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ATRI7 6 LIMITED

WHITWORTH STREET WEST

BAT SURVEY REPORT

MARCH 2026

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DATE ISSUED:	**March 2026**
JOB NUMBER:	**ST21315 / 439.V21315.00WA1**
REPORT NUMBER:	**0002**
VERSION:	**V0.2**
STATUS:	**Final**

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MARCH 2026

PREPARED BY:

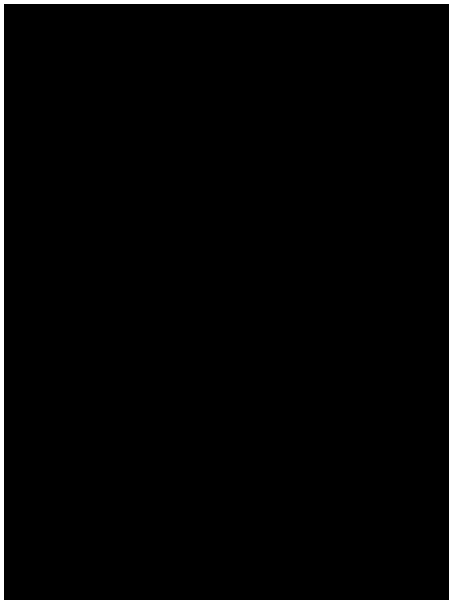
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APPENDICES

Appendix 1 Preliminary Roost Assessment of Structures

DRAWINGS	TITLE	SCALE
ST21315-003	Bat Emergence Survey Plan - August	1:250@A3
ST21315-004	Bat Emergence Survey Plan – September	1:250@A3
22987-CWA-DR-A-2001	Proposed Ground Floor Plan	1:100@A2
8585-PHL-XX-00-DR-L-2000	Combined Ground and 38th Floor Landscape Plan	1:100@A1

EXECUTIVE SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Atri7 6 Limited to undertake a Preliminary Ecological Assessment (PEA), including a Preliminary Bat Roost Assessment (PRA), which identified the requirement for subsequent emergence bat surveys. The project is located at 10-12 Whitworth Street West, Manchester centred on approximate National Grid Reference (NGR) SJ 83579 97521 (hereafter known as the 'Site'). The proposed development is for a 39 storey purpose built student accommodation building.

The Preliminary Roost Assessment identified the railway bridge as having 'Low' potential to support roosting bats.

The dusk emergence survey subsequently undertaken during August 2025 confirmed the presence of a roost within the railway bridge. The September 2025 dusk emergence survey did not record any emergences from this same roost, however common pipistrelle bats were recorded as soon as 13 minutes after sunset, indicating the presence of a roost nearby.

It is considered likely that this roost is an occasional day roost supporting individual bats and is unlikely to support a roost of higher conservation status.

It is recommended that modification of the railway bridge is avoided, to avoid destruction or disturbance of the roost.

A 10m buffer should be implemented from the roost for any works likely to cause noise or vibration, to avoid disturbance to bats. If this is not possible, the works can be registered through a disturbance notification with Natural England by an ecologist with a Bat Earned Recognition (BER) licence.

It is also recommended that night working is avoided and that a sensitive lighting scheme is incorporated into the design of the proposals wherever possible.

1 INTRODUCTION

1.1 Terms of Reference

1.1.1 Wardell Armstrong LLP (WA) (now part of SLR Consulting Ltd) was commissioned by Atri7 6 Limited to undertake a Preliminary Bat Roost Assessment (PRA), which identified the requirement for bat presence / likely absence surveys due to potential roosting features present on a railway bridge wall adjacent to site. The project is located at 10-12 Whitworth Street West, Manchester centred on approximate National Grid Reference (NGR) SJ 83579 97521 (hereafter known as the 'site').

1.1.2 The proposed development is for a 39-storey purpose built student accommodation building.

1.1.3 The proposed works have the potential to impact bats or their roosts, should these be present. Bats and their roosts are fully protected under the Conservations of Habitats and Species Regulations 2017 (as amended). Under this legislation it is an offence to:

- Deliberately capture, injure or kill bats;
- Damage or destroy a breeding or resting place;
- Obstruct access to their resting or sheltering places;
- Intentionally or recklessly disturb a bat while it is using a place of shelter or protection.

1.2 Scope of Assessment

1.2.1 The aims of the bat survey were to:

- Determine the presence/likely absence of bats and their roosts;
- If present, determine the species, number of bats, access points and status of roost(s);
- Assess the potential impacts of the proposed development to bats and their roosts; and
- Inform whether a development licence is required and inform appropriate mitigation requirements

1.3 Site Context

1.3.1 The Site is situated in the centre of Manchester, within the area known as Deansgate.

1.3.2 The planning application area comprises an empty plot of land, currently used for storage, covering approximately 0.09 hectares (ha) (henceforth known as the Application Site). The Site is bounded by metal railings, with Whitworth Street West and the Rochdale Canal just beyond the northern extent and a railway line to the south. There are buildings to the east and west of the Site. The Site is situated in the centre of Manchester and is surrounded by commercial and residential land uses. The Site has since been converted into a patch of modified grassland as per the decision notice 135272/JO/2022.

1.4 Nomenclature

1.4.1 All fauna names follow the National Biodiversity Network (NBN) Gateway (NBN, 2013). The common and scientific name of species/taxa is provided (if available) when first mentioned in the text, with only the vernacular name referred to thereafter.

1.5 Caveats and Limitations

1.5.1 The results of the surveys undertaken by WA / SLR are representative of bat activity on site at the time of surveying.

1.5.2 Standard methodologies have been used, which are accepted by Natural England and other statutory conservation bodies. No responsibility will be accepted where these methodologies fail to identify all species on site. Wardell Armstrong / SLR Consulting Ltd cannot take responsibility where Government, national bodies or industry subsequently modify standards.

1.5.3 Echolocation calls of the brown long-eared bats *Plecotus auritus* are significantly quieter than many other bat species within this country, therefore this species can be difficult to record and may at times go unrecorded.

1.5.4 Species from the genera *Myotis* and *Nyctalus* are difficult to distinguish from sonogram calls alone. In addition, all species of bat vary the characteristics of their call frequencies depending upon their surrounding habitat, which can lead to an overlap in call characteristics between species. Therefore, where a certain degree of uncertainty exists and an individual species cannot be determined the genus is recorded.

1.5.5 Bat activity was observed during the surveys and so the weather conditions were considered to be appropriate for survey and did not pose any significant constraint.

1.6 Quality Assurance & Environmental Management

1.6.1 The surveys and assessments have been overseen by and the report checked and verified by a member of CIEEM, who is bound by its code of professional conduct.

1.6.2 All surveys and assessments have been undertaken with reference to the recommendations given in British Standard BS 42020, and as stated within specialist guidance, as appropriate, and are referenced separately.

2 METHODOLOGY

2.1 Desk study

2.1.1 The desk study was informed by review of existing available information provided by Greater Manchester Ecology Unit (GMEU) for records of bats within 2km radius of the site.

2.1.2 The Multi-Agency Geographic Information for Countryside (MAGIC) website was also reviewed for statutory sites near the Site and within 10km which are designated for bats. Aerial photography was used to gain contextual habitat information for the site.

2.2 Bats: Preliminary Roost Assessment of Buildings

2.2.1 An external Preliminary Roost Assessment (PRA) of the railway bridge wall bordering the Site to the south was undertaken by an experienced ecologist from WA. The location of the bridge is shown on Drawing Number ST21315-001 (UKHab Baseline Survey Plan).

2.2.2 The aim of the PRA survey was to assess the suitability of the buildings to support roosting bats, identify any evidence of roosting bats and determine whether there is a requirement for further surveys.

2.2.3 Any features determined to be suitable for roosting bats, and the overall condition of the buildings were noted. Field signs such as droppings, feeding remains and dead or living bats were also recorded.

2.2.4 Equipment used for the PRA included binoculars.

2.2.5 The buildings were categorised using the assessment criteria in Table 4.1 of the 4th ed. of the Bat Conservation Trust Guidelines (Collins, 2023)[1] as set out below:

High: 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 habitats. These structures have the potential to support high conservation status roosts e.g. maternity or class cool/stable hibernation site;

[1] Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edn). The Bat Conservation Trust, London.

Moderate: Structure with one or more potential roost sites that could be used by of bats due to their size, shelter, protection, conditions, and surrounding habitats, but unlikely to support a roost of high conservation concern;

Low: 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 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 or hibernation);

Negligible: 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;

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).

2.3 Bat Presence/Likely Absence Survey

2.3.1 Dusk emergence surveys were undertaken in August and September 2025 and were based on current best practice guidelines (Collins, 2023).

2.3.2 During the survey, experienced surveyors were positioned at strategic positions around the structure to provide full coverage of features considered suitable to support roosting bats. The surveyor locations are displayed on Drawings ST21315-003 (Bat Emergence Survey Plan – August) and ST21315-004 (Bat Emergence Survey Plan – September).

2.3.3 The dusk emergence surveys were undertaken approximately 15 minutes prior to sunset and continued for an hour and a half after sunset.

2.3.4 Echo Meter Touch (Wildlife Acoustics, Inc, Massachusetts) bat detectors and android/iPad tablets were used to detect bats and the built-in kaleidoscope classifiers were used to assist species identification. The results were later analysed using Kaleidoscope sonogram analysis software (Version 5.7.0 Wildlife Acoustic, Inc, Massachusetts). Night Vision Aids (NVA) in the form of Nightfox Whisker Night Vision cameras were used to record activity throughout the survey, supported by Infrared floodlights, with the footage later reviewed to assess for any emergences.

3 RESULTS

3.1 Desk Study

3.1.1 Bat records within 2km of the site included common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, *Pipistrellus* species, *Myotis* species and noctule *Nyctalus noctule*. There are also 15 records of granted Development Licenses for bats within 2km of the Site. The nearest of these was from 2016, located 170m southeast of the site and related to common pipistrelle, but did not involve the destruction of a resting place or a breeding roost.

3.1.2 The closest record of a roost was located 780m northwest of the Site. The closest record of a bat was approximately 150m southwest of the Site.

3.2 Preliminary Roost Assessment (PRA) Survey

3.2.1 The January 2025 PRA identified the railway bridge as having 'Low' potential to support roosting bats, as shown in Table 1 (WA, 2025). Full results and photographs of the structure are displayed in Appendix 2.

3.2.2 An assessment of habitat connectivity was also undertaken. The surrounding habitat provides 'Negligible' suitability for foraging and commuting habitat for bats, due to the lack of natural habitat such as trees or shrubs. There is very limited suitable habitat adjacent to the Site, in the form of scattered trees and the Rochdale Canal.

Table 1: Assessment of Bat Roost Potential

Building	Description	Bat Features Present	Bat Signs	Bat Roost Potential
Railway bridge wall	The Site is bordered by a raised railway bridge to the south. This bridge is built with red brick and mortar, and features railway arches which have been bricked up. The mortar is in poor condition in some areas, forming several crevices and gaps within the brickwork.	Crevices between bricks where mortar is absent. Large holes in brickwork (missing bricks). A hole of missing bricks extends approximately 20cm deep and may provide access to an inner cavity.	None	Low

3.3 Bat Presence/Absence Survey

3.3.1 The survey date, times and weather conditions are shown in Table 2 below. Surveyors were located along the north side of the bridge, with night-vision aid cameras.

Table 2: Survey Conditions

Date	Building	Weather Conditions	Sunset Time	Start Time	Finish Time	Ecologists
28/08/25	Railway bridge wall	Temperature: 15-16°C Cloud cover: 8/8 Wind: F2 Precipitation: light drizzle, stopped 20:12	20:09	19:54	21:59	Jake Smith Oran Coey
18/09/25	Railway bridge wall	Temperature: 18-19°C Cloud cover: 2/8 Wind: F3 Precipitation: none	19:16	19:01	20:46	Tess McAlister Taylor Clare

3.3.2 The results of the presence/ absence surveys are shown in Table 3.

Table 3: Presence/Absence Survey Results			
Building	**Date**	**Survey type**	**Species and number of emergence/re-entry records**
Railway bridge wall **Visit 1**	28/08/25	Dusk	One bat was recorded on the NVAs emerging from the bridge, towards the east of the Site, emerging from underneath the sandstone ledge that is slightly protruding. A total of 187 recordings of foraging or commuting bats were identified during the survey, including the following species: • All recordings were of common pipistrelle Observations and recordings included commuting and foraging behaviour, with high activity just north of the bridge and along the alleyway, Cameron Street, going underneath the bridge. A maximum of two bats were seen at any one time, with two common pipistrelles recorded foraging north of the bridge and one common pipistrelle recorded commuting down the alleyway.
Railway bridge wall **Visit 2**	18/09/25	Dusk	No bats were observed to emerge from the bridge. A total of 167 recordings of foraging or commuting bats were identified during the survey including the following species: • All recordings were of common pipistrelle Observations and recordings included commuting and foraging behaviour, with high activity north of the bridge and adjacent to the alleyway. A maximum of two bats were seen at any one time. One unidentified bat was seen at 19:22 flying east to west, commuting high above the railway line, but it was not recorded on the bat detector. This bat was also not observed or recorded emerging from the bridge.

Whitworth Street

Visit 1 -28th August 2025 Dusk Emergence

3.3.3 At 20:18, one bat was observed commuting from Whitworth Street down the alleyway (Cameron Street) underneath the bridge. Two foraging common pipistrelles were observed just north of the railway bridge, between 20:08 and 20:56.

3.3.4 One bat emergence was recorded at 20:18 during the survey, from a ledge towards the east of the bridge, this was confirmed following analysis of the NVA footage.

3.3.5 The first pipistrelle observed was approximately nine minutes after sunset, which indicates the presence of a roost nearby to the Site.

3.3.6 Artificial lighting was noted in the alleyway to the west of the Site (Cameron Street), and from the buildings north of the bridge, casting light onto the observed side of the bridge.

Visit 2 -September 2025 Dusk Emergence

3.3.7 One unidentified bat was seen at 19:22 flying east to west, commuting high above the railway line, but was not recorded on the bat detector.

3.3.8 Two pipistrelles were observed foraging consistently from 19:29 to 19:50, above the grassland north of the bridge. Social calls were also recorded.

3.3.9 The first pipistrelle recorded was approximately 13 minutes after sunset, indicating the presence of a roost nearby. However, no emergence from the bridge was observed during the survey.

EVALUATION AND IMPACT ASSESSMENT

3.3.10 The development will involve the construction of a 39-storey student accommodation building. The impact of the design proposal is based upon the latest drawings: 22987-CWA-DR-A-2001 – Proposed Ground Floor Plan and 8585-PHL-XX-00-DR-L-2000 - Combined Ground and 38th Floor Landscape Plan. The current design proposals involve ornamental planting at ground level and on the 39th floor and the building situated approximately 4m back from the railway bridge wall as per the Proposed Ground Floor Plan.

3.3.11 The proposed works will require the Site to undergo extensive construction works but will not involve modification of the railway bridge wall.

3.3.12 However, the identified bat roost may be impacted by the proposed works through disturbance during construction. Due to the building being set back from the railway bridge wall, the commuting routes and access to the roost will not be severed.

3.3.13 It is considered that the identified bat roost is an occasionally used day roost supporting individual bats and is of low conservation significance (Reason & Wray, 2025).

3.3.14 Low numbers of bats were observed foraging and commuting through and adjacent to the Site, however due to the low levels and sub-optimal foraging habitat, the impact of potential change in use of the Site on bats is negligible.

3.3.15 In absence of mitigation, construction works associated the proposed development on the Site will likely impact a bat roost via disturbance through noise and vibration.

4 DISCUSSION

4.1 Avoidance, Mitigation and Compensation

Avoidance

4.1.1 In the absence of mitigation, the proposed works may result in the disturbance of bats and a bat roost. This would be a breach of the Conservation of Habitats and Species Regulations 2017 and the planning policy relating to protected species.

4.1.2 The proposed development will not result in modifications to the railway bridge and thus avoids destruction of the roost as the building is not directly against the bridge and access for bats to/from the roost will be maintained. Where possible, disturbance to roosts should be minimised by implementing a buffer of 10m from the identified roost, for any works likely to cause noise or vibration. This may be reduced to 5m depending on the works and through the use of acoustic barriers to assist in reducing the effects or works that may produce elevated levels of noise and vibration. Night working should also be avoided.

4.1.3 A sensitive lighting scheme should be incorporated into the final designs. The Bat Conservation Trust/Institute of Lighting Professionals guidelines (BCT/ILP, 2018) can be used to help minimise impacts of lighting to bats. All new lighting should avoid illuminating the bat boxes / roosting features, though summary of example measures is provided below but sensitive lighting should be secured through a lighting strategy.

- Use low or high pressure sodium instead of mercury or metal halide lamps – LED luminaires should be used where possible;
- Use of UV filters/glazing;
- Light levels kept at a minimum (within standard safety and security levels for residential developments);
- Use timers, movement sensors or dimmers on street lighting (where safe to do so), to avoid lighting at times when bats may be particularly sensitive (can be seasonal);
- Minimise light spill by the design of the luminaire and use of accessories such as hoods, cowls, louvres and shields; and
- Use directional lighting to avoid the railway bridge.

Mitigation

4.1.4 If it is not possible to implement the above avoidance measures and result in the loss of a roost through severance of commuting routes and restricted access, a mitigation licence (Low Impact Class Licence (LICL) (Bat Mitigation Class Licence) or Bat Earned Recognition (BER)) will be required prior to the commencement of works. Under one of these licences, prior to the proposed works a licensed ecologist will deliver a toolbox talk to contractors to ensure they understand the status of bats, where they may be found and what to do should they be encountered during works.

4.1.5 The licenced ecologist will undertake a detailed inspection of roost location and other suitable roosting features using an endoscope. The licenced ecologist will supervise the works that would result in the loss of, disturbance to or destruction of the roost and any suitable features. Should any bats be present, the licensed ecologist will capture them by hand and transfer them to a bat box (see Compensation below).

Compensation

4.1.6 In order to maintain roosting opportunities and to ensure there is a suitable place to move any captured bats, two Schwegler 1FF bat boxes (or similar suitable models) should be installed in a suitable location on the railway bridge. The boxes will be installed under the supervision of the named ecologist or accredited agent.

4.1.7 This measure would enhance roosting opportunities on Site, and in the surrounding area, in accordance with planning policy guidance.

4.1.8 As the roost is of low conservation status there will be no timing restrictions on when the mitigation and works are delivered. There will be no monitoring requirements once the boxes are installed and works completed.

4.2 Proposed Works

4.2.1 It is imperative that works are undertaken in a sensitive manner and working methods are followed to ensure that no impacts to roosts occur or works are undertaken according to the appropriate licence. Please contact Wardell Armstrong / SLR Consulting before undertaking any significant operation at the site in order to ensure a breach of legislation does not occur.

5 CONCLUSION

5.1.1 A bat roost has been identified within the railway bridge.

5.1.2 The bat roost is of low conservation significance.

5.1.3 As a roost has been identified at the site, a 10m buffer should be implemented to avoid disturbance to roosting bats, for any works likely to cause noise or vibration. A buffer can be reduced to 5m following appropriate measures to reduce disturbance (i.e. acoustic barriers). If this is not possible, it is likely that the construction work will result in the loss of the bat roost, and a mitigation licence will be required prior to the commencement of works.

6 REFERENCES

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Chartered Institute of Ecological and Environmental Management. (2012). *Guidelines for Preliminary Ecological Appraisal*.

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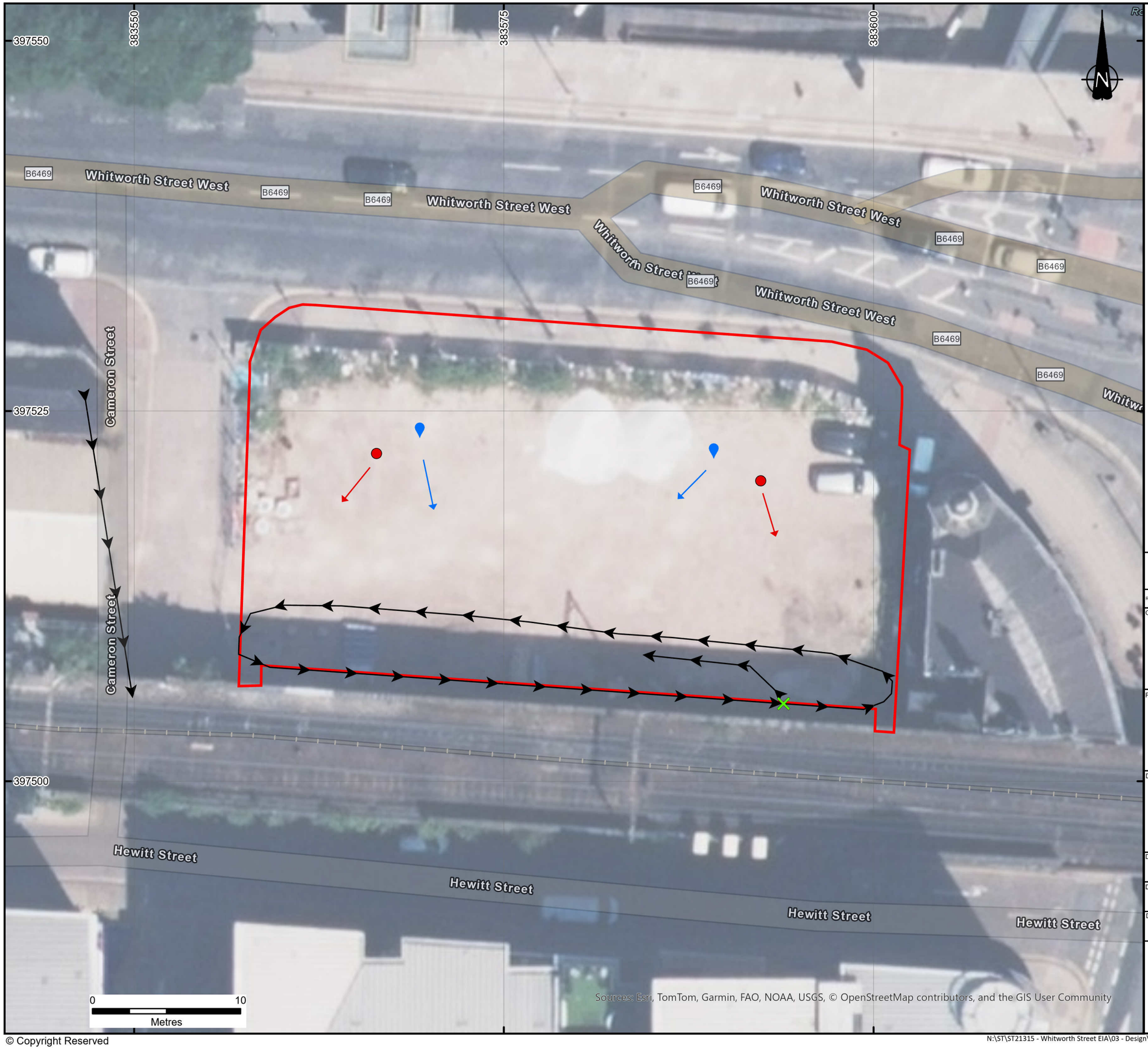
Russ, J. (2012) British Bat Calls: A guide to Species Identification. Pelagic Publishing
Wardell Armstrong (2025) *ST21315-0001 Preliminary Ecological Appraisal*

APPENDICES

Appendix 1

Preliminary Roost Assessment of Structures

Building		Description	Photographs	Bat Features Present	Bat Signs
Railway bridge wall		The Site is bordered by a raised railway bridge to the south. This bridge is brick-built and features railway arches which have been bricked up. The mortar is in poor condition in some areas, forming several crevices and gaps.	   	Crevices where mortar is absent. Large holes in brickwork (missing bricks). The hole in the bottom-left photo extends approximately 20cm deep and may provide access to an inner cavity.	None



KEY

- Site Boundary

Survey Point

- NVA
- Surveyor
- NVA View Direction
- Surveyor View Direction

Bat Flight Paths

- Flightlines
- Bat Emergence Point - Potential Bat Roost

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D

CLIENT

ATRI7 6 LIMITED

PROJECT

WHITWORTH STREET WEST

DRAWING TITLE

BAT EMERGENCE SURVEY PLAN - AUGUST

DRG No.	REV	SUIT. CODE
ST21315-003	A	--

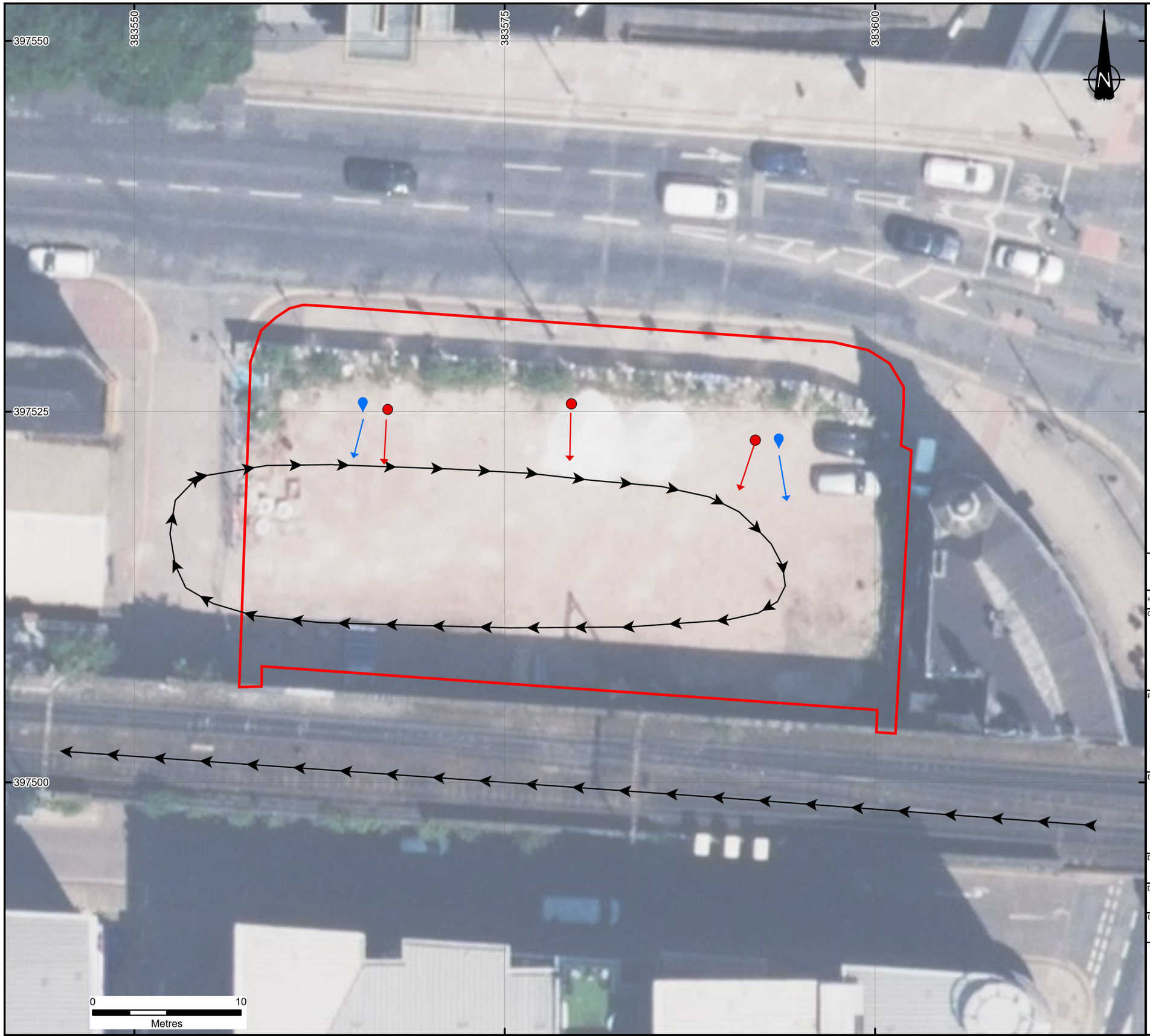
DRG SIZE	SCALE	DATE
A3	1:250	28/04/2026

DRAWN BY	CHECKED BY	APPROVED BY
BL	JS	TA

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N:\ST\ST21315 - Whitworth Street EIA\03 - Design\GIS\ST21315-003 Bat Emergence Survey Plan - August\ST21315-003 Bat Emergence Survey Plan.aprx



KEY

- Site Boundary

Survey Point

- NVA
- Surveyor
- NVA View Direction
- Surveyor View Direction

Bat Flight Paths

- Flightlines

Notes:

Boundaries are indicative. Aerial imagery shown for context purposes only.

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D

CLIENT

ATRI7 6 LIMITED

PROJECT

WHITWORTH STREET WEST

DRAWING TITLE

BAT EMERGENCE SURVEY PLAN - SEPTEMBER

DRG No.	REV	SUIT. CODE
ST21315-004	A	--

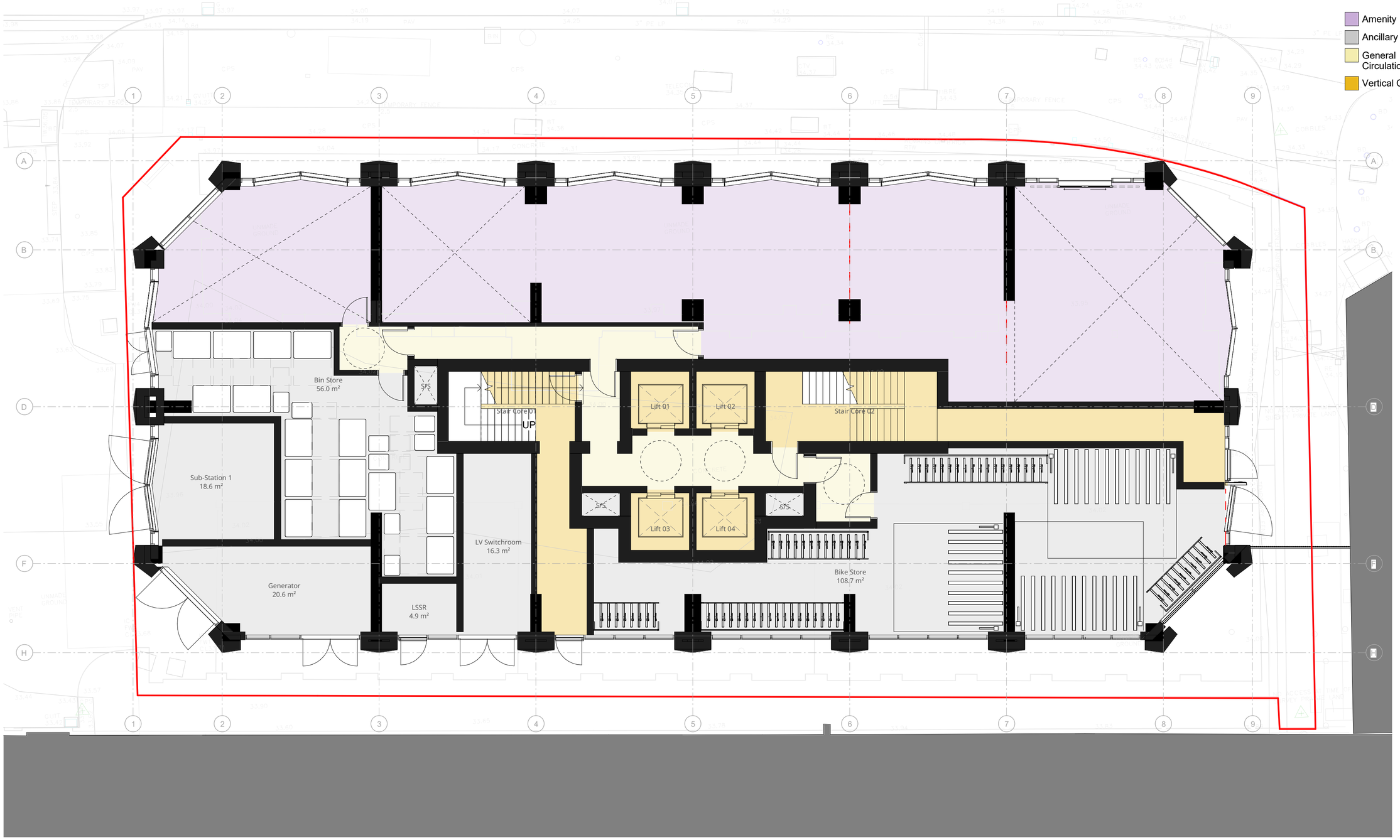
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EK	JS	TA

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Department

- Amenity
- Ancillary
- General Circulation
- Vertical Circulation

NORTH

0 1.0 2.0 3.0 4.0 5.0 10.0m

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Rev.	Description	Date	Drawn	Chk.
02	Updated Draft Planning Issue	02.03.26	JP	NI
01	Draft Planning Issue	03.02.26	JP	NI

Client:
Fusion Tri 7

Project:
Whitworth Street, Manchester

Drawing Title
Proposed Ground Floor Plan

Drawing Status
WIP

Corstorphine & Wright

Birmingham Studio
Alpha Building, Suffolk Street Queensway, Birmingham, B1 1TT
0121 737 8350
corstorphine-wright.com

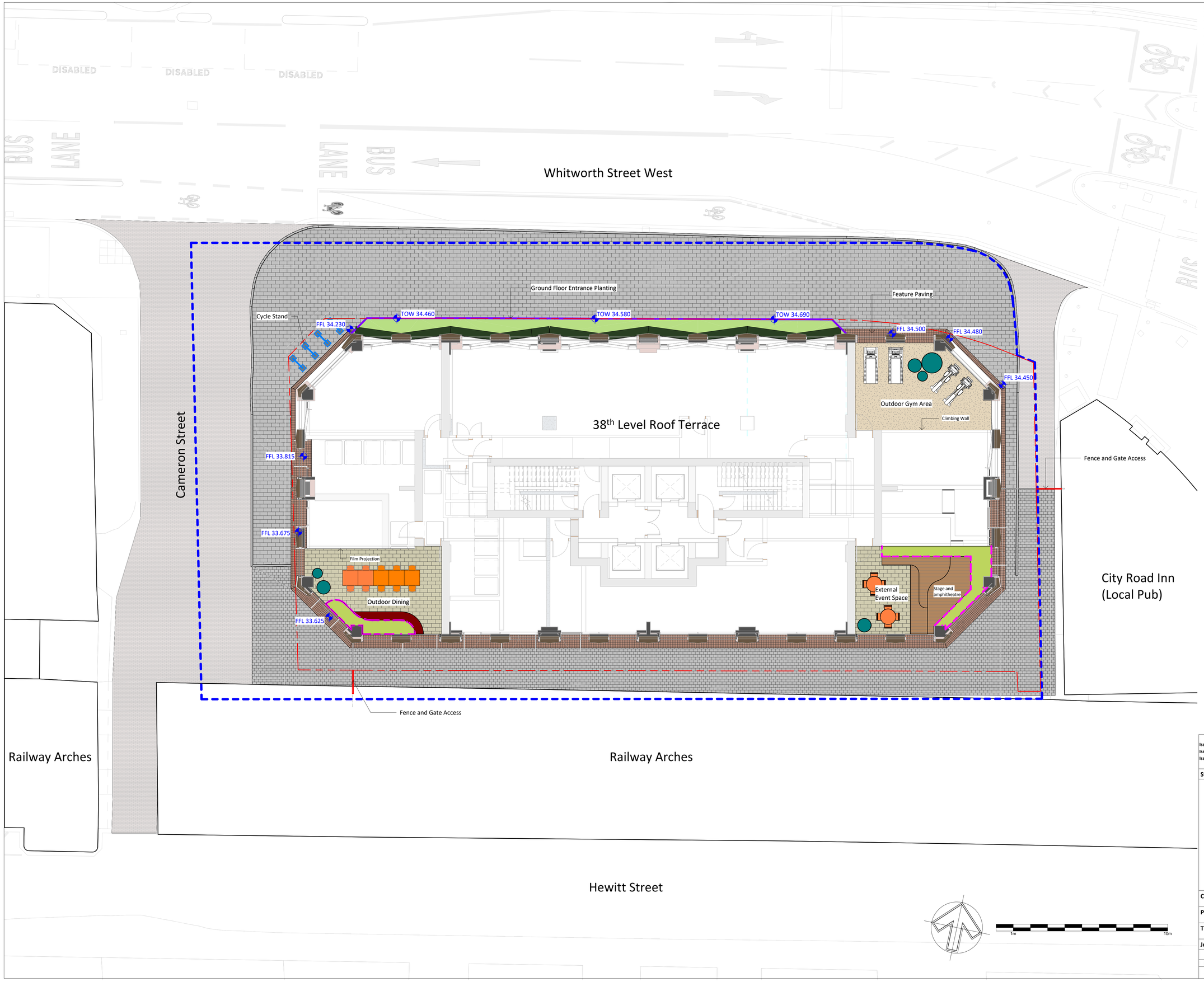
Drawing No. 22987-CWA-DR-A-2001
Revision 02

Drawn	Checked	Paper Size	Scale	Date
JP	AR	A2	1 : 100	02/02/26

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Unless otherwise stated all dimensions are in millimeters. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.



Legend

- Site Ownership Boundary
- Proposed Application Boundary
- **PAV01 - PC Concrete Paving**
  Material: Pre-Cast Concrete
  Colour: To Match Exisitng
  Size: To Match Exisitng
- **PAV02 - Permeable PC Concrete Paving**
  Material: Pre-Cast Concrete
  Colour: TBC
  Size: TBC
- **PAV03 - Paving Setts To Building**
  Material: Sandstone Setts (Sawn)
  Colour: Mira Sandstone
  Size: 100x100x100
- **PAV04 - Paving Setts**
  Material: TBC
  Colour: TBC
  Size: 100x100x100
- **PAV05 - Composite Decking**
  Material: Composite Decking
- **PAV06 - PC Concrete Paving**
  Material: Pre-Cast Concrete
  Colour: Salt
  Size: 200x100x80mm
- **PAV07 - Outdoor Gym Flooring**
  Material: Rubber Fitness Flooring Tiles
  Size: TBC
- **KED01 - Concrete Kerb**
  Material: TBC
- **KED02 - Upstand Edging to Planting**
  Material: Steel Edging
  Size: 250(H)x2.5(T)mm
- **KED03 - Upstand Edging to Planting**
  Material: Steel Edging
  Size: 750(H)x2.5(T)mm
- **FCS01 - Cycle Stand**
  Product: Sheffield Stand (Root Fixed)
  Material: Stainless Steel
  Finish: Brushed Satin
- Hedge
- Decorative Pots
- Movable Furnitures
- **Bench**
  Product: Mount Bench
  Material: Iroko Steel Base
  Size:500(W) x 450(H)
- Ornamental Shrubs & Perennials Planting

DRAFT

Revision Notes	By/Chk	Date	Rev
Issue for information	NY/AM	10/04/26	P03
Issue for information	NY/AM	01/04/26	P02
Issue for information	NY/AM	26/03/26	P01

Status: INFORMATION

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Client: FUSION

Project: Whitworth Street
2-4 Whitworth Street, Manchester

Title: Combined Ground and 38th Floor Landscape Plan

Job No: 8585 **Scale@A1:** 1 : 100 **Date:** October 2025

Drawing Number

Project	Originator	Volume	Level	Type	Role	Number	Revision
8585	PHL	XX	00	DR	L	2000	P03

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