

Preliminary Roost Assessment

Survey site:

Moss Mill Industrial Estate, Woodbine St E, Rochdale OL16 5LB

Client:

Bizspace

Survey date:

17th October 2025

Project:

This report is prepared to inform a planning application with the **Rochdale Metropolitan Borough Council**. The proposal is described as:

Removal of structurally defective section of tower

[Unsubmitted]

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site survey was undertaken by Katie Crawford BSc MRes ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2023-11335-CL18-BAT) [Great Crested Newts] (2023-11555-CL08-GCN), FISC 4																	
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain												
17/10/2025	11	73	50	11	None												
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 and photos in Appendix 4.																	
Background and Site Location																	
Summary of site and desk Study		<u>Site description</u> The site is centred on SD 90748 12433 and has an area of approximately 1.2ha. It is formed of commercial buildings set in a broadly urban area of Rochdale. The Site itself is located adjacent to the Rochdale Canal, and the wider area comprises a mixture of commercial and residential properties. Parks and greenspace are located scattered within the wider area. To the author's knowledge, no previous ecology reports have been produced for this site There are 6 EPSLs within a 2km radius of site as detailed below: <table border="1"> <thead> <tr> <th>EPSL reference</th> <th>Bat species affected</th> <th>Distance from site</th> <th>Impacts allowed by licence</th> </tr> </thead> <tbody> <tr> <td>EPSM2011-2750</td> <td>Common pipistrelle, soprano pipistrelle</td> <td>750m northwest</td> <td>Destruction of a resting place</td> </tr> <tr> <td>2015-8047-EPS-MIT</td> <td>Common pipistrelle, soprano pipistrelle, Daubentons</td> <td>1.4km northwest</td> <td>Destruction of a resting place</td> </tr> </tbody> </table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	EPSM2011-2750	Common pipistrelle, soprano pipistrelle	750m northwest	Destruction of a resting place	2015-8047-EPS-MIT	Common pipistrelle, soprano pipistrelle, Daubentons	1.4km northwest	Destruction of a resting place
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	2015-7854-EPS-MIT	Common pipistrelle, Brown long-eared	1.5km east	Destruction of a resting place
	EPSM2009-709	Common pipistrelle	1.7km northwest	Destruction of a resting place
	EPSM2012-5119	Common pipistrelle	1.8km southwest	Destruction of a resting place
	2016-20262-EPS-MIT	Common pipistrelle	1.9km southwest	Destruction of a resting place
The site is not subject to any designation, however, the Rochdale Canal SSSI/SAC is located adjacent to the site and area of proposed works. The following information is available for the Impact Risk Zone that the site sits in: The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, there is potential for all proposed developments to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin. Therefore, you should consult Natural England for advice on the nature of the potential impacts and how these might be avoided or mitigated. No other statutory sites are present in close proximity to the site.				
Field survey results				
<i>Summary of Survey Findings</i>	The site is comprised of a large four storey building currently in use as commercial premises, and the location of works is restricted to the turret on the northwest corner of this building, of brick construction with a flat roof. This turret had limited accessibility at the time of survey due to structural instability; however, it was possible to see parts of the turret from the roof of the main building and a drone was used to assist.			

	There were numerous gaps in the brickwork of the turret at the time of survey and these were contributing to the lack of structural integrity. These were concentrated mainly on the southern and western elevations of the turret. The brickwork gaps appeared large enough to provide a crevice dwelling opportunity for bats, along with some gaps in the concrete below. Internally, the turret interior was inaccessible, the turret appeared well sealed with some water ingress and no evidence of bats was noted. Considering the urban context and the features present, the turret is considered to provide low potential for bats.
<i>Foreseen Impacts</i>	As the proposals include the demolition of approximately 1m of the turret, any bat roosts within them will be destroyed. This could also result in death or injury of bats.
<i>Recommendations</i>	Given that the turret is currently unsafe and inaccessible, the height of the building and limited visibility around the turret and given the limited potential of the features comprising the brickwork gaps within the turret, it is not considered that emergence surveys on this building would not be possible or practical. Further, the overall detection rate of a single survey, which is typically required on a low value building, is low. Therefore, it is recommended that the risk to bats is better addressed via an ecologist visiting the site, after scaffolding has been erected, and endoscope the brickwork gaps in order to ascertain the presence of bat roosts or potential for such roosts and make recommendations following this. 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.

Nesting Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the surveys; however, birds could use the flat roof of the building for nesting.
<i>Foreseen Impacts</i>	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
<i>Recommendations</i>	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.

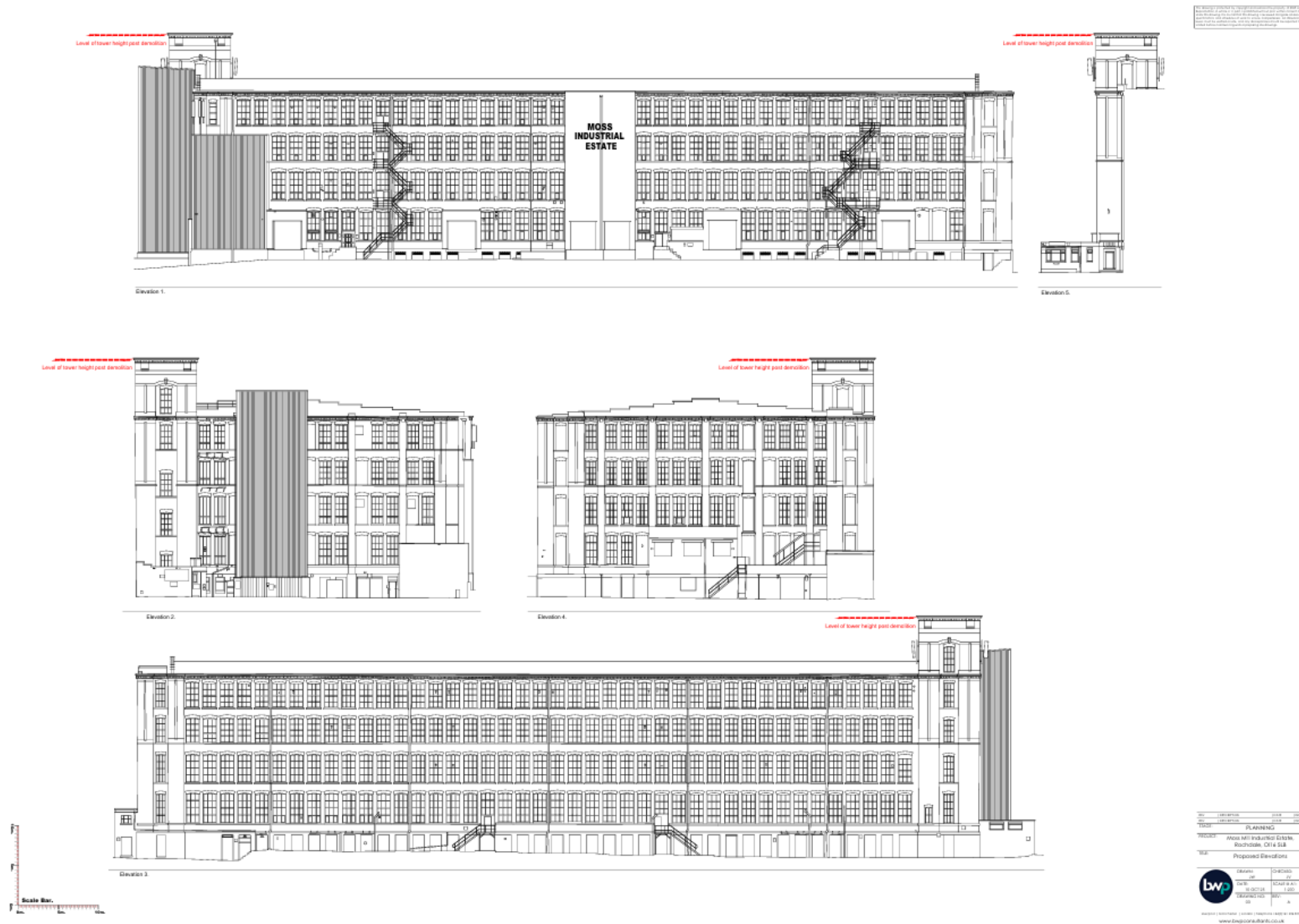
Appendix 1: PRA plan



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Photos



Photograph 1- Example of brickwork gap



Photograph 2- Further example

Photograph 3- Further view of site



Photograph 4- View of turret from ground level



Photograph 5- Internal view



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Version control			
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