

BAT SURVEY REPORT

JULY 2026

140 Great Ancoats Street
Manchester,
M4 6DU

U R B A N
G R E E N



QUALITY MANAGEMENT

Project No.:	UG2162			
Project:	140 Great Ancoats Street			
Location:	140 Great Ancoats Street, Manchester, M4 6DU			
Title:	Bat Survey Report			
Document Type:	BSR	Issue No.:	01	
Date:	08/07/2026			
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Revision Status:				
Rev:	Date:	Issue/Purpose/Comment:	Prepared:	Checked:

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1 Executive Summary

- 1.1.1.1 Artal Ltd is proposing to develop land at 140 Great Ancoats Street in Manchester (hereafter referred to as ‘the site’). The proposals include the demolition of the existing onsite structure and the construction of a residential high rise.
- 1.1.1.2 Urban Green has been appointed to complete a Nocturnal Bat Emergence Survey and produce technical report of the site.
- 1.1.1.3 A Preliminary Roost Assessment (PRA) was conducted at the site in June 2023 and assessed the building as holding low potential for roosting bats. The PRA recommended a minimum of one Nocturnal Bat Emergence Survey, to further assess the building’s suitability for roosting bats.
- 1.1.1.4 A Nocturnal Bat Emergence Survey was undertaken in August 2023 by Urban Green. No evidence was observed to suggest the presence of a roost onsite, with the overall bat activity onsite and adjacent assessed as limited. As such, no further mitigation in relation to roosting bats was required.
- 1.1.1.5 A Preliminary Ecological Appraisal (PEA) (Urban Green, 2025) recommended that if construction works did not take place within 18 months of the first Nocturnal Bat Emergence Survey in 2023 a second survey would be required to reassess for the presence of roosting bats.
- 1.1.1.6 No bat emergencies were recorded from the surveyed Building 1 during the dusk emergence survey conducted in June 2026; this was in conjunction with low levels of general bat activity recorded across the site. Therefore, it is assessed that roosting bats are likely absent within Building 1.
- 1.1.1.7 The proposed development can hereby commence in a timely manner without the need for further surveys or ecological consideration in relation to roosting bats.
- 1.1.1.8 It is advised that a lighting mitigation plan is produced to assess the pre- and post-development changes in lighting and to advise on an appropriately sensitive lighting scheme as part of the development.
- 1.1.1.9 In the unlikely event a bat roost / bat is identified during the development works, the project ecologist should be notified immediately, and development works should be paused until further notice.



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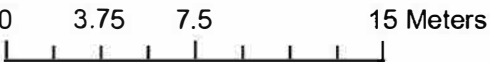
Legend: Red Line Boundary		0.85 Kilometers		N
Client: Liquid Buisness (Manchester) Limited		Issue: 01	Figure: 01	URBAN GREEN A: Ground Floor, The Tower, Deva City Office Park, Trinity Way, Manchester M3 7BF T: +44 (0) 161 312 3131 weareurbangreen.co.uk
Project: 140 Great Ancoats Street		Scale @ A4 1:10,000		
Title: Site Context		Approved by: CL	Checked by: BG	
Drawing Ref: UG_2162_SITE_CONTEXT		Author: CL	Date: 04/10/2024	



U R B A N
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Legend

- Red Line Boundary
- Building bat potential
- Low
- Surveyor
- Camera



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Client: Artal		
Project: 140 Great Ancoats Street		
Title: Bat Emergence Surveyor Positions		
Issue: 01	Figure: 02	
Drawn: CL	Checked: JR	Approved: JR
Project: UG2162	Scale @ A3: 1:2162	Date: 01/07/2026
Dwg No: UG_2162_ECO_BESP_01		Revision: 01

2 Introduction

2.1 Scope

- 2.1.1.1 Urban Green has been instructed by Artal Ltd to undertake a further Nocturnal Bat Emergence Survey following recommendations outlined within the Preliminary Ecological Appraisal (PEA), undertaken at the site by Urban Green in 2025 at 140 Great Ancoats Street, Manchester and produce our findings in a report.
- 2.1.1.2 The development proposals are full site clearance, demolition of the existing building and the construction of a residential high rise with associated hard and soft landscaping. The development proposals will hereafter collectively be referred to as ‘the development’.

2.2 Site Context

- 2.2.1.1 The site is located at National Grid Reference SJ 85124 98253 and comprises a total area of approximately 0.4ha (see Figure 1).
- 2.2.1.2 The site is located within the densely urban zone of Manchester City Centre, bound by the busy dual carriageway of Great Ancoats Street to the northeast and Ducie Street and Store Street to the north and south, respectively. Further commercial properties adjoin the site to the southwest. The site is subject to high levels of anthropogenic disturbance and light pollution at all hours, featuring little connectivity to suitable habitat in the wider environment.

2.3 Ecology Background

2.3.1 Preliminary Ecological Appraisal (PEA) (Urban Green, 2025); Preliminary Roost Assessment (PRA); and Bat Survey Report (BSR), (Urban Green, 2023)

- 2.3.1.1 The PEA of the site recommended the following;

“...should demolition works go ahead after the beginning of the 2025 survey season, (from May onwards), at least one emergence survey should be required to reaffirm the building’s lack of bat roosts.”
- 2.3.1.2 Prior to the PEA, a PRA assessed the building (B1) as having **low** potential to support roosting bats in 2023. The building on site was large and featured a complex mosaic of pitched roof spaces. However, relatively few Potential Roosting Features (PRFs) were observed on the building’s exterior. An internal inspection of B1 was carried out, which again found no evidence of roosting bats.
- 2.3.1.3 In accordance with relevant guidance (Collins, 2023), a minimum of one nocturnal emergence bat survey was recommended.

Table 1. PRA Summary (UG_2162_ECO_PRA_o1, 2023)

Building Reference	Description and evidence	Category of Suitability
Building 1 (B1)	B1 featured a complex mosaic of longstanding historic commercial buildings and a large warehouse, all fully adjoined to form a single structure. Two independently pitched rooves, one located along the southern boundary (R1) with the other wrapping around the	Low

Building Reference	Description and evidence	Category of Suitability
	first (R2), were present atop three storeys, their loft voids accessible internally. Much of the site comprised long pitched rooves of single layered, corrugated, transparent material, likely plastic, and featured no loft voids, nor any potential to support a roost. Another length of pitched roof was present along the eastern border of the structure (R3), also featuring an accessible loft void. A large warehouse was present at the northwestern corner of the site, which also featured a single layered pitched roof, with no loft void and no suitability for habitation by bats. See Appendix 2 for images.	

- 2.3.1.4 One emergence survey was undertaken by Urban Green in August 2023. Bat activity was limited throughout the survey, with common pipistrelle (*Pipistrellus pipistrellus*) occasionally observed in proximity of B1, and soprano pipistrelle (*Pipistrellus pygmaeus*) recorded rarely in proximity of B1.
- 2.3.1.5 The corresponding BSR (Urban Green, 2023) concluded that:
- “Bat activity was limited throughout the survey with only common and widespread species being identified within the local area. No evidence of a roost was identified by any surveyors during the survey period.”*
- 2.3.1.6 No roosts were identified during the emergence survey. It was concluded that the boundaries of the site are used only occasionally for commuting purposes.
- 2.3.1.7 An ecological walkover was undertaken on 11th June 2026, to reaffirm the findings of the PEA. The building was in comparable condition to that of the PRA, with no additional PRFs identified (See Appendix 2).

2.4 Purpose of this Report

- 2.4.1.1 This report has been produced to demonstrate the results of a nocturnal bat survey completed at the site in June 2026. The survey was conducted to confirm likely absence or presence of roosting bats.
- 2.4.1.2 Appropriate mitigation and suitable roost replacement (compensation) are detailed (if required). The report has been produced in support of the proposed planning application.
- 2.4.1.3 Relevant UK legislation of the protection of all UK bats is detailed in Appendix 1.

2.5 Surveyors

- 2.5.1.1 The nocturnal bat surveys were led by Jo Reeves, Assistant Ecologist, BSc, AMIEnvSc and assisted by Seasonal Assistant Ecologists Sonny Williams and Skyla Beatty.
- 2.5.1.2 This report was authored by Jo Reeves, Assistant Ecologist, BSc, AMIEnvSc.

3 Methods

3.1 Desk Study

3.1.1.1 Sources of information used in the desk study are presented in Table 2.

Table 2. Desk Study Sources of Information

Source	Date Consulted	Information Sought
Online aerial imagery	17/06/2026	Review of satellite imagery.
MAGIC website (www.magic.gov.uk)	29/06/2026	Locations of granted EPSL within 5km of the site.
Greater Manchester Ecology Unit	27/09/2024	Records of bats within 1km of the site boundary.

3.2 Dusk Emergence Survey

3.2.1.1 One dusk emergence survey visit was conducted at the site in compliance with BCT guidelines (Collins, 2023). Figure 2 details the approximate surveyor positions. The following survey date was selected:

- Visit 1 – 17th June 2026

3.2.1.2 The surveys were conducted using Echo Meter Touch 2 bat detectors, which record bat activity in full spectrum.

3.2.1.3 To enhance detection coverage and provide a reliable record for post-survey analysis, two Night Vision Aids (NVAs) (Guide TK16 thermal imaging monocular with Neewer F100 7-inch HD Field Monitors) were deployed during the dusk emergence survey. NVAs were positioned to capture clear footage of all identified Potential Roost Features (PRFs), including crevices, lifted tiles, fascia gaps, and other structural voids with bat roosting potential. NVAs were tripod-mounted and oriented to minimise backlighting and obstruction and were left recording continuously from the start to the end of the survey period. Figure 2 details approximate locations of the NVAs.

3.2.1.4 Surveyors were positioned around the structure/s to observe PRFs identified during the PRA.

3.2.1.5 Weather conditions of the surveys can be found in Table 3.

Table 3. Emergence Survey Results

Survey Visit Number	Date of Survey	Weather Conditions
1	17 th June 2026	Starting temperature: 18°C Cloud cover: 30% Wind: 1 Beaufort scale Precipitation: Nil

3.3 Thermal Imaging Footage Review

- 3.3.1.1 Following the field survey, all thermal imaging footage was reviewed in full using NightArc Software. This review process involved careful re-watching of each camera's footage to detect:
- Confirmed emergences of bats from PRFs (e.g., visible exit of bats from a crevice or structural feature)
 - Potential re-entries by bats during the survey period
 - Any ambiguous activity that may require further verification or follow-up surveys
- 3.3.1.2 Where appropriate observations were logged with timestamps and annotated alongside corresponding detector data, where available, to aid in the interpretation of bat behaviour.
- 3.3.1.3 Video review allows for a more robust and accurate record of bat activity, particularly in cases where multiple bats emerge simultaneously or where field observations are limited due to obstructions or lighting conditions.
- 3.3.1.4 The combination of live field observations and post-survey video analysis ensured comprehensive coverage of all PRFs and improved confidence in the assessment of roost presence or likely absence.

3.4 Survey & Reporting Constraints

- 3.4.1.1 The recommendations detailed in this report are based upon the redline site boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.
- 3.4.1.2 Low light levels can be a constraint with Nocturnal Bat Emergence Surveys, however the use of NVAs and the high levels of anthropogenic light surrounding the site meant that any constraints to the results of the survey was limited.
- 3.4.1.3 The carpark of the site was in use, which limited the available positions for NVA deployment. This was overcome by spending time reviewing the camera aspect on screen to ensure the building was covered appropriately by either a NVA or surveyor.
- 3.4.1.4 A commercial structure adjoined the southwestern aspect of the site, meaning that certain roof aspects, generally southeast facing, could not be observed externally. This is not seen as a major constraint as following internal inspection these aspects were discounted due to their unsuitability to support a bat roost.

3.5 Lifespan of Reports

- 3.5.1.1 In accordance with the BCT guidance (Collins, 2023), the details of this report will remain valid for a period of **18 months** from the date of the first survey (i.e. until 17 December 2027). After this date, this assessment should be reviewed to determine whether any update surveys are required.

4 Results & Roost Evaluation

4.1 Desk Study

4.1.1.1 In addition to the desk study information collected as part of the PEA, summarised in Section 1, the desk study is expanded to consider European Protected Species Licences (EPSL) granted within 5km of the site boundary. Table 4 (below) details the three closest EPSLs granted >400m from the site boundary.

Table 4. Granted EPSLs within 5km

Case Reference Number	Species	Licence Start Date	Licence End Date	Impact on Breeding Site	Damage of Breeding Site	Damage of Resting Place	Destruction of Breeding Site	Destruction of Resting Place
2014-3531-EPS-MIT-2	C-PIP	01/12/2016	01/12/2016	N	N	N	N	Y
2014-3531-EPS-MIT	C-PIP	01/10/2014	30/09/2019	N	N	N	N	Y
2014-3531-EPS-MIT-1	C-PIP	06/01/2015	30/09/2020	N	N	N	N	Y

4.1.1.2 Further information detailing all EPSLs granted within 5km of the site boundary are included in Appendix 4.

4.2 Biological Records

4.2.1.1 Data supplied by Greater Manchester Ecology Unit information record centre was reviewed and manipulated for the closest and most relevant records in relation to bats. Species records over 10 years old have been omitted. The original data has been reviewed for the purpose of this updated survey in 2026, as such it may differ from that in the PEA (Urban Green, 2023).

Table 5. Desk study records for bats within 1km of the Site

Common Name	Scientific Name	Key Legal Protection / Policy Consideration	Total Number of Records	Closest Record to Site Boundary	
				Distance (m)	Year
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	WCA 1981 Schedule 5; Hab Regs 2017, Schedule 2	16	95	2020
Noctule	<i>Nyctalus noctula</i>	WCA 1981 Schedule 5; Hab Regs 2017, Schedule 2	1	85	2020
Pipistrelle sp.	<i>Pipistrellus</i> sp.	WCA 1981 Schedule 5; Hab Regs 2017, Schedule 2	2	225	2022

4.2.1.2 Seven records returned in the data search within 1km of the site relating to common pipistrelle (*Pipistrellus pipistrellus*) were of roosts. The closest record was of a roost, 110m from the site in 2020.

4.3 Dusk Emergence Survey Results

4.3.1 Building 1 (B1)

- 4.3.1.1 No bat emergences were recorded or confirmed within B1 during the dusk emergence surveys.
- 4.3.1.2 Overall bat activity across the site during the survey was low. Three surveyors were positioned facing north/northwest (S1), east (S3) and southwest (S5) with NVAs covering the full eastern aspect of B1 (S2 and S3). Surveyor positions are detailed in Figure 2.
- 4.3.1.3 First recorded activity occurred at 22:28 from S2 and S4 where a common pipistrelle was identified on the EMT detector and observed commuting from an easterly direction towards the west over the third apex of the eastern aspect of B1. Additional observations from S2 and S4 were limited two common pipistrelles briefly foraging at the line of on-site trees before commuting in a northerly direction.
- 4.3.1.4 Observations from S5 were limited to a common pipistrelle (heard not seen) at 23:05. Review of the EMT recording of the survey identified four passes of a common pipistrelle between 23:00 – 23:05.
- 4.3.1.5 Based on the absence of any emergences and the overall very low levels of commuting / foraging activity, it is assessed that B1 does not currently support a bat roost.

4.3.2 Summary

- 4.3.2.1 In summary, a limited number of PRFs are present within B1, however no emergence activity was observed either during the survey or during the post survey review of thermal imaging footage. Bat activity during the survey was limited to a small number of common pipistrelle either commuting through the site or briefly foraging at the on-site line of trees before moving on.
- 4.3.2.2 No active bat roost was identified through the survey effort and therefore it is assessed that Building B1 does not currently support a bat roost.

5 Assessment & Recommendations

5.1 Impact Assessment

- 5.1.1.1 No bat emergencies were recorded from the surveyed B1 during the dusk emergence survey, alongside very low levels of bat activity recorded across the site. Therefore, it is assessed that there is a likely absence of roosting bats within B1, and across the site.
- 5.1.1.2 The proposed development can hereby commence in a timely manner without the need for further surveys or ecological consideration in relation to roosting bats.
- 5.1.1.3 In the unlikely event a bat roost / bat should be identified during the development works, the project ecologist should be notified immediately, and development works should be paused until further notice.

5.2 Lighting Mitigation

- 5.2.1.1 All bats have some degree of sensitivity to artificial, night-time lighting. Introducing artificial lighting to areas that are not currently illuminated may sever opportunistic bat flight lines.
- 5.2.1.2 It is advised that a light mitigation plan is produced to assess the pre- and post-development changes in lighting and to advise on an appropriately sensitive lighting scheme as part of the development.
- 5.2.1.3 Lighting mitigation should follow the guidance outlined in the Institution of Lighting Professionals (ILP) “Guidance Note 08/23: Bats and artificial lighting at night” (2023).
- 5.2.1.4 Construction lighting should not be directed towards surrounding habitats, including any trees due to be retained and the northern site boundary. The construction lighting may impact bats which are sensitive to light. Directional lighting will be achieved by angle and orientation of beam, use of a cowl, louvre or other light shield, or a combination of these.
- 5.2.1.5 An external lighting scheme had not been produced at the time of writing 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.
 - Internal lighting should be positioned away from windows to minimise light spill, where appropriate.
 - 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, where appropriate.
 - The use of hard landscaping features to block light and create dark corridors.

- Avoid illuminating any suitable retained bat habitats that are potential commuting and foraging habitat for bats.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use, where appropriate.
- Column heights of lighting can be considered to minimise light spill.

6 References

Bat Conservation Trust (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (Fourth Edition). The Bat Conservation Trust, London.

CIEEM (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.

Institution of Lighting Professionals (ILP) (2023). Guidance Note o8/23: Bats and artificial lighting at night. Available at URL: <https://theilp.org.uk/resource/gno8-bats-and-artificial-lighting-pdf.html> [Last accessed 30/03/2026].

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

Urban Green (2026). Ecological Letter Statement. Ref: UG2162_140 Great Ancoats_Letter Statement_01

Urban Green (2025). Preliminary Ecological Appraisal of 140 Great Ancoats Street. Ref: UG_2162_ECO_PEA_01.

Urban Green (2023a). Preliminary Roost Assessment of 140 Great Ancoats Street. Ref: UG_2162_ECO_PRA_01.

Urban Green (2023b). Bat Survey Report of 140 Great Ancoats Street. Ref: UG_2162_ECO_PRA_01.

Appendix 1 – Relevant Legislation

Legislation relating to European Protected Species (e.g. bats)

European Protected Species and their resting places (e.g. bat roosts) are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CROW) Act 2000, and the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 transpose the European Union’s ‘Habitats Directive’ (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into UK law.

The Regulations provide for the designation and protection of ‘European Sites’, the protection of ‘European Protected Species’ (EPS), and the adaptation of planning and other controls for the protection of European Sites. EPS are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017.

Bats

All species of bat are listed on Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2017, making them European Protected Species. They are afforded full protection under Section 9(4) of the Act and Regulation 41 of the Regulations. These make it an offence to:

- deliberately capture, injure or kill any such animal;
- deliberately disturb any such animal, including in particular any disturbance which is likely to:
 - impair its ability to survive, breed, or rear or nurture their young;
 - impair its ability to hibernate or migrate.
 - affect significantly the local distribution or abundance of that species; or
- damage or destroy a breeding site or resting place of any such animal; or
- intentionally or recklessly disturb any of these animals while it is occupying a structure or place that it uses for shelter or protection; or
- intentionally or recklessly obstruct access to any place that any of these animals uses for shelter or protection

In addition, five British bat species are listed on Annex II of the Habitats Directive. These are:

- Greater horseshoe bat (*Rhinolophus ferrumequinum*)
- Lesser horseshoe bat (*Rhinolophus hipposideros*)
- Bechstein’s bat (*Myotis bechsteini*)
- Barbastelle (*Barbastella barbastellus*)
- Greater mouse-eared bat (*Myotis myotis*)

Appendix 2 - Preliminary Roost Assessment

Extracted from the site PRA (Urban Green, 2023) and Letter Statement (Urban Green, 2026)

External

The site's external structure featured a complex mosaic of longstanding historic commercial buildings and a large warehouse, all fully adjoined to form a single structure. Two independently pitched rooves, one located along the southern boundary (R1) with the other wrapping around the first (R2), were present atop three storeys, their loft voids accessible internally. The majority of the site comprised long pitched rooves of single layered, corrugated, transparent material, likely plastic, and featured no loft voids, nor any potential to support a roost. Another length of pitched roof was present along the eastern border of the structure (R3), also featuring an accessible loft void. A large warehouse was present at the northwestern corner of the site, which also featured a single layered pitched roof, with no loft void and no suitability for habitation by bats. Figure 2 shows the location of all accessible loft voids.



Figure 2 – Roof locations

The northern & northeastern aspects of the site featured a well-sealed brick exterior with a pitched roof. A large grate was located at each gable end which was noted as a potential entrance into the loft void, however after following internal inspection both grates were found to be closed off (See Section 3.2.2.). The roof consisted single layered corrugated material with no potential PRFs following internal inspection. A turret was located at the eastern corner of the roof, also well sealed with no visible PRFs. The area was assessed as featuring negligible potential to support a bat roost.



Picture 1 – Northern aspect



Picture 2 – Northeastern corner aspect

The eastern façade was furthermore well sealed across its extent, featuring as a gable end for multiple pitched rooves across the site. This area was generally single storey, with one area (R3) raising up a second story and featuring a loft void. No PRFs were identified across the extent.



Picture 3 – Eastern aspect & shutter gate



Picture 4 – Eastern aspect & pitched roof



Picture 5 – Eastern aspect



Picture 6 – Southeastern corner aspect

The southern aspect of the site was the most complex, featuring two pitched rooves with hipped ends and slate tiling, one roof partially encircling the other. Although all the tiling was observed well sealed, on the southern extent one hip cover was almost entirely removed, leaving large gaps into cavities between the tiling and inner roof insulation along its extent and serving as a large suitable PRF. Along the northern

extent of these rooftops a dilapidated dormer was present, featuring a grate which served as a suitable PRF.



Picture 7 – Southern extent featuring R1 & R2



Picture 8 – R1



Picture 9 – Lifted hip cover



Picture 10 – Dilapidated dormer

The central rooftop was accessible by surveyors and comprised of a mosaic of pitched roofs of single layer corrugated material, covering open plan commercial space beneath and featuring negligible suitability for roosting within (See Section 3.2.2). Where brick walls were present, they were well sealed and did not feature suitable PRFs.



Picture 11 – Central pitched roofs



Picture 12 – Gable end of R3

Internal

The internal structure was in full active use as a commercial furniture store and warehouse, with all rooms and levels featuring some level of anthropogenic use apart from the loft voids (where present). No evidence of bats, including droppings, wall staining, or feeding remains, were observed anywhere throughout the internal survey, with the entire site internally accessible.

R1's loft void was well sealed from within apart from slight light spill entering the cavity from the eaves. No tears in the internal insulation were present, and the void was assessed as providing negligible potential to support a roost.



Picture 13 – Light spill within R1



Picture 14 – Well sealed internals of R1

R2's loft voids served as publicly accessible showrooms and were fully sealed from within, featuring negligible potential to support a roost.



Picture 15 – R2

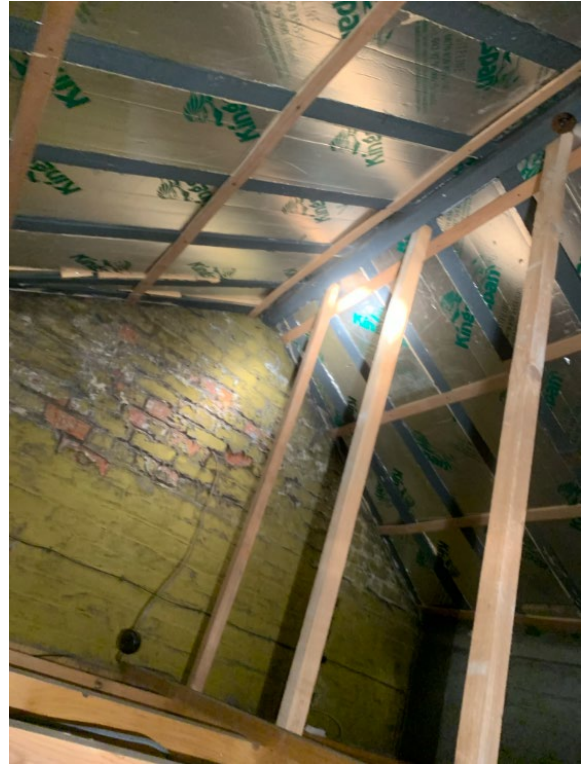


Picture 16 – R2

R3's loft void was similarly well sealed, featuring no light spill.

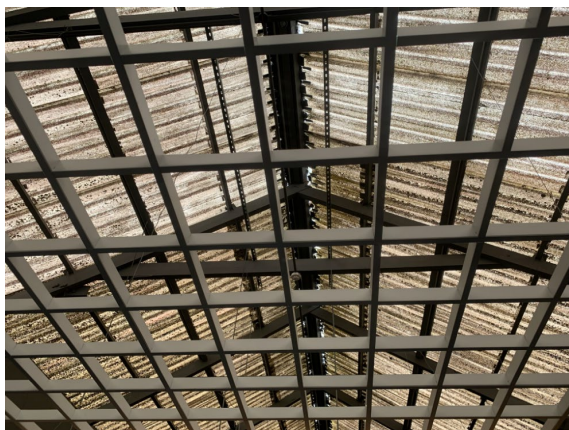


Picture 17 – R3



Picture 18 – R3

All of the central roof spaces, along with the large warehouse space to the north, were open plan with the public access and warehouse floors beneath and consisted of single corrugated sheet material which provided no small crevices for bat species to roost within. All these areas were assessed as providing negligible potential to support a roost.



Picture 17 – Example of central roof space



Picture 18 – Northern warehouse roof space

Summary PRA

Although the site was large and featured a complex mosaic of pitched roof spaces, relatively few PRFs were observed during the survey. The internal structure was generally well maintained, utilised frequently and featured no evidence of inhabitation by bats. Those few PRFs present on the external structure featured poor connectivity to suitable habitat in the wider environment and were generally subject to high levels of light and noise pollution due to the site's presence in a heavily urban population centre.

The site was assessed as having **low** potential to support a bat roost due to the PRFs present along R1 and R2.

Summary ECO Walkover 2026

Walkover Results

The updated ecological walkover was completed by Jo Reeves BSc, AMIEnvSc, Assistant Ecologist at Urban Green on 11th June 2026. All baseline habitats were assessed to be the same, and in the same condition, as originally surveyed in 2025; developed land; sealed surface, buildings, and a line of urban trees. The building was in a similar condition to that assessed in the 2025 PEA and 2023 PRA and subject to the same constraints and recommendations.

During the walkover no birds were observed on the site with no obvious signs of nesting in any of the on-site trees. The trees directly border the busy Great Ancoats Street and as such are subject to high levels of anthropogenic disturbance.

To that end, all baseline ecological constraints are considered to be the same as assessed in the 2025 PEA.

Summary

The site walkover found no ecological changes to those identified in the original PEA (Urban Green, 2025). It is anticipated that the site continues to provide low suitability for roosting bats, for which a further emergence survey on the building will be undertaken by Urban Green in June 2026.

To that end, the assessments and recommendations of the 2025 PEA are considered revalidated for a renewed period of 18 months until December 2027. This letter statement is to serve as an addendum to the 2025 report, supporting it as such.

Appendix 3 - Guide TK16 Thermal Monocular Start & Dark Point Evidence

Start Point Screen Shot – TK3



Start Point Screen Shot – TK4



Appendix 4 - Expanded Table 4 to include all granted EPSLs

Case Reference Number	Species	Licence Start Date	Licence End Date	Impact on Breeding Site	Damage of Breeding Site	Damage of Resting Place	Destruction of Breeding Site	Destruction of Resting Place
EPSM2012-5061	BLE	10/12/2012	31/08/2015	Y	-	-	Y	Y
2014-490-EPS-MIT	C-PIP; S-PIP	23/04/2014	30/06/2017	N	N	N	N	Y
2014-6380-EPS-MIT	C-PIP	18/02/2015	16/02/2020	N	N	N	N	Y
2014-6380-EPS-MIT-1	C-PIP	01/12/2015	16/02/2020	N	N	N	N	Y
2015-15766-EPS-MIT	C-PIP	01/11/2015	31/07/2016	N	N	N	N	Y
2015-16009-EPS-MIT	C-PIP	28/01/2016	27/01/2021	N	N	N	N	Y
2015-17752-EPS-MIT	C-PIP	04/01/2016	30/09/2016	N	N	N	N	Y
2015-7649-EPS-MIT	C-PIP	27/03/2015	31/12/2015	N	N	N	N	Y
EPSM2013-6051	C-PIP	26/07/2013	01/12/2014	N	-	-	N	Y
EPSM2012-4767	C-PIP	28/08/2012	30/09/2013	N	-	-	N	Y
EPSM2013-5644	C-PIP	04/07/2013	01/03/2015	N	-	-	N	Y
EPSM2010-1888	C-PIP; S-PIP	25/10/2010	29/02/2012	N	-	-	N	Y
2016-22910-EPS-MIT	C-PIP	25/04/2016	24/04/2021	N	N	Y	N	Y
2016-22910-EPS-MIT-1	C-PIP	08/09/2016	24/04/2021	N	N	Y	N	Y
2016-24504-EPS-MIT	C-PIP	15/07/2016	01/01/2018	N	N	N	N	Y
2016-21779-EPS-MIT	C-PIP	01/04/2016	01/04/2021	N	N	N	N	Y
2014-6380-EPS-MIT-2	C-PIP	15/08/2017	30/06/2023	N	N	N	N	Y
2015-15766-EPS-MIT-1	C-PIP	20/07/2016	20/07/2016	N	N	N	N	Y
2017-28375-EPS-MIT	C-PIP; NATT	13/04/2017	30/06/2022	N	N	N	N	Y
2017-31569-EPS-MIT	C-PIP	26/10/2017	31/10/2019	N	N	N	N	Y
2014-3531-EPS-MIT-2	C-PIP	01/12/2016	01/12/2016	N	N	N	N	Y
2016-24504-EPS-MIT-1	C-PIP	21/11/2016	21/11/2016	N	N	N	N	Y

Case Reference Number	Species	Licence Start Date	Licence End Date	Impact on Breeding Site	Damage of Breeding Site	Damage of Resting Place	Destruction of Breeding Site	Destruction of Resting Place
2018-33674-EPS-MIT	C-PIP	12/03/2018	30/04/2040	N	N	Y	N	Y
2018-35287-EPS-MIT	C-PIP; S-PIP	05/06/2018	30/09/2019	N	N	Y	N	Y
2019-38955-EPS-MIT	C-PIP	14/02/2019	28/02/2021	N	N	Y	N	Y
2019-43484-EPS-MIT	C-PIP	14/11/2019	31/08/2020	N	N	N	N	Y
2020-45213-EPS-MIT	C-PIP	05/03/2020	01/01/2025	N	N	N	N	Y
2020-50604-EPS-MIT	C-PIP	22/01/2021	16/01/2022	N	N	N	N	Y
2019-41924-EPS-MIT-1	C-PIP	13/01/2020	31/08/2031	Y	N	N	Y	Y
2014-3531-EPS-MIT	C-PIP	01/10/2014	30/09/2019	N	N	N	N	Y
2014-3531-EPS-MIT-1	C-PIP	06/01/2015	30/09/2020	N	N	N	N	Y
2014-3569-EPS-MIT	C-PIP	07/10/2014	30/11/2014	N	N	N	N	Y
2014-3598-EPS-MIT	C-PIP	15/10/2014	01/12/2014	N	N	N	N	Y
2014-4400-EPS-MIT	C-PIP	23/12/2014	30/04/2015	N	N	Y	N	N
2014-4400-EPS-MIT-1	C-PIP	25/03/2015	30/04/2015	N	N	Y	N	N
EPSM2013-5575	C-PIP	23/05/2013	30/09/2016	N	-	-	N	N
2014-4219-EPS-MIT	C-PIP	27/10/2014	31/10/2020	N	N	N	N	Y