also present leading into the cavity walls and chimney breast which offer potential suitability for large numbers of both crevice or cavity dwelling species (TN8).</p> <p>On the fourth-floor wooden panels/boxes were present underneath windows on the front aspect of the building. There were gaps identified around the edges of a couple of these potentially allowing bats access into a small cavity present behind them (TN9). These would be suitable for roosting for a small number of bats.</p> <p>The ceilings in each room comprised of wooden panels or boards that were in various conditions with some appearing old with layers of paint peeling off while others seemed much newer and better condition. Overall, though, all ceilings were found to be well sealed with no holes or gaps in any of the wooden boards and therefore no PRFs were identified in relation to the ceilings.</p> <p>No field signs of bats such as droppings or feeding remains were identified on any of the floors and there were no signs of bat roosting such as staining on the walls.</p>	   

Description	Photographs
	

3.2.2.Overall, the building was assessed as having **moderate bat roosting potential**.

3.2.3. The guidance (Collins, 2023) defines a building with moderate bat roosting potential as “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 of high conservation status (with respect to roost type only, such as maternity and hibernation).”

- 3.2.4. The building meets these criteria as it holds multiple features that offer suitable shelter and protection for roosting bats. However, due to the surrounding environment it is not considered likely that it would hold a high conservation status roost type as it is in a busy city centre with high levels of disturbance day and night. Additionally, the roosting features suitable for large numbers of bats are all located within the building which reduces their potential value as bats prefer to drop directly out of a roosting feature.

4 RECOMENDATIONS

4.1. NOCTURNAL BAT SURVEYS

- 4.1.1. The building was found to have **moderate bat roosting potential** and therefore in accordance with best practice guidance (Collins, 2023), a minimum of **two nocturnal bat surveys** should be undertaken between May-September (inclusive), with at least one of the surveys between May-August, to determine usage by roosting bats.
- 4.1.2. The results of the further surveys will determine if any mitigation is required for roosting bats. If roosting bats are located within any of the buildings, a Natural England Mitigation Licence may be required for development to proceed. The Licence can only be obtained once planning permission has been granted and all wildlife conditions discharged. However, the bat emergence surveys must be undertaken prior to planning permission being applied for as they are a material consideration

4.2. LIGHTING MITIGATION

- 4.2.1. An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:
- Keep site lighting to minimum levels.
 - Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
 - Lighting should feature peak wavelengths greater than 550nm.
 - Light placement should be downward facing to prevent excess horizontal or vertical light spill.
 - The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
 - Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
 - Column heights of lighting can be considered to minimise light spill.

5 SUMMARY

- 5.1.1. Moderate bat roosting potential was assigned to the building due to the presence of multiple PRFs suitable for both individual bats and higher numbers of bats and the surrounding environment not being considered a valuable habitat for bats. No field signs of bats were identified during the assessment.
- 5.1.2. Two nocturnal bat surveys are recommended. It is recommended that no works to the buildings is completed until the further surveys are carried out. If works proceed without further surveys, there is a risk of breaching relevant legislation.

6 BIBLIOGRAPHY

- Bat Conservation Trust (2018). Bats and Artificial Lighting in the UK: Bats and the Built Environment Series.
- Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- Downs, N. C. et al (2003) The effects of illuminating the roost entrance on the emergence behaviour of *Pipistrellus pygmaeus*. Biological Conservation 111, 247-252.
- Mitchell-Jones (2004). Bat Mitigation Guidelines: Working Today for Natura Tomorrow. English Nature.
- Mitchell-Jones and McLeish (2004). Third Edition Bat Workers' Manual.
- Packman, C., Zeale, M., Harris, S. & Jones, G. (2015). Management of bats in churches – a pilot. English Heritage Research Project: 6199.
- 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.

