

Preliminary Roost Assessment

Survey site:

95 Marland Fold, Rochdale, Lancashire OL11 4RF

Client:

Andrew Clapworthy

Survey date:

25th September 2025

Project:

This report is prepared to inform a planning application with the Rochdale Metropolitan Borough Council.

The proposal is described as: The demolition of existing dwelling and for construction of new dwelling and associated works.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Site Location and Context					
The survey site is centered on National Grid Reference SD 87973 12111 and has an area of approximately 0.10ha. The site comprises a residential property with associated garden space and outbuildings. It is situated within a suburban area of Rochdale, surrounded predominantly by further residential housing. Aerial imagery shows the wider landscape to include the River Roch and associated woodland to the north ‘Marland Woodland’, as well as areas of amenity grassland and scattered tree lines within 2km of the site. These features provide valuable foraging and commuting opportunities for a range of wildlife, including bats.					
Survey Details					
The site survey was undertaken by Amber Williams BSc, MSc, MPhil, Graduate Ecologist (Accredited on Natural England Bat Licence Number: 2023-11521-CL18-BAT.)					
Executive Summary					
1. Prior to demolition of the building, a suitably qualified ecologist should conduct an inspection of all identified features using a torch or endoscope to ensure that bats are not present within the structure. If any evidence of roosting bats are noted, bat emergence surveys are required.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
25/09/2025	16	63	20	12	None
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, and the ecology and biology of species as currently understood.					
A biological records data search has not been undertaken. Given the assessed suitability of the structure for bats it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. (Local Bat records can be obtained upon request).					
There were no physical limitations to the survey. Full access to the building was obtained.					
PRA Survey Factor	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.				
See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3					
Summary of site and desk Study	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSL within a 2km radius of site as detailed below:				
	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	

	EPSM2009-709	common pipistrelle	~1.6km northeast	Destruction to resting place
There are no Special Areas of Conservation designated for bats within 10km of the site. Local notable habitats The following are notable habitats within 2km of the site as observed from MAGIC: • Deciduous Woodland ~ 0.24m north • Lowland Fens ~ 1.34km southeast On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are 2 statutory sites within 2km of the site, as detailed below: • Rochdale Canal — Special Area of Conservation (SAC) ~1.22 km southeast – designated for the Annex II species floating water-plantain (<i>Luronium natans</i>) within a botanically rich mesotrophic canal system. • Rochdale Canal – Site of Special Scientific Interest (SSSI) – ~1.27 km southeast – designated for its aquatic botanical interest, notably the populations of floating water-plantain and a diverse assemblage of pondweeds and marginal vegetation, supporting the SAC's qualifying features. Statutory designated sites (within 10km) There are 3 national network sites (SAC, SPA, Ramsar) located within 10km, however, none are designated for bats as detailed below: • Rochdale Canal – Special Area of Conservation (SAC) – ~1.22 km northeast Designated for the Annex II species floating water-plantain (<i>Luronium natans</i>) within a botanically diverse, largely mesotrophic canal supporting numerous pondweeds. • South Pennine Moors – SAC – ~7.47 km east Designated primarily for Annex I habitats: European dry heaths, active blanket bog (priority habitat), and old sessile oak woods; with additional qualifying wet heath and transition mires. • South Pennine Moors Phase 2 – Special Protection Area (SPA) – ~9.45 km northeast Designated for breeding populations of merlin (<i>Falco columbarius</i>), golden plover (<i>Pluvialis apricaria</i>), and short-eared owl (<i>Asio flammeus</i>); also noted for an internationally important upland bird assemblage.				

<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of buildings. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to Deciduous Woodland (0.24km north), indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.
<i>Recommendations</i>	On-site habitats None required. Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (de minimis).
Field survey results	
<i>Summary of Survey Findings</i>	Foraging and commuting habitat Habitats recorded on site are assessed to provide low value foraging and commuting opportunities for bats in the form of unmanaged vegetated garden. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. The site is surrounded by other residential dwellings with associated vegetated gardens which creates a linear aspects of suitable commuting and foraging habitat. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. Roosting habitat Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of 2 buildings on site: the main house (B1), the shed (B2). All buildings were accessed with no limitations. No evidence of roosting bats was identified on or within B1.
B1 Building description	Photographs

Summary

B1 is a two-storey, brick built residential dwelling with a pitched roof with gables on the northern and southern elevation. There is a flat roof adjoined garage to the western elevation, and a single-storey wood-panelled summer house adjoined to B1 via the northern elevation.

B1 is subject to demolition.

B1 has **low habitat value** for roosting bats.



B1 – Southern elevation



Adjoining wooden panel structure to rear of B1

Feature	Materials	Condition/description/suitability	Photograph(s)
Walls	Brick built	The walls of B1 are in good condition with no areas of damage or crevices which roosting bats could exploit.	 Example of the walls on B1

Roof	Cement tiles, bitumen felt	The cement tiles are pan tiles which, by nature of design, interlock tightly. No obvious areas of damage or missing tiles were identified. However, there are solar panels on the western roof aspect. Features suitable for roosting bats may be present below the solar panels and may have been missed as a result of their obstruction. The flat roof section to the west is covered with bitumen felt which is in good condition with no areas of sagging or tearing. To the rear of the property, there is a single storey wood structure which is also covered in bitumen felt. No evidence of bats utilising this area was identified. The flat roof aspects of B1 are considered negligible for roosting bats.	 Showing interlocking pan tiles and solar panels on western roof aspect.  Bitumen felt roof to the west.  Roof of wood structure to rear of B1.
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Barge boards/fascia boards	PVC	The fascia and barge boards of B1 are comprised of PVC and are tightly sealed to the structure for the most part. There is a section to the southeast of B1 where there is a gap behind the soffit. This feature is sub-optimal due to the thermal properties of PVC which would hinder bats ability to thermoregulate and daily torpor if roosting within this feature. The presence of individual crevice dwelling bats utilising this feature on a transient basis cannot be discounted.	
Internal voids	Timber beams and mineral wool insulation	Internal space measures 6m L x 1m W x 0.5m H with internal conditions recorded 13.6°C and 70.6% relative humidity. The loft space is shallow rendering it not possible to fully enter the void. The space is also considered too shallow to facilitate warm up flights by void dwelling species. The roof and floor are lined with mineral wool insulation. No evidence of roosting bats such as live animals, droppings, staining or foraging remains, was identified within the internal space.	
B2 Building description			Photographs

Gap behind soffit boards

B1 loft void

Summary

B2 is a timber shed situated to the northeastern vegetated garden. The timber shed, is open via windows on the southern and western elevation. The interior is not suitable for void dwelling species due to permitting daylight and weather exposure. The pitched roof has slate tiles and clay ridge tiles. There are several gaps beneath the roof and ridge tiles that are suitable for crevice dwelling species to exploit. The eaves are wooden and overhanging with no crevices or areas for roosting bats to exploit.

B2 is subject to demolition.

B2 is **low habitat value** for roosting bats.



B2 southern elevation

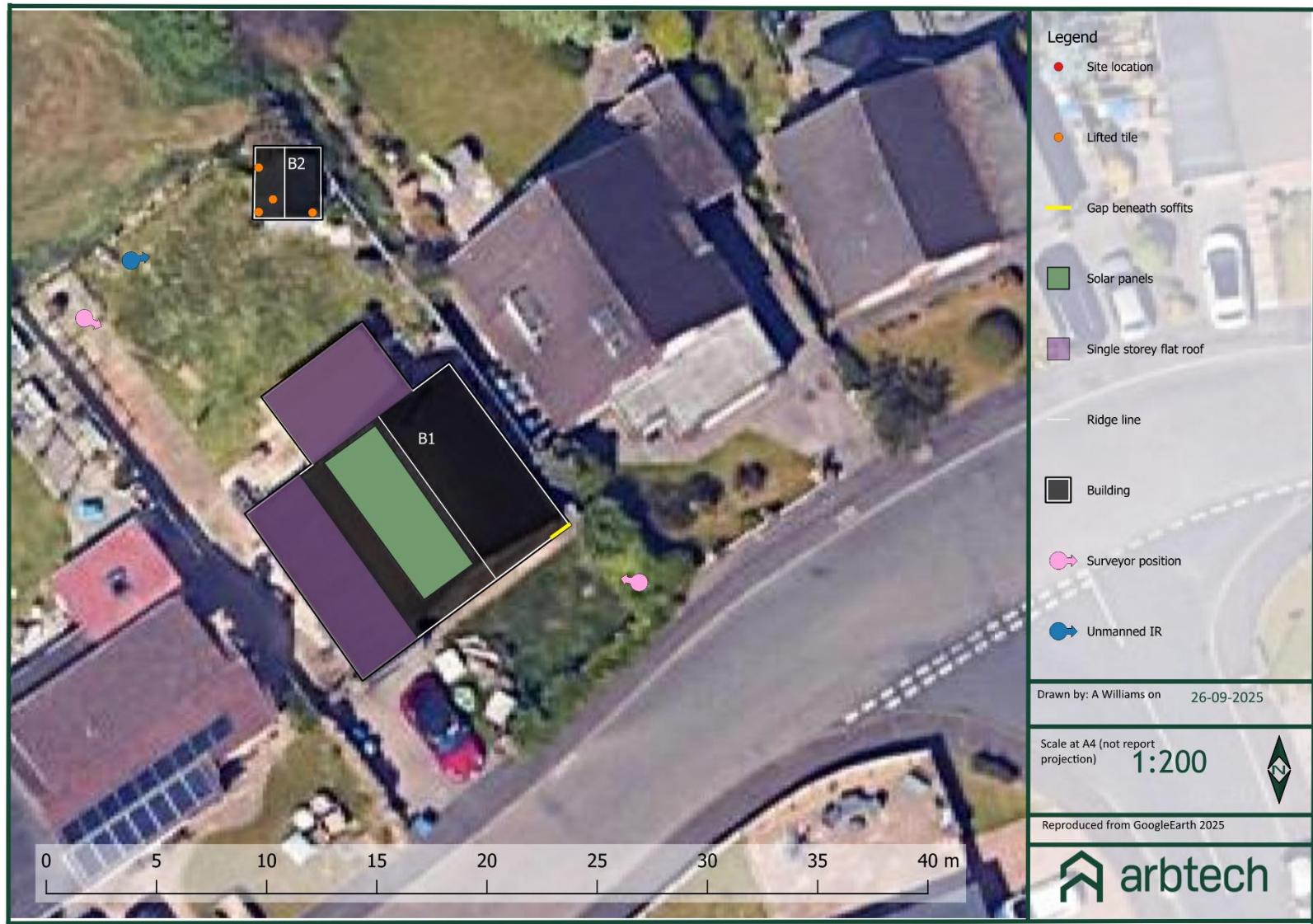
Feature	Materials	Condition/description/suitability	Photograph(s)
Roof	Slate roof tiles, clay ridge tiles	There are gaps beneath the slate tiles on the western elevation and a gap at the apex ridge tile. These features are suitable for crevice dwelling species. These features are considered sub-optimal due to the height at which the features are. Bats are less likely to utilise features within 2m of the ground.	 Lifted tiles on B2 

Internal voids	Timber beams and wooden chipboard roof	The interior of B2 has a high degree of permitting daylight which reduces the suitability of the internal for void dwelling species. No suitable crevices for crevice dwelling species were identified within the interior.	Gap at apex tile  Interior of B2
<i>Foreseen Impacts</i>	Roosting habitat [Buildings] The proposed development will result in the demolition of this B1-2. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.		
<i>Recommendations</i>	No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. Roosting habitat [Buildings] As only a small number of features have been identified, and all features can be assessed and inspected using a torch and/or endoscope, prior to the demolition of B1 and B2 an endoscope survey should be conducted. This will ensure no bats or evidence of bats are identified within any of the identified features. Should there be no evidence of bats within these features, no further surveys are required. Demolition should take place the day of the inspection to ensure no bats can move into the structure in the interim between the inspection and demolition. If evidence of bats are identified during the survey, no works can commence. Three bat emergence/re-entry survey will be required on B1 and B2 during the active bat season (May – September) to characterize the roost present. These survey visits should be completed during the optimal survey period mid-May to August inclusive.		

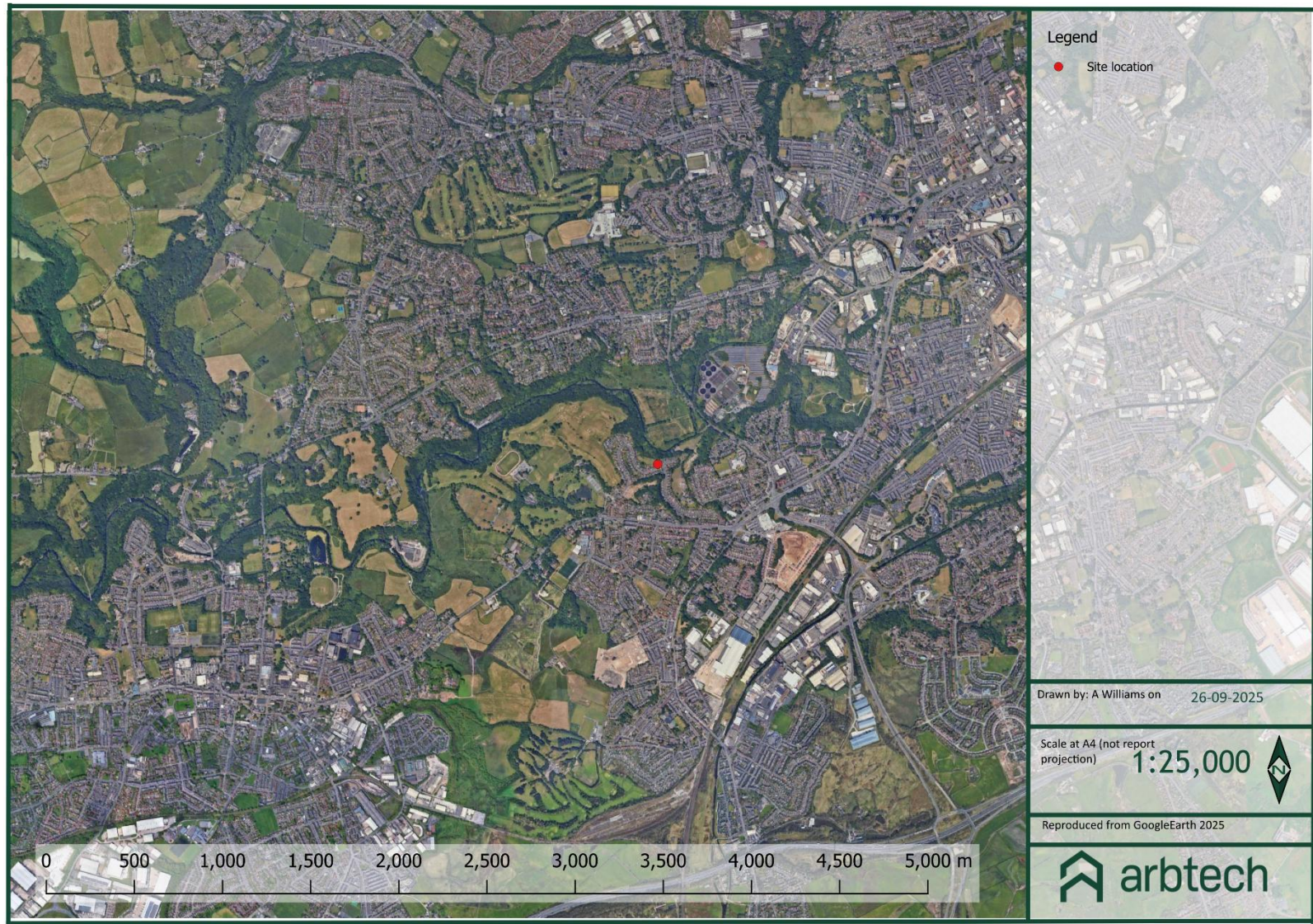
	Two surveyors equipped with infrared cameras and one unmanned infrared camera are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed as part of the survey to see where any specific roost locations are located. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements The installation of three bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwelling. They will be suitable for pipistrelles Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Nesting birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1 or B2. However, the gaps within the tiles of B2 may provide suitable nesting opportunity for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests if present within B2 during demolition.

	Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on newly constructed buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Or a similar alternative brand. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

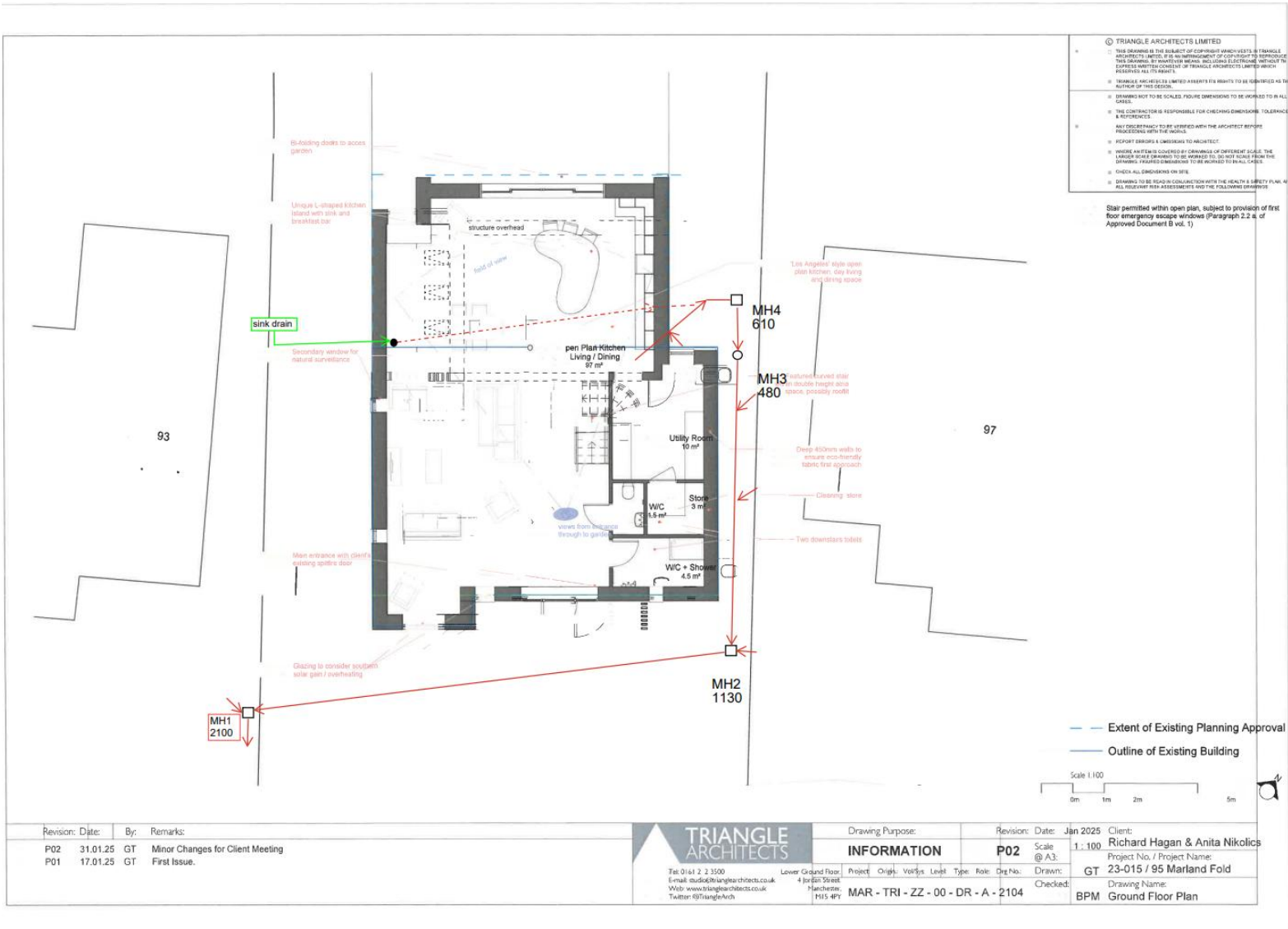
Appendix 1: Survey map



Appendix 2: Location map



Appendix 3: Proposed plan



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Proof	0.2	Elen Griffin BSc (Hons), MRSB, Consultant Ecologist, Natural England L2 Bat Licence Holder	29/09/2025
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