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**CHINA TOWN DEVELOPMENT COMPANY LIMITED**

**NEW CHINATOWN, LIVERPOOL**

**BAT ROOST ASSESSMENT SURVEY**

**AUGUST 2015**

*your earth our world*



**Wardell Armstrong**

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## DRAWINGS

DRAWING NO.	TITLE	SCALE
ST14813-005	Bat Activity Plan	1:1,000@A3

## 1 INTRODUCTION

### 1.1 Terms of Reference

1.1.1 Wardell Armstrong LLP was instructed by China Town Development Company Limited to undertake bat roost assessment surveys at two buildings present on land proposed for development to the west side of Great George Street, Liverpool (centred on NGR SJ 3514 8940).

1.1.2 Site proposals entail the submission of a hybrid planning application of three phases:

- **Phase 1** is subject to a detailed application and promotes the erection of a 6 storey mixed use building comprising 6 townhouses (Class C3), 117 apartments (Class C3), private gardens/terraces, Class D2 public 'event lab' (157 sqm GEA), 259 sqm of mixed commercial space in 7 units within any combination of Use Class A1, A2, A3, A4, A5, B1, D1 or D2, 72 car parking spaces at lower ground level accessed via Hardy Street, cycle parking, plant and bin stores, means of enclosure, and hard and soft landscaping.
- **Phases 2 and 3** are subject to an outline application, with all matters reserved with the exceptions of landscaping and access. These two phases promote the erection of 9 buildings (siting, massing and height fixed) comprising 678 apartments, and 10,361 sqm (111,528 sqft) of mixed commercial space within any combination of Use Class A1, A2, A3, A4, A5, B1, C1 (132 bedroom hotel with ancillary restaurant and gymnasium), D1 or D2, alterations to railway ventilation shaft (involving reduction in walls and re-capping), private open space / public realm/gardens/terraces, 891 subterranean car parking spaces accessed via both St. James Street and Upper Pitt Street, cycle parking, plant and bin stores, means of enclosure, and hard and soft landscaping.

1.1.3 A number of buildings exist within the proposed development area and are to be demolished. A Preliminary Ecological Appraisal carried out by Wardell Armstrong in July 2015 identified that two of the buildings proposed for demolition provided low, and low-moderate bat roost potential. These buildings were therefore subject to one dusk bat survey and one dawn re-entry bat survey. The three remaining buildings on site provided negligible bat roost potential and were discounted from further survey.

## **1.2 Site Context**

- 1.2.1 The area of detailed ecological study referred to as the site comprises of small unused parcels of disturbed land, a number of derelict buildings to be demolished, scattered semi mature trees and areas of hard standing.
- 1.2.2 It is bordered to the east by Great George Street and to the south west by St James Street. To the north, north-west and south are a series of residential properties and minor roads.
- 1.2.3 In the wider landscape, Liverpool city centre is around 1.1km to the north west of the site and the Liverpool Anglican cathedral lies around 200m to the east. The River Mersey is situated 1km west and to the south lies Toxteth and the south Liverpool suburbs.

## **2 METHODOLOGY**

### **2.1 Desk Study**

- 2.1.1 The desktop study was informed by review of existing available information provided by Merseyside Biobank (the biological records centre for Merseyside) for a 2km search radius from the sites central grid reference.



### **2.2 Field Survey**

- 2.2.1 Suitable roosting and foraging habitat exists within the site boundary. On the evening of 22nd July 2015 two surveyors from WA carried out a bat activity/roost emergence survey. Survey methodology was based on an amalgamation of bat activity/emergence survey methods described in the BCT Guidelines 2nd Ed. Surveyors walked between features considered likely to support roosting bats to identify any significant levels of bat activity and to assess the likelihood of presence/absence of roosting bats. Surveyors were positioned outside B1 at the peak time for emerging pipistrelle. Shortly after sunset a number of common pipistrelle were recorded foraging over the grassland adjacent to B1 and were recorded arriving in the area from the direction of Liverpool Cathedral. The level of activity was higher around the peak time for emergence, and died down as the survey continued as bats dispersed into the surrounding habitat. Conversely, bat activity was much lower surrounding B4. No bats were observed emerging from either building. Drawing no. ST14813-003 shows the transect route walked by surveyors.
- 2.2.2 Four surveyors from WA are undertook a dawn re-entry survey at B1 and B4 on 5th August 2015. Two surveyors were positioned at B1 and two surveyors were positioned at B2. Surveys followed methods set out in BCT Guidelines 2nd ED. The dusk survey commenced 40 minutes prior to sunset and continued for 2 hours after sunset. The dawn survey commenced 1 and a half hours prior to sunrise and continued for 10 minutes after sunrise. Drawing no. ST14813-003 shows the position of surveyors.

### 3 RESULTS

#### 3.1 Desk Study

- 3.1.1 Records of common pipistrelle and brown long eared bats were provided. The location of these records was not provided. The latest record for common pipistrelle was in 2007. The latest record for brown long eared bat was in 1991.

Buildings with Bat Roost Potential	
<p><b>Building 1 (B1)</b></p> <p>Building 1 comprises a row of terraced houses located off Upper Pitt Street. A number of the houses are now derelict and boarded up. A number of roof tiles are missing in places and there are access points suitable for bats to enter both the roof void and the tile/liner void.</p> <p>In accordance with the <i>Bat Conservation Trust - Bat Surveys Good Practise Guidelines 2<sup>nd</sup> Edition (BCT Guidelines 2<sup>nd</sup> ED)</i>, B1 has low-moderate bat roost potential. There are numerous entry points for bats to enter the roof voids of the buildings. There is a small amount of good foraging habitat surrounding the building. However, the building as a whole is isolated from expansive areas of foraging habitat and is subject to typical urban disturbance levels.</p>	
<p><b>B4</b></p> <p>B4 is a small, flat roofed, brick built commercial building and is relatively well sealed. However, a chimney structure to the rear of the property may be suitable for use by roosting bats. B4 is judged to provide low bat roost potential.</p>	

### **3.2 Field Survey**

- 3.2.1 B1 provides low-moderate bat roost potential. B4 provides low bat roost potential.
- 3.2.2 Surveyors were present at B1 for the peak emergence time for common pipistrelle on the evening of 22<sup>nd</sup> July. Although bats were recorded foraging over the habitats adjacent to the building. No bats emerged from B1.
- 3.2.3 No bat activity was recorded surround B4 during the evening of 22<sup>nd</sup> July.
- 3.2.4 Surveyors were present at B1 and B4 during a dawn re-entry survey undertaken on 5<sup>th</sup> August. No bats were seen re-entering either B1 or B4.

## **4 CONCLUSIONS**

- 4.1.1 It is judged that the surveys undertaken are sufficient to accurately confirm the absence of roosting bats in B1 and B4.
- 4.1.2 No further consideration of bats is required as part of a planning application covering the proposed site.
- 4.1.3 Depending on time elapsed between surveys and actual demolition of the buildings, consideration should be given to the fact that bats may have moved in to the buildings in this time. A further pre-demolition check may be required and if possible, internal access should be provided at this time.



## **5 ECOLOGICAL ENHANCEMENTS**

### **5.1 Introduction**

- 5.1.1 In accordance with the requirements of the NPPF and BSI 42020:2013 ecological enhancements should be proposed which will result in a net gain in biodiversity. In terms of enhancing the site for species of bats, recommendations are detailed below.
- 5.1.2 Ideally, some foraging habitat should be retained or created and areas of native species planting should be incorporated into the site proposals. Phase 1 of the proposal includes the provision of townhouse gardens. Ideally these gardens should be planted with native species. Any areas of ornamental planting incorporated into the proposals are also likely to provide suitable foraging habitat.
- 5.1.3 Where trees are to be retained as part of the proposals, bat boxes should be installed. Bat bricks should also be incorporated into buildings. This will provide bats with additional roosting opportunities.
- 5.1.4 Lighting should be kept to a minimum particularly in areas considered likely to be used by bats i.e. planted areas. Bat boxes and bat bricks should also be installed away from sources of light.

## 6 REFERENCES

- 6.1.1 Botanical Society of the British Isles (2013) *Online atlas of the British and Irish Flora*  
[http://www.brc.ac.uk/plantatlas/index.php?q=title\\_page](http://www.brc.ac.uk/plantatlas/index.php?q=title_page)
- 6.1.2 British Standards Institute (2013) Biodiversity – Code of Practice for Planning and Development.
- 6.1.3 Institute of Environmental Assessment, (1995) *Guidelines for Baseline Ecological Assessment*.
- 6.1.4 Chartered Institute of Ecological and Environmental Management. (2012). *Guidelines for Preliminary Ecological Appraisal*.
- 6.1.5 Joint Nature Conservation Committee, *Handbook for Phase 1 habitat survey: A technique for environmental audit* (2007), English Field Unit, Nature Conservancy Council.
- 6.1.6 National Biodiversity Network (2013) NBN Gateway  
<http://data.nbn.org.uk/>
- 6.1.7 Stace. C. A, '*New Flora of the British Isles*' (1997), Cambridge University Press.

**Appendix 1**  
**Legislation Summary**

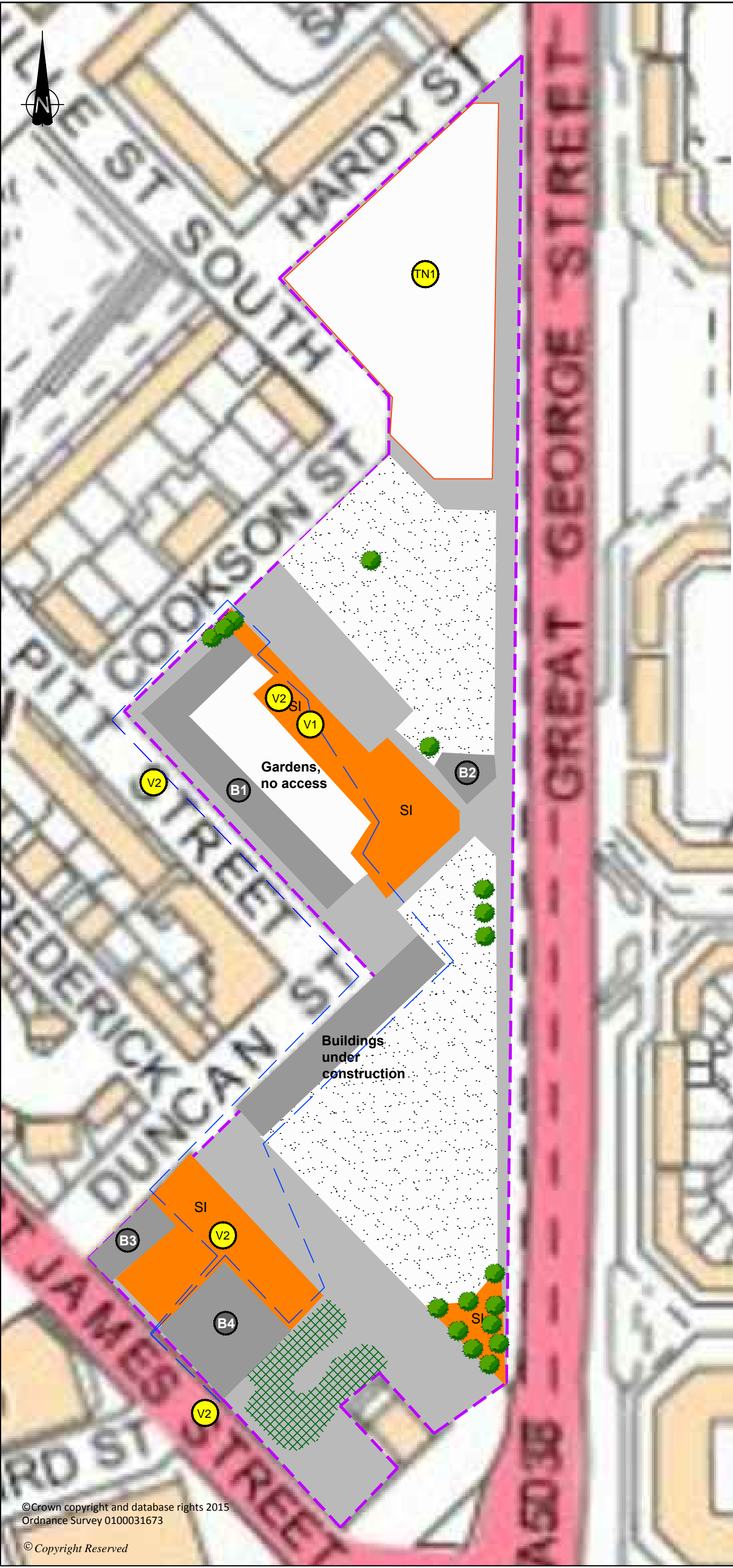
## Legislation for Species

Species	Legal Status
<i>European Legislation</i>	
<b>Bats</b> , Dormouse, Otter, Wild Cat, Great Crested Newt, Natterjack Toad, Sand Lizard, Smooth Snake, Large Blue Butterfly	<p>These animals and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2010 (and as amended), which makes it illegal to:</p> <ul style="list-style-type: none"> <li>• Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs;</li> <li>• Deliberately disturb<sup>1</sup> such an animal; and</li> <li>• Damage or destroy a breeding site or resting place of such an animal.</li> </ul> <p>European Protected Species (EPS) licenses can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed, namely:</p> <ul style="list-style-type: none"> <li>• The development is for reasons of overriding public interest;</li> <li>• There is no satisfactory alternative; and</li> <li>• The favourable conservation status of the species concerned will be maintained and/or enhanced.</li> </ul> <p>Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a duty to 'have regard to the requirements of the EC Habitats Directive' i.e. LPA's must consider the above 3 'tests' when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations.</p>
<i>Domestic (UK) Legislations</i>	
<b>Bats</b> , Dormouse, Great Crested Newt, Heath Fritillary, High Brown Fritillary, Large Blue, Marsh Fritillary, Natterjack Toad, Pine Martin, Otter, Red Squirrel, Sand Lizard, Smooth Snake, Swallowtail, Water Vole, Wildcat	<p>These animals receive full protection under the Wildlife and Countryside Act 1981 (and as amended), which makes it illegal (subject to certain exceptions) to:</p> <ul style="list-style-type: none"> <li>• Intentionally kill, injure or take any such animal;</li> <li>• Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and</li> <li>• Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.</li> </ul>

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<sup>1</sup> Under the Conservation Regulations, disturbance of protected animals includes in particular any disturbance which is likely to: (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young or to hibernate or migrate; (ii) significantly affect the local distribution or abundance of the species in question.

## **DRAWINGS**



KEY

Survey area

Individual trees

Dense scrub

SI

Semi-improved neutral grassland

Buildings

Hardstanding

Bare ground

Annual/perennial wildflower mix

B6

Building


V1

Surveyors Visit 1

Transect Route Visit 1

V2

Surveyor Fixed Positions Visit 2

A	First Issue	06/08/15	JR	JR	SW
REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D
CLIENT					
CHINA TOWN DEVELOPMENT COMPANY LIMITED					
PROJECT					
NEW CHINATOWN, LIVERPOOL					
DRAWING TITLE					
Bat Survey Plan					
DRG No. ST14813-005		SCALE 1:1,000@A3		DATE 06/08/15	
DRAWN BY JR		CHECKED BY JR		APPROVED BY SW	
<input checked="" type="checkbox"/> STOKES-ON-TRENT (HEAD OFFICE)		TEL 0845 111 7777		<input type="checkbox"/> CARDIFF TEL 029 2072 9191	
<input type="checkbox"/> NEWCASTLE UPON TYNE		TEL 0191 232 0943		<input type="checkbox"/> LEIGH TEL 01942 260101	
<input type="checkbox"/> WEST BROMWICH		TEL 0121 580 0909		<input type="checkbox"/> SHEFFIELD TEL 0114 245 6244	
<input type="checkbox"/> LONDON		TEL 020 7287 2872		<input type="checkbox"/> EDINBURGH TEL 0131 555 3311	
				<input type="checkbox"/> TAUNTON TEL 01823 703100	
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