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- Protected species survey & licensing
- Habitat survey
- Habitat creation & management
- Arboricultural survey & impact assessment
- Invasive species survey & control
- Management plans

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For the attention of: Mason and Marlowe

Date: 14th April 2023

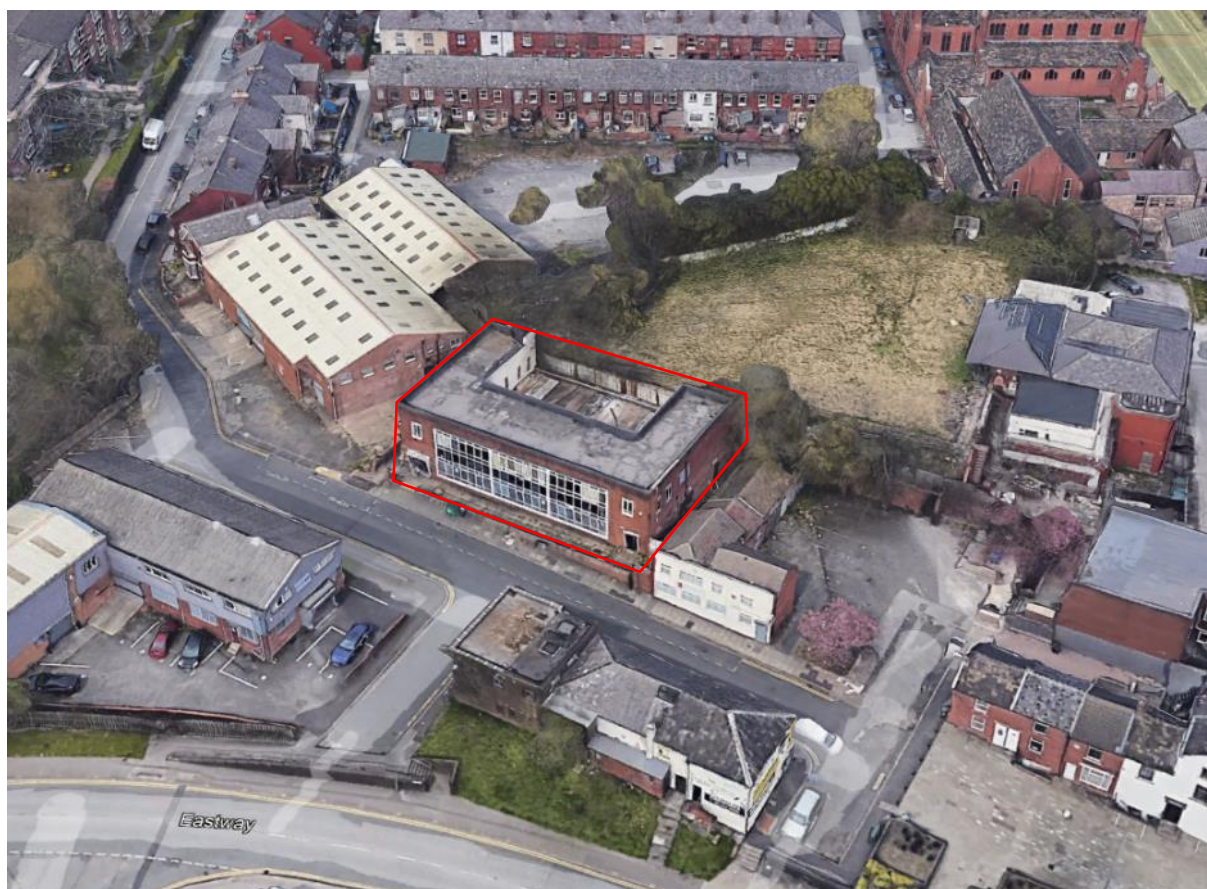
Dear Dr Kanadi Jagafa,

Preliminary Bat Roost Assessment: 18 Sadler Street, Middleton, Manchester, M24 5UJ

PENNINE ecological have been commissioned to undertake a Preliminary Bat Roost Assessment (PRA) at the above site. The purpose of this study is to address any potential issues in relation to proposals to convert the existing former council office block to a residential apartment block.

A PRA was undertaken on the 7th April 2023. The sites grid reference is SD 8697 0610 and the location is shown below;

Figure 1: Aerial image of 18 Sadler Street, Middleton, Manchester.



PENNINE ecological (Bolton Office): 24 The Highgrove, Heaton, Bolton, BL1 5PX

PENNINE ecological (Bolton Office): 62 Markland Hill Lane, Heaton, Bolton, BL1 5NU

PENNINE ecological (Preston Office): 1 Moss Cottage, North Road, Bretherton, Nr. Leyland PR26 9AY

PENNINE ecological (Glossop Office): 1a Turnlee Road. Glossop, SK13 6JS

1. Desk Top Study:

A desk top consultation study with Greater Manchester Ecology Unit (GMEU) was not undertaken for this study. However, searches for statutory sites and bat licence records were undertaken as follows;

Statutory and Non-Statutory Designated Sites:

Details of statutory sites were sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

There are no statutorily designated wildlife sites within 500m radii of the site.

The Natural England (NE) Impact Risk Zone tool was also reviewed and it is possible consultation with NE may be required for this development.

There are no known non-statutory designated sites within 500m radii of the site.

European Protected Species Mitigation Licences:

Details of European Protected Species Mitigation Licences (EPSML) for bats was sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

There are no EPSML in relation to bats within 500m radii of the site. The nearest EPSML record is approximately 715m north east of the site, associated with buildings near to Brassey recreation ground. There is considered to be no ecological connectivity between the EPSML and the site.

2. Bat Ecology and Legislation:

Bats are comprehensively protected by European legislation.

All British bats and their roosts¹ are afforded protection under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579). When dealing with cases where a European Protected Species (EPS) (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the Regulations, that has a statutory duty as the local authority to have due regard to the provisions of the Regulations in the exercise of its functions.

Paragraph 180 of the National Policy Planning Framework (as revised in July 2021) states:

180. 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*

¹ 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

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 reasons⁶³ 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.*

Use of Buildings by Bats:

- a) Summer breeding roost.
- b) Hibernation.
- c) Transitional or temporary roost.

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.

Up to ten bat species have been regularly recorded in Greater Manchester, most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Greater Manchester is reflected throughout the UK.

3. Survey Methodology

A daytime survey was conducted on the 7th April 2023. The building was inspected externally for evidence of bats and potential places / points of internal access that may be of value to bats. Close focusing binoculars were used to identify places that are frequently used by bats as roosts or as access into roost chambers.

During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

The daytime survey was conducted by Mr. Patrick Leatham, who is an experienced ecologist and full member of CIEEM. The results of the survey were discussed with Mr Stuart Macpherson, a highly experienced bat surveyor who holds a Natural England Class 2 bat licence (2021-10079-CL18-BAT).

Constraints:

An internal inspection of the building was not undertaken as there is no internal roof void within the building. Based on the findings of the external survey and the absence of any roof void, it is considered that an appropriate assessment of the buildings potential to support bats has been achieved.

There are considered to be no constraints to the survey.

4. Bat Survey Results

Building Assessment

The building is situated within the centre of Middleton and is the former council office building. The building comprises a two-storey L shaped building and a one storey section to the rear. The building is brick wall and is topped with concrete slab coping. The roof is flat and bitumen lined.

Generally the building is in good structural condition and there were no gaps recorded. The front (south) elevation has a large glass pane front, but all windows are intact and there are no gaps around the frames.

Habitat Assessment

The building is likely to be subject to high levels of lighting from the street lighting along Sadler Street and also security lighting from adjacent business units. There is a neglected bowling green to the rear (north) of the building which offers some very localised foraging opportunities. However the site is situated within a very urbanised area and suitable bat foraging and commuting habitat is limited..

Overall the habitats associated with the site and locally are considered to be of low suitability for bats.

Preliminary Roost Assessment

Based on the PRF's identified and the surrounding habitat, the bat roost potential for 18 Sadler Street, Middleton, Manchester, is considered to be **Negligible**.

5. Recommendations

5.1 Bat Recommendations

There are no requirements for further surveys. The client is reminded that in the highly unlikely event that bats are encountered during the work, then all work must stop immediately, and the bat consultant must be contacted for further advice.

If you require clarification on any issue, please contact me at the above address.

Yours faithfully

Patrick Leatham

Patrick Leatham BSc (Hons), MCIEEM.

Site Photographs: 7th April 2023



Photograph 1: Overview of the front (south) elevation of building. No gaps observed.



Photograph 3: Overview of the eastern aspect with no gaps recorded in brick work or around windows.



Photograph 2: Overview of the west elevation. Brick wall in good condition with no gaps recorded.



Photograph 4: Overview of the rear (north) elevation of the building observed from bowling green. No gaps recorded.



Photograph 5: Rear elevation showing L-shaped two storey section and single storey section to rear.



Photograph 6: Bitumen lined flat roof on single storey section. It is assumed that the two storey roof is of same construction.