Inspection & Assessment in relation to Bats & Breeding Birds

July 2026

Project Reference: PR-26-0149

Arch 103
Temperance Street
Manchester
M12 6HR

National Grid Reference: SJ 8526 9763



Tyrer Ecological Consultants Ltd
Specialists in Protected Species

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EnviroSolution Ltd & Tyrer Ecological Consultants Ltd will however consider forwarding data that is collected as part of its reports to the relevant wildlife records centre.

As per CIEEM Guidelines, in most cases ecological surveys are likely to be valid for 12 – 18 months. Beyond this, an updated site visit, desk study and/or report are likely to be required.

Executive Summary

As part of a proposed planning application with Manchester City Council concerning Arch 103 on Temperance Street, EnviroSolution Ltd & Tyrer Ecological Consultants Ltd carried out a daytime preliminary roost assessment in relation to bats with an inclusive inspection for breeding birds in June 2026.

The proposals are understood to involve the change of use of the existing building within the railway arch into a gym.

Detailed methods, findings, conclusions and recommendations are presented throughout the report; however, the reader should be aware of the following **Key** points:

Bats

Based upon the findings of the DBW, covered through sections 5.0 – 6.0 of the report and supported by **Appendix I**, Arch 103 is determined to pertain to a bat roost suitability of '**None**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (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).

No further dusk emergence or dawn re-entry surveys are thus required at the site during the active season of bats.

The site is absent of any features considered to offer either classic or non-classic hibernation potential, and no further recommendations apply.

Breeding Birds:

No impacts are applicable in relation to any Sch.1 (WCA) specially protected bird species such as black redstart or peregrine, and no further surveys or recommendations are necessary in relation to specially protected birds, with no evidence of or suitability for Sch.1 species within the site boundary.

In relation to wider breeding bird species, the building is absent of any viable nesting platforms which could be utilised within the nesting bird season of March – August, inclusive. As such, impacts can be ruled out.

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1.0 Introduction & Reasons for Survey

1.1 As part of a proposed planning application with Manchester City Council concerning Arch 103 on Temperance Street, EnviroSolution Ltd & Tyrer Ecological Consultants Ltd carried out a daytime preliminary roost assessment in relation to bats with an inclusive inspection for breeding birds in June 2026.

1.2 The proposals are understood to involve the change of use of the existing building within the railway arch into a gym. See **Figure 1.1** for satellite imagery of the site.



Figure 1.1 – *Satellite imagery of site location, with approximate red line boundary (© Google Earth Pro 2026)*

1.3 The aim of the survey was to ascertain whether the building or surrounding vegetation are of value for bats / bat roosts, whilst an assessment of nesting and general suitability for birds was also carried out. If any potential roost features (PRFs) were found to be suitable for bats, or signs of use were observed, where suitable habitats and / or bat records exist in the locality, then more detailed surveys would be recommended i.e. dusk emergence surveys during the main active season of bats which is May – August (extending into September).

1.4 If additional surveys are required following the initial site visit, this report will outline the details of those further requirements, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

1.5 If it was determined that bat(s) or their roost / place of rest / shelter will be subsequently impacted by the works then a European Protected Species (EPS) licence would be legally required to proceed with the development.

1.6 If evidence indicated breeding birds may be impacted by proposals, tailored recommendations would be made accordingly, species pending.

1.7 As part of the local authority's planning policies and obligations to the Planning Framework, ecological surveys are generally required prior to planning permission being granted where protected / priority habitats and species are, or may be present, that could be affected by the proposals for which the application seeks consent. Where more detailed surveys are recommended by the ecologist, following an initial daytime investigation, then Local Planning Authorities (LPA), on the advice of their ecological advisors, will not grant permission until such time that all relevant information is gathered.

2.0 Protected Species & Their Requirements

Bats

2.1 All British bats and their **roosts are afforded full protection under the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations (2019) (EU Exit). When dealing with cases where an EPS (all UK bats) may be affected, a planning authority is a competent authority within the meaning of Regulation 7 of the Regulations, and therefore has a statutory duty, as the local authority, to have due regard to the provisions of the Regulations in the exercise of its functions.

2.2 Uses of Buildings by Bats

a) Summer breeding roost, and day/occasional roost (May – August)
b) Hibernation roost (October – March)
c) Transitional or temporary roost (other months)

2.3 Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance; climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

*** The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to "a breeding site or resting place of such an animal" and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.*

2.4 Up to ten bat species have been regularly recorded within Greater Manchester to date, most of which use built structures, notably occupied residential buildings, for roosting. The most frequently encountered bat species is the common pipistrelle (*Pipistrellus pipistrellus*) and its abundant status in Manchester is reflected throughout the UK.

Breeding Birds

2.5 All wild birds, no matter how common, together with their eggs, young, and nests (while being built or in use), are protected under the Wildlife and Countryside Act 1981. In addition, the Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to the conservation of biodiversity, which includes wild birds.

2.6 Any work that would damage an occupied nest, eggs or young of breeding birds, regardless of priority status, must be avoided; any damage to nests that may occur as a result of the development should be outside of the main breeding bird season (March – August). On occasions nests can become unoccupied during the breeding season but the status of the nest(s) should be determined by a suitably experienced ecologist / ornithologist.

2.7 Birds listed on Schedule 1 (Sch.1) of the WCA 1981, for example black redstart (*Phoenicurus ochruros*) are afforded a greater level of protection and are also protected from disturbance as well as destruction.

Policy

2.8 Paragraph 193 of the National Policy Planning Framework (as revised in December 2024) states:

"When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons[1] 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."

2.9 This national focus on preserving biodiversity is reflected in 'Places for Everyone[2]', a long-term joint development plan for nine Greater Manchester districts including Manchester City Council (see **Table 1.1** below):

Table 1.1 – Relevant policy

Title	Summary
Policy JP-G8	Development proposals should be informed by the findings and recommendations of the appropriate biodiversity/ecological assessment(s) in the PfE evidence base and/or any updated or appropriate biodiversity/ecological assessments submitted as part of the planning application process.

Priority Habitats & Species

2.10 In the United Kingdom, legal protection and otherwise legislative recognition is afforded to particular habitats and species based on a variety of ecological factors. These are typically referred to as priority habitats and species, and can be identified under a variety of legislation and local policy, notably the UK Biodiversity Action Plan (UKBAP), Section 41 (s.41) of the NERC Act as well as under Local Biodiversity Action Plans (LBAPS).

[1] For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

[2] See: https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf

3.0 Survey Methodology

3.1 As part of the Inspection & Assessment in relation to Bats & Breeding Birds report, a desk-top and field-based study is conducted. Methods for both components of the appraisal are given below.

Desktop Study

3.2 Prior to a site visit, a desktop study was conducted using online resources to obtain information pertaining to any sites afforded statutory (e.g. SSSI) and non-statutory (e.g. LWS) designations for nature conservation within 2.0 kilometres of the site boundary. To do so, the Multi Agency Geographic Information for the Countryside (MAGiC – provided by DEFRA) was accessed to gather such information; this particular interactive mapping service was also used to locate any locally granted European Protected Species Mitigation Licences (EPSML) and species records to further inform conclusions concerning such species in the context of the study site and its proposed development.

3.3 Historic satellite imagery was reviewed using sources such as Google Earth (© 2025/26) to help establish past use of the land and determine the nature of adjoining and extending habitats; such information aids in the understanding of how the site might interact with its surroundings ecologically and its value in that context, and how the development may impact at a wider scale.

3.4 In addition, the Manchester City Council planning portal was utilised to help inform the desktop study by analysis of existing publicly accessible ecological survey results that have been carried out locally within the previous five years.

3.5 A commercial data request to the Local Environmental Records Centre serving the area – in this case Greater Manchester Local Record Centre (GMLRC) – has not been sourced and is justified through application of the following recent guidance:

1) The Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2020) states:

"*It is generally expected that a desk study, including a data search, will be a key part of the ecological surveys or reports produced to inform a planning application. Freely available web-based sources of data and contextual information should always be used; in some cases, it may be acceptable to not undertake a data search with the LERC or other relevant NSS or local interest groups, for example:*

ii) Situations where the ***data search would be extremely unlikely to provide information needed to inform the assessment, due to the scale and location of the proposed development****. The appropriateness of excluding a data search will need to be judged on a case-by-case basis as, in most situations, it will be essential to carry out such a search even if the development is very small or is likely to have a low impact. It can be very difficult to demonstrate that a data search would not have provided relevant information without obtaining and reviewing those data.*

iii) In some cases for Preliminary Roost Assessments of buildings in ***low impact / small-scale scenarios,*** *such as an extension to a residential property, loft conversions (full or partial), installation of Velux/dormer windows,* ***single modern agricultural or similar building conversion*** *or demolition; however, it should not be assumed that data searches are never required for such scenarios and this must be judged on a case by case basis and justified accordingly.*

3.6 As exemptions as made **bold** above can be applied at the site, whilst following best practice, it is considered unnecessary to conduct a commercial data request following the desk study effort and daytime assessment at this time, which offers a proportionate level of survey effort. If, however, a data search is considered necessary by the Local Authority advisory body to inform the ecological impact assessment following any further surveys recommended in this report, a proportionate data search should be commissioned with results interpreted into the conclusions and recommendations of a re-issued / updated report.

Field Survey

3.7 In context with the above, a diurnal inspection and assessment of the building and the immediate environment in relation to bats and breeding birds was conducted on 17th June 2026 in dry conditions (18ºC), wind 2/12 (Beaufort scale), 50% cloud, by the following surveyor(s) (see **Table 3.1**):

Table 3.1 – Site surveyor credentials

Name	Description of most relevant credentials
Mr. H. Mulligan ACIEEM	• Senior Ecologist and BNG Lead with 4 years training and experience, • MBiolSci in Biological Sciences (Zoology), • Accredited agent on the Natural England Class 2 bat licence of Mrs. K. Wilding (2025-84395-CL18-BAT), • Meets the requirements of CIEEM's Competency Framework Section S (Surveying) to Capable or higher level.

Bats

3.8 Criteria for roost assessment are based upon the determinants given in the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023): (see **Figures 3.1 – 3.4** overleaf).

3.9 Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023), states:

"*The guidelines should be interpreted and adapted on a case-by-case basis according to site-specific factors and the professional judgement of an experienced ecologist. The questions should not be whether the guidelines were followed, but were the defined objectives of the surveys met? Where examples are used in the guidelines, they are descriptive rather than prescriptive."*

3.10 The site was assessed for bats; a daytime bat walkover (DBW) was undertaken to observe, assess and record any habitats or features suitable for usage by bats, either as commuting, foraging or roosting provision. Wider connectivity to other habitats was also considered during the DBW.

3.11 Buildings and other permanent / semi-permanent structures (where present) were subject to a preliminary roost assessment (PRA), to identify potential areas which may be of value to bats and to determine evidence of use. This typically involves a systematic search of the external aspects of any structure(s), comprising an investigation of features known to be used by bats (for example roofing material, soffits, fascia, lead flashing hanging tiles) using a high-powered torch and close-focus binoculars, where necessary. An internal assessment of the structure(s) was also carried out, with the aid of a high-powered torch and endoscope, where necessary, to identify any evidence of bat use of a structure. Field signs of bats typically

comprise bat droppings, urine splashing, fur-oil staining, incidental animal presence, dead specimens and / or the presence of prey items, such as moth wings.

3.12 This assessment also included an assessment of any structures relative to their potential to offer winter roosting suitability for bats, with environmental conditions noted, including temperature, relative humidity, and a systematic inspection of any cracks, crevices and voids for bats undertaken. The information recorded was assessed relative to the non-classic hibernation site criteria contained within the BCT guidelines, and derived from 'Assessing Sites for Hibernation Potential. A Practical Approach, including a Proposed Method & Supporting Notes (*Middleton, 2019)*.

3.13 Trees (where present) would be subject to a ground level tree assessment (GLTA) using equipment such as close-focus binoculars and a high powered-torch. Potential roost features (PRFs) can include woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed lifted bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached climbing species with stem diameters in excess of 50mm or pre-existing bat / bird boxes. These PRFs can then be determined as PRF-I or PRF-M, dependent on their suitability for individual / low numbers of bats or their capability to host multiple bats.

3.14 Factors considered during the preliminary roost assessment include:

- Practical experience of the surveyor,
- Knowledge of bat species relevant to the site location and geographical range,
- Nature of the immediate / surrounding habitat in relation to foraging opportunities,
- Presence / absence of roost potential,
- Value and types of roost potential, if present (i.e. – maternity, hibernation, transitional).

<u>Birds</u>

3.15 The site and any built structure(s) on site were inspected for evidence of nesting and suitability for relevant species. Bird species observed and heard were recorded on site, and a search was made for nest material, or areas suitable for nesting – this can take the form of searching structures, woody vegetation, semi-aquatic vegetation such as reeds and / or ground flora. Elevations of any buildings or structures on site were inspected for evidence of birds that show a high dependency upon built structures, many of which are in a state of decline. These might include the following species for example (list non-extensive):

- Starling (*Sturnus vulgaris*): Birds of Conservation Concern (BoCC) red status
- House sparrow (*Passer domesticus*): BoCC red status
- House martin (*Delichon urbica*): BoCC red status
- Swift (*Apus apus*): BoCC red status

3.16 Additional to the site's capacity to support generally common species for breeding, the area was also subject to an assessment for wider capacity to support species with extra protection under Sch.1 of the Wildlife & Countryside Act (1981) (as amended), as well as those listed in s.41 of the NERC Act and on the Greater Manchester BAP.

Quality Assurance (QA)

3.17 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, and her assessment is consistent with that of the surveyor Mr. H. Mulligan.

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.

Figure 3.1 – *BCT guidelines extract on categorisation of roost potential in structures and habitat suitability*

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Figure 3.2 – *BCT extract on tree roost suitability criteria*

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Figure 3.3 – *BCT extract on tree roost categorisation criteria*

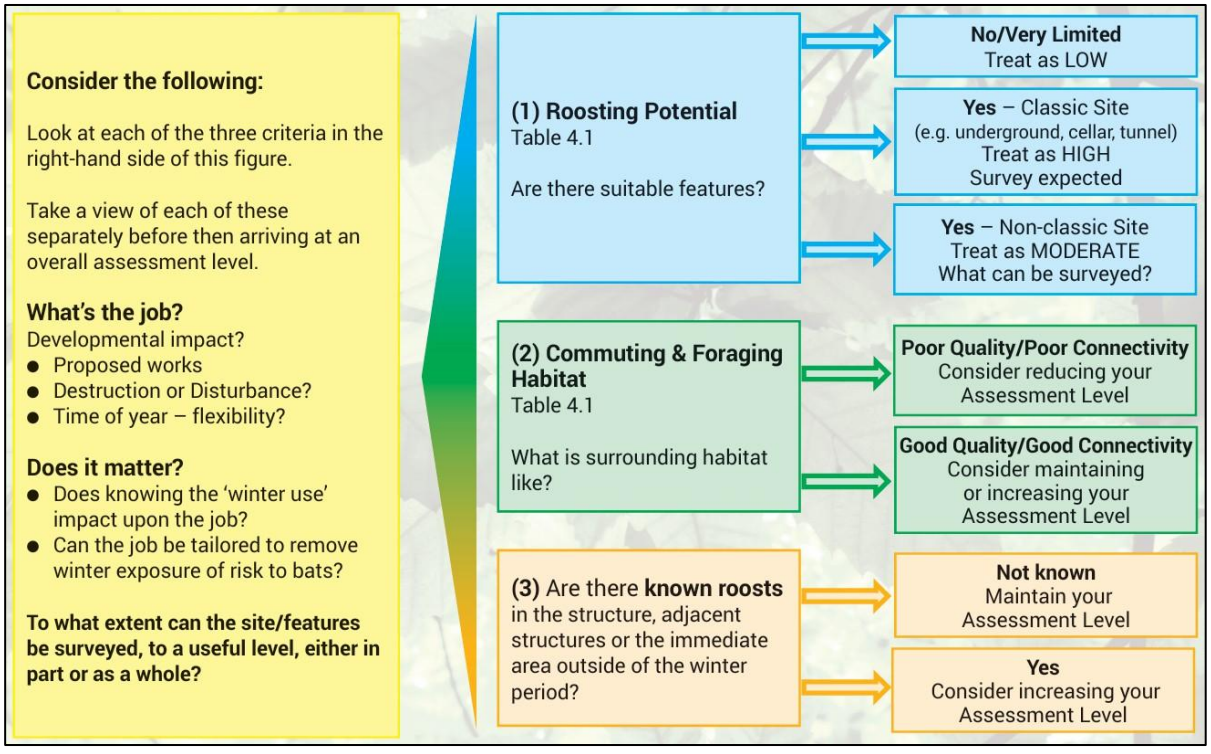


Figure 3.4 – *BCT extract on hibernation roost categorisation criteria*

4.0 Limitations

4.1 The survey took place within the bat active season (broadly acknowledged to be May – September), at a time when females are pregnant and occupying breeding roosts. Survey timings are therefore not considered to be a limitation in relation to bats.

4.2 The survey was conducted within the breeding bird season, when evidence of nesting and other breeding behaviours can be most readily identified. No timing constraints in relation to breeding birds are therefore considered applicable.

4.3 In considering all potential survey constraints, no significant limitations were experienced that might adversely influence the results, conclusions, and recommendations of this report.

5.0 Desk Study Results

5.1 Arch 103 (referred to in-part as "the application site" and "the site") is situated north of Temperance Street and directly beneath the Manchester Picadilly – Stockport railway line, approximately 1.2km east of Manchester city centre (see **Figure 5.1** below). The site has an approximate area of 0.04 hectares (ha) and entirely comprises the infilled arch building.



Figure 5.1 – *Location of building within surrounding landscape*

5.2 The immediate environment is distinctly urban, characterised by typical inner-city infrastructure such as large warehouses and high-rise apartment blocks, with terraced housing then extending to the south beyond this. The urban character is intermittently divided by areas of urban green space, such as within Mayfield Park nearby to the south, which comprises grassland and trees along the River Medlock. Priority habitats within 2.0km are limited to deciduous woodland blocks within these parks, alongside scattered parcels of open mosaic.

Relevant Planning History

5.3 A single previous planning application is visible on the public access system at the site itself, relating to the original conversion of the railway arch for commercial purposes alongside numerous other arches, though this dates from 2016 (Ref.: 028907[3]), and included no ecological documentation.

5.4 A number of applications have been made in proximity to the site, largely relating to the conversion of various bordering arches, though no relevant ecological documentation appears to have been submitted as part of any of the developments.

[3] See: https://arcusbe.manchester.gov.uk/pr/s/detail/a1DSl000007GV1nMAG?c__r=Arcus_BE_Public_Register&tabset-ff68f=3

Designated Sites

5.5 No statutory designated sites for nature conservation occur within 2.0km of the site. However, the site is positioned within the Impact Risk Zone (IRZ) for Sites of Special Scientific Interest (SSSIs) in the wider landscape, the closest of which is the Rochdale Canal SSSI approximately 5.0km to the north-east

5.6 Based on the IRZ – Threshold Checker[4] on MAGiC Maps 2026 for the location of the site, the site does not meet any of the listed development descriptions and thus the proposed development is unlikely to have a harmful effect on terrestrial SSSIs and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Where no impact to SSSI's is predicted, NE issue the following advice within their standing guidance on SSSI impact zones (NE, 2019):

"*It is important to note that the SSSI IRZs only indicate Natural England's assessment of likely risk to the notified features of SSSIs. Where they indicate such a risk is unlikely, this does not mean that there are no potential impacts on biodiversity or the wider natural environment.*"

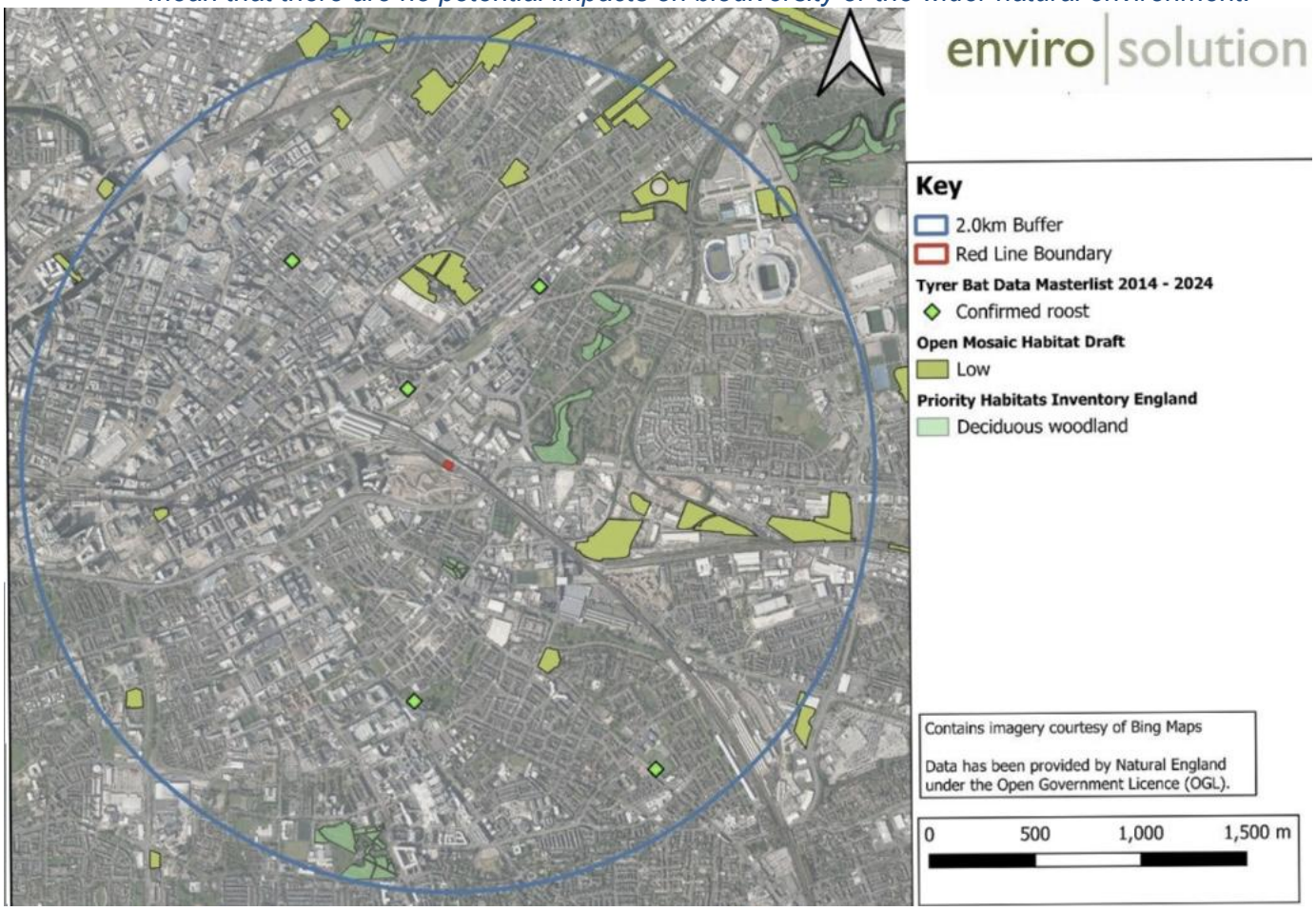


Figure 5.2 – *Priority habitat and protected species data within 2.0km of application site*

5.7 Two locally designated sites, in this case Sites of Biological Importance (SBIs) are present within a 2.0km buffer; Ashton Canal (West) 0.4km to the north and Rochdale Canal – Stotts Lane to Ducie Street Basin 0.7km to the north, each designated for their standing water habitats.

[4] See: https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000630000&notes=&location=383272,400229

Bats

5.8 An online search of MAGiC maps revealed that a large number of EPSMLs have been granted for bats within a 2.0km radius of the site (see **Table 5.1** below for further information).

Table 5.1 – Bat EPSML data records from MAGiC Maps

Licence Number	Distance from site	Context (where relevant)
EPSM2012-4767 / EPSM2012-5061	1.8km west	Common pipistrelle & brown long-eared bat (*Plecotus auritus*); destruction of breeding site and resting place
EPSM2013-5575	1.6km west	Common pipistrelle; unknown impact
EPSM2013-5644	1.1km north	Common pipistrelle; destruction of resting place
2014-490-EPS-MIT	0.8km north-west	Common pipistrelle & soprano pipistrelle (*Pipistrellus pygmaeus*); destruction of resting place
2014-3531-EPS-MIT / 2014-3531-EPS-MIT-1 / 2014-3531-EPS-MIT-2	0.9km north	Common pipistrelle; destruction of resting place
2014-4219-EPS-MIT	1.9km north-west	Common pipistrelle; destruction of resting place
2014-4400-EPS-MIT 2014-4400-EPS-MIT-1	0.8km south	Common pipistrelle; damage of resting place
2014-6380-EPS-MIT 2014-6380-EPS-MIT-1 2014-6380-EPS-MIT-2	1.5km north-west	Common pipistrelle; destruction of resting place
2015-15766-EPS-MIT 2015-15766-EPS-MIT-1	1.1km south	Common pipistrelle; destruction of resting place
2015-17752-EPS-MIT	1.8km south-east	Common pipistrelle; destruction of resting place
2016-21779-EPS-MIT	1.9km south	Common pipistrelle; destruction of resting place
2016-24504-EPS-MIT 2016-24504-EPS-MIT-1	1.1km north	Common pipistrelle; destruction of resting place
2018-33674-EPS-MIT	1.3km north-west	Common pipistrelle; destruction of resting place
2019-38955-EPS-MIT	0.4km west	Common pipistrelle; damage and destruction of resting place
2019-41924-EPS-MIT-1	0.9km north-east	Common pipistrelle; destruction of breeding site and resting place
2019-43484-EPS-MIT	1.6km north	Common pipistrelle; destruction of resting place

Licence Number	Distance from site	Context (where relevant)
2020-45213-EPS-MIT	1.5km west	Common pipistrelle; destruction of resting place
2020-50604-EPS-MIT	0.3km west	Common pipistrelle; destruction of resting place

5.9 EnviroSolution Ltd & Tyrer Ecological Consultants Ltd have previous and ongoing projects involving bat roosts within the 2.0km area surrounding the site; as such, the following biological data (see **Table 5.2** below) is readily available to the Ecologist from the company database. All data has been previously submitted to the LERC serving the area, which, in this case, is GMLRC.

Table 5.2 – LERC submitted biological data records collected by EnviroSolution Ltd & Tyrer Ecological Consultants Ltd

Year	Distance from site	Context (where relevant)
2014	1.1km south	Common pipistrelle; day roost, two bats
2014	1.7km south-east	Common pipistrelle; day roost, five bats
2016	0.4km north-west	Common pipistrelle; day roost, five bats
2018	1.2km north-west	Common pipistrelle; day roost, one bat
2019	0.9km north-east	Common pipistrelle; day roost, three bats

5.10 The surrounding land provides low value commuting habitat for bats, being almost entirely covered by urban development. Whilst scattered areas of woodland are present in green spaces throughout the landscape, these are largely isolated from each other. The species considered most likely to be present within the surrounding habitat are the common pipistrelle and soprano pipistrelle, both linked with roosting in buildings, notably occupied dwellings.

NB: *Where quality habitat is present close to buildings then the percentage use of those buildings, by bats, increases given that roost opportunities are available and vice versa.*

Birds

5.11 The immediate site surroundings could feasibly offer suitable nesting habitat for urbanised Sch. 1 species such as black redstart or peregrine falcon (*Falco peregrinus*), with warehouses or large public buildings with complex roofs likely to be present within the surrounding city centre and industrial development offering sheltered flat platforms, ledges or holes, whilst suitable perches may be present within churches or high rises in the nearby area.

5.12 Given the urbanised habitats surrounding the site, bird species most likely to be present are those adapted to these environments such as feral pigeon (*Columba livia domestica*), herring gull (*Larus argentatus*), lesser black-back gull (*Larus fuscus*) and magpie (*Pica pica*), though the green spaces in the surrounding environment are also likely to support species such as blackbird (*Turdus merula*), chiffchaff (*Phylloscopus collybita*), and starling. Additionally, species adapted to urbanisation and common garden species such as house sparrow or swift are also likely to be present in the wider residential areas.

6.0 Field Study Results

Bats

Buildings

6.1 Arch 103 is a red-brick and corrugated metal infill structure to the approximate maximum dimensions of 10m x 15m x 10m (length x width x height), located between two piers of the oversailing railway line to the west and east and another infilled arch to the north. It features a rolling shutter door, a timber door, UPVC cladding and ventilation holes. Whilst the surveyor is not qualified to assess structural integrity, the building was adjudged to be in good aesthetic condition, with no signs of dereliction of dilapidation to any aspect.

6.2 Internally, the building is entirely shelled in corrugated metal and is actively undergoing renovations. As such, it is brightly illuminated, and was noted to be relatively cool and draughty, whilst also likely to be under significant noise disturbance by the oversailing railway line. Though a void may exist beyond the corrugated shell, this is likely to be enclosed within the red brick structure of the railway piers and arch and to be in close proximity to the railway line, thus be very disturbed.

6.3 As such, the building is broadly unsuitable for loft-dwelling bat species such as the brown long-eared bat; a species which requires dark, open, undisturbed loft spaces with warm, consistent thermal characteristics in which to raise their young.

6.4 No lining is present within the building, being open to the corrugated shell throughout; where present, a bitumen 1F underfelt or other traditional roof lining can improve the value of a building for crevice-dwelling bats such as those of the *Pipistrellus* genus, whereby they roost between the roofing cover and the underlining.

NB: *The breeding roosts of Pipistrelle bats are proportionally higher in occupied residential dwellings where the warm, dry conditions favour the requirements of a maternity colony but other structures are also used, especially for hibernation or by male bats which do not need the same conditions as a maternity colony.*

6.5 Externally, the building is entirely absent of ingress points or PRFs; three of the four aspects of the building are enclosed by the corrugated shell, which offers no ingress opportunities to a potential void beneath the arch, whilst the UPVC capping on the open aspect to the south along Temperance Street is tightly-fitted.

6.6 Given the general character of the building, the complete absence of PRFs externally and the highly urbanised surroundings, Arch 103 is duly categorised as pertaining to a bat roost suitability of '**None**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

6.7 As per the building description above, no features considered to offer "classic" hibernation potential were located on site.

6.8 In addition to the above assessment on classic hibernation value, the structure was also assessed for its potential to hold non-classic hibernation value as per **Figure 3.4**. A Hibernation roost is defined as the following: "*A place where bats may be found individually or together during winter. They have a constant cool temperature and high humidity*".

6.9 The surrounding habitat provides limited value for bats given the busy urban setting, and whilst there are records of roosting bats within the wider environment, none are known to be present in the building or nearby buildings, and the building is entirely absent of any suitable

hibernation locations for species such as members of the *Pipistrellus* genus, which typically hibernate within crevices.

6.10 In line with guidance, Arch 103 therefore holds negligible value as a non-classic hibernation roost and further assessment in relation to hibernation potential is scoped out of this appraisal.

Trees

6.11 No trees are present onsite, and thus no GLTAs were undertaken.

Activity

6.12 From a habitat suitability assessment in relation to bat activity, the site provides '**Negligible**' value foraging habitat, being comprised entirely of buildings and busy roads that are actively used and illuminated within the city centre.

Breeding Birds

6.13 In relation to WCA Schedule 1 specially protected bird species such as black redstart or peregrine, the site is absent of suitable nesting platforms, and no direct evidence or evidence of historic nesting was identified by the surveyor.

6.14 In relation to other breeding birds, the building is absent of any features that would provide nesting platforms and there are no viable ingress opportunities for urbanised species, whilst no vegetation will be impacted by the works.

7.0 Conclusions & Recommendations

Designated Sites

7.1 No statutory designated sites for nature conservation occur within 2.0km of the site, though the site lies within the Impact Risk Zone (IRZ) for Rochdale Canal SSSI approximately 5.0km to the north-east in the wider landscape. Based on the IRZ – Threshold Checker, the proposals do not present a likely risk of having a harmful effect on the surrounding terrestrial SSSIs and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

7.2 No further consultation with Natural England (NE) in relation to specially protected sites is considered necessary. Similarly, given the small-scale and footprint of the proposed development, it is unlikely that it will impact upon any of the non-statutory sites which occur in proximity.

Bats

Buildings

7.3 Based upon the findings of the DBW, covered through sections 5.0 – 6.0 of the report and supported by **Appendix I**, Arch 103 is determined to pertain to a bat roost suitability of '**None**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023). See **Figure 7.1** below for a BCT guidelines extract.

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).

Figure 7.1 – *BCT extract on 'None' suitability criteria*

7.4 No further dusk emergence or dawn re-entry surveys are therefore required at the site during the active season of bats.

7.5 Bats are a transient species and buildings can deteriorate over time. In the highly unlikely event that bat(s), or evidence of bat(s), are found during the proposed works, then, as a legal requirement, the work at the site should immediately cease and an Ecologist should be contacted for further advice. If bat(s) or their roost(s) will be affected, then an EPSML may be required to legally commence with the works. See **Figure 7.2** overleaf for indicative evidence of bats.



Figure 7.2 – *Evidence of bats – droppings on the left / a common pipistrelle on the right - indicative*

7.6 The site is absent of any features considered to offer either classic or non-classic hibernation potential, and no further recommendations apply.

Trees

7.7 No trees are present onsite, and thus no recommendations apply in relation to bats and trees.

Activity

7.8 The site provides '**Negligible**' value commuting and foraging habitat for bats. As such, the proposals will have no impact on commuting or foraging bats, and thus NBW surveys are not considered to be necessary, and no further recommendations apply.

Birds

7.9 No impacts are applicable in relation to any Sch.1 (WCA) specially protected bird species such as black redstart or peregrine, and no further surveys or recommendations are necessary in relation to specially protected birds, with no evidence of or suitability for Sch.1 species within the site boundary.

7.10 In relation to wider breeding bird species, the building is absent of any viable nesting platforms which could be utilised within the nesting bird season of March – August, inclusive. As such, impacts can be ruled out.

7.11 Whilst often recommended as a condition of the granted decision notice, given the lack of ecological features present at the building, the location of the site, and the scope of works, the provision of enhancement post-development is not considered feasible or appropriate.

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Appendix I: Site Photographs



Plate 1 – *Front aspect of building along Temperance Street*



Plate 2 – *Character of bridge pier to east of building*



Plate 3 – *Sealed corrugated metal shell of interior*