

**BAT ROOST POTENTIAL
SURVEY REPORT**

**at
2 War Office Road
Bamford
Rochdale
Lancashire
OL11 5HR**

**Client:
Stevia Investments Limited**

**Client Address:
14 Taunton Avenue
Bamford
Rochdale
OL11 5LD**

**JCA Ref:
18436/HC**

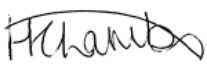
**Date of Report:
29/07/22**



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
Planning	12/07/22	Helen Chambers	19/07/22	Audrey Bourdais Paull Helen Chambers	29/07/22	Helen Chambers	29/07/22	Audrey Bourdais Paull
							01/08/22	Adam West

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct*.

Risk Assessment Completed	
Bio-security Procedure Completed	
Lone Worker Procedure Completed	

Summary

JCA Ltd was commissioned by **Stevia Investments Limited** to provide ecological advice to inform works at **2 War Office Road**, hereafter referred to as 'the site'. The site is located at **Bamford, Rochdale, Lancashire, OL11 5HR**, Ordnance Survey (OS) National Grid Reference SD 86395 12410.

The purpose of this report is to present the findings of the survey, an interpretation of the findings and to provide recommendations for undertaking the proposed works in accordance with relevant legislation.

Bats and their roosts are protected under UK law. Development works that are likely to affect bats or their roost sites must be completed under licence from the statutory conservation body, in this case Natural England (NE).

The field survey was undertaken on 19/07/22 to identify any bat roost potential of the building. The survey found potential bat roosting features on the building on site.

An evaluation of the site, likely impacts of the scheme upon bats and recommendations for proceeding with works in compliance with legislation are presented in Chapters 4, 5 and 6 of this report.



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1. Introduction

1.1 Background

1.1.1 In May 2022, JCA Ltd was commissioned by **Stevia Investments Limited** to undertake a Bat Roost Potential (BRP) survey of a site located at **Bamford, Rochdale, Lancashire, OL11 5HR** hereafter referred to as 'the site'.

1.1.2 A BRP survey is required where development proposals include demolition of a structure or where a structure will be modified in such a way that bats or their roosts could be directly impacted if present. This survey type may also be needed where bats roosting in a structure could be indirectly impacted by development activities outside the roost.

1.2 Details of Proposed Development

1.2.1 The scheme is the demolition of the existing buildings on site to allow for the erection of three residential properties.

1.3 Site Location

1.3.1 The site is located at Ordnance Survey (OS) National Grid Reference SD 86395 12410, with nearby postcode **OL11 5HR**. The site is bordered completely by residential properties, with Arnside Drive to the north, Bury Road to the south and War Office Road to the west.

1.4 Scope of Works

1.4.1 The following elements of work were included in the bat survey programme:

- Desktop study – a review of historical records of bats in the surrounding area, including the results of recent ecological surveys in the area.
- Field surveys – a field survey in daylight hours to assess whether features are present within the buildings/trees on site which bats may roost in.
- Ecological report – detailing the survey results, implications for the disturbance of the buildings/trees and recommendations.



1.5 Survey and Report Aims

1.5.1 The main aim of the BRP survey was to locate and map features which bats could use for entry/exit and roosting and to search for signs of bats.

1.5.2 The BRP survey aims to:

- Identify if actual or potential roosts are present (and if so, where).
- Locate bat roost access points
- Identify where bat roost are located and how bats get to them from the access points.
- Identify the species and numbers of bats potentially present.
- Determine the type of roost (e.g. maternity roost, transitional roost, hibernation site, etc).
- Gain sufficient information to allow the potential impacts on bats of the proposed works to be assessed and for appropriate avoidance, mitigation and/or compensation measures to be designed.

1.5.3 The aims of the report presented are to:

- Outline the legislative protection given to bats.
- Report on the findings of a desk-based study undertaken to identify any existing records for bats which are relevant to the site.
- Summarise the findings of the BRP survey and provide an assessment of the potential ecological constraints to the proposed works at the site.
- Provide recommendations for further survey, avoidance, mitigation and/or enhancement where appropriate.

1.6 Legislative Context

1.6.1 In the UK all species of bat and their roosts are fully protected under Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, with additional protection offered under Schedule 5 of the Wildlife and Countryside (WCA) Act 1981 (as amended). This makes it an offence to:

- Deliberately or recklessly capture, injure or kill a bat;
- Deliberately or recklessly disturb in a way that would affect their local distribution or abundance, or affect their ability to survive, breed or rear young;

- Damage or destroy a bat roost (this is an 'absolute' offence);
- Intentionally or recklessly obstruct access to a bat roost; and/or
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

1.6.2 Under this legislation a roost is determined as any structure or place used for shelter. As bats tend to re-use the same roosts, the roost is protected whether the bats are present at the time or not.



2. Methodology

2.1 Desktop Study

- 2.1.1 A desktop study has been undertaken in order to obtain any relevant records of bats from Greater Manchester Local Records Centre (GMLRC) within a 2km radius of the site.

2.2 Field Surveys

- 2.2.1 The field survey was planned and conducted with reference to Bat Surveys: Good Practice Guidelines 3rd Edition (Collins, 2016). The survey was conducted in July 2022.
- 2.2.2 The site was surveyed by Audrey Bourdais Paull and Helen Chambers (under the guidance of Adam West, who holds an NE Level 2 bat survey class licence (registration number 2016-24724-CLS-CLS)), for foraging, commuting and roosting potential. A detailed search of the buildings/trees on site was conducted during daylight hours in order to identify potential bat roosting sites and look for evidence of bat activity and photographic evidence was taken (please refer to **Appendix 3**).
- 2.2.3 The survey was conducted by an experienced surveyor using the following equipment to ensure an accurate assessment; a printed site map, camera, a 1 million candlelight torch, binoculars, and ladders.
- 2.2.4 Signs that bats have previously or are currently using a potential roost site include:
- Scratch marks, urine and oil stains around holes in buildings or trees.
 - Droppings, carcasses and/or food remains found around the site.
 - Bats observed flying in/out of a hole in a building or tree.
 - Bats heard 'chattering' within a potential roost site, especially on warm summer days.
- 2.2.5 During the bat scoping survey, the building on site was subject to an external and internal survey to establish the suitability of the structure to support roosting bats in accordance with Collins (2016). The criteria

for assigning a roost suitability category are presented in Table 1 below:

Table 1: Guidelines used for assessing the bat roosting suitability of a site (taken from Collins, 2016)

Roosting Suitability	Potential Roosting Features (PRFs) Present
Negligible	No visible features on the site likely to be used by roosting bats. No signs of bats found during the initial assessment.
Low	A structure with one or more potential roosting opportunities that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough shelter, protection, surrounding habitats, or the appropriate conditions to be used on a regular basis by larger numbers of bats e.g. unlikely to support hibernation or maternity roosts. A tree of sufficient size and age to contain features suitable for bat roosting, but with no features seen from the ground. No signs of bat use found during the initial assessment.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to the size of the potential roosting feature which is sufficient to provide: shelter, protection, optimal conditions and surrounding habitats. The feature(s) are unlikely to support a roost of high conservation status. Signs (potential signs) of bat use found during the initial assessment.
High	A structure or tree with one or more potential roost sites that could be used by bats due to the size of the potential roosting feature which is sufficient to provide: shelter, protection, optimal conditions and surrounding habitats. The features have the potential to support large colonies of bats (e.g. maternity or hibernation) for long periods of time. Signs of bat use present.

2.2.6 The category of roosting suitability assigned to a feature is used to determine what further survey effort is required to ascertain the presence/likely absence of bats within that feature, as shown in Table 2 below:

Table 2: Recommended minimum number of survey visits for presence/likely absence surveys (taken from Collins, 2016).

Negligible roost suitability	Low roost suitability	Moderate roost suitability	High roost suitability
No further survey required	One survey visit. One dusk emergence or dawn	Two separate survey visits. One dusk emergence and a separate	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The



	re-entry survey (structures). No further surveys required (trees).	dawn re-entry survey.	third visit could be either dusk or dawn.
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2.3 Survey Constraints

- 2.3.1 It must be highlighted that the absence of any signs of bat presence (droppings, feeding remains, etc.) is not proof that the site is not being used by bats. Weathering and other factors will often remove any signs of bat activity, especially when present on the exterior of a building or a tree. Many bat species will have several roost sites which they regularly move between and therefore an absence during a survey visit does not exclude their presence at a later date.
- 2.3.2 The site was surveyed in clear, dry weather with good visibility.
- 2.3.3 Whilst access to the interior of the building was possible, and the loft space could be accessed using ladders, it was not possible to safely move around within the loft space as there were no supporting beams to use. As such, assessments had to be made on the section of the loft space which was visible and accessible. These factors do not represent significant constraints on the conclusions and recommendations given within this report.
- 2.3.4 The details of this report will remain valid for 18 months. Beyond this period, if the proposed works have not commenced, a new review of the ecological conditions must be undertaken.

3. Results

3.1 Desktop study results

3.1.1 Local Data Centre Records: GMLRC has been commissioned to provide the records held for bat species within a 2km radius of the survey site. The results have been summarised below. It should be noted that the absence of records should not be taken as confirmation bat species are absent from the search area. Please see **Table 3** below for a summary of the bat records from the last ten years obtained from GMLRC. **Table 4** summarises all bat roost records within 2km of the site received from GMLRC.

Table 3 Summary of bat records from the last ten years held by GMLRC within 2km of the site.

Common Name	Scientific Name	On site	Within 500m	Within 1km	Within 2km	Notes
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	x	✓	✓	✓	22 records from 2012 to 2020. Seven were bat detector records, three were field records, four were casualty records and three were injured bat records. The closest record was 207m away from the site.
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	x	x	x	✓	Two records of injured bats in 2012 and 2013.
Unidentified pipistrelle species	<i>Pipistrellus</i> sp.	x	✓	✓	✓	72 field records and one casualty record from 2012 to 2019. The closest record was 405m away.

Table 4 Summary of bat roost records held by GMLRC within 2km of the site.

Common Name	Scientific Name	On site	Within 500m	Within 1km	Within 2km	Notes
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	x	✓	✓	✓	45 roosts recorded from 1996 to 2019. 19 were identified as maternity, 1 hibernation, 1 transitional, four were retained and one excluded. The closest roost was 96m away.
Unidentified pipistrelle species	<i>Pipistrellus</i> sp.	x	✓	✓	✓	60 roosts from 1996 to 2018. 34 were identified as



						maternity, 1 hibernation, 5 were retained, 1 excluded and one destroyed. The closest roost was recorded 131m away from the site.
Brown long-eared bat	<i>Plecotus auratus</i>	x	x	✓	✓	Two roosts recorded in 1998 and 2002, with the one in 2002 recorded as retained. These were both recorded within 600m of the site.
Unidentified bat species	<i>Vespertilionidae</i> sp.	x	x	x	✓	Two roosts recorded in 2000 and 2001. The closest record was 1129m away, with this roost recorded to have 10-20 individuals roosting.

3.2 Field Survey Results

4.2.1 Habitats Present

The site contains one building, a bungalow, with a garden, garage, and parking space. Various scattered trees are present within the front garden, and a hedgerow lines the south-eastern boundary. Present within the rear garden is a shed (see **Appendix 3, Photo 4**), this structure does not provide any opportunities for roosting bats. Similarly, the garage attached to the bungalow (see **Appendix 3, Photo 3**), provides negligible bat roosting potential.

4.2.2 Building Assessment

Building One

The building is a single storey bungalow, with a pitched, tiled roof. The garage attached to the building has a flat roof. The building has a loft space with a roofing membrane and insulation present. The building also has a chimney present, which lies in the centre of the roof.

PRFs PRESENT: Gaps that could afford bats access to the building are present in a number of locations around the building. On the east and western elevations of the building, the roof edging is not capped leaving gaps present which could shelter roosting bats (see **Appendix**

3, Photo 6 & 7). There are also gaps present underneath the first row of roof tiles which potentially allow bats to gain access to the roofing membrane (see **Appendix 3, Photo 8**).

Additionally, when in the loft space, light could be seen coming in through gaps in the roof, which could afford bats access to the loft space.

4.2.3 Tree Assessment

Onsite, there is a line of trees, and a few scattered trees present within the front garden (see **Appendix 3, Photo 9**).

PRFs PRESENT:

All the trees present on site are to be removed or impacted upon by the proposed development. Upon assessment, the trees were afforded negligible bat roosting potential due to a lack of cracks and crevices.



4. Interpretation of Survey Results

4.1 Bat Records

- 5.1.1 Five species of bat have been recorded within 2km of the site, two within 500m. The bat records suggest the site might be in an area potentially favourable to bats, as both field records and roost records were returned within 200m of the site. In particular, there were roost records within 96m and 121m of the site. This suggests that bats are roosting, commuting and foraging in the local vicinity.

4.2 BRP Survey

- 5.2.1 A number of features were identified on site in which bats may roost. Please refer to Section 3.2 and **Appendix 1** for further details.
- 5.2.2 Based on the proximity of roost records, the type of PRFs present and the proximity of high quality bat foraging habitat, this site is considered to have **Moderate** potential for supporting roosting bat species during their active period between May and September. Please see **Tables 1 and 2** above for the guidelines used for assessing the roosting potential of a site. Please note these guidelines are applied using the professional judgement of the licenced bat worker undertaking the assessment.

4.3 Impacts of the Proposed Development

- 5.3.1 The proposed development has the potential to cause injury and/or death to bats, and to damage/destroy bat roosts.
- 5.3.2 The development will reduce the number of bat roosting opportunities in the locality.

5. Recommendations

5.1.1 The following must be undertaken:

- Two bat surveys are required, consisting of one dusk emergence survey and one dawn re-entry survey. The surveys must be carried out between May and September in suitable weather conditions and with a minimum of 14 days between each survey.



6. References

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines*. English Nature, Peterborough

Mitchell-Jones, A.J. & McLeish, A.P. (2012) *The Bat Workers' Manual*. Pelagic Publishing, Exeter.

Collins (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* 3rd edition, Bat Conservation Trust, written 2016

Websites:

Bat Conservation Trust (BCT). <<http://www.bats.org.uk/>>

Google Maps. <<http://maps.google.co.uk/>>

Multiple-Agency Geographic Information for the Countryside (MAGIC). <<http://www.magic.gov.uk/>>

National Biodiversity Network (NBN) Gateway. <data.nbn.org.uk>

Natural England. < <http://www.naturalengland.org.uk/>>

Nature on the Map. Natural England. <www.natureonthemap.org.uk>

Relevant Legislation:

Wildlife and Countryside Act 1981 <<http://jncc.defra.gov.uk/page-3614>>

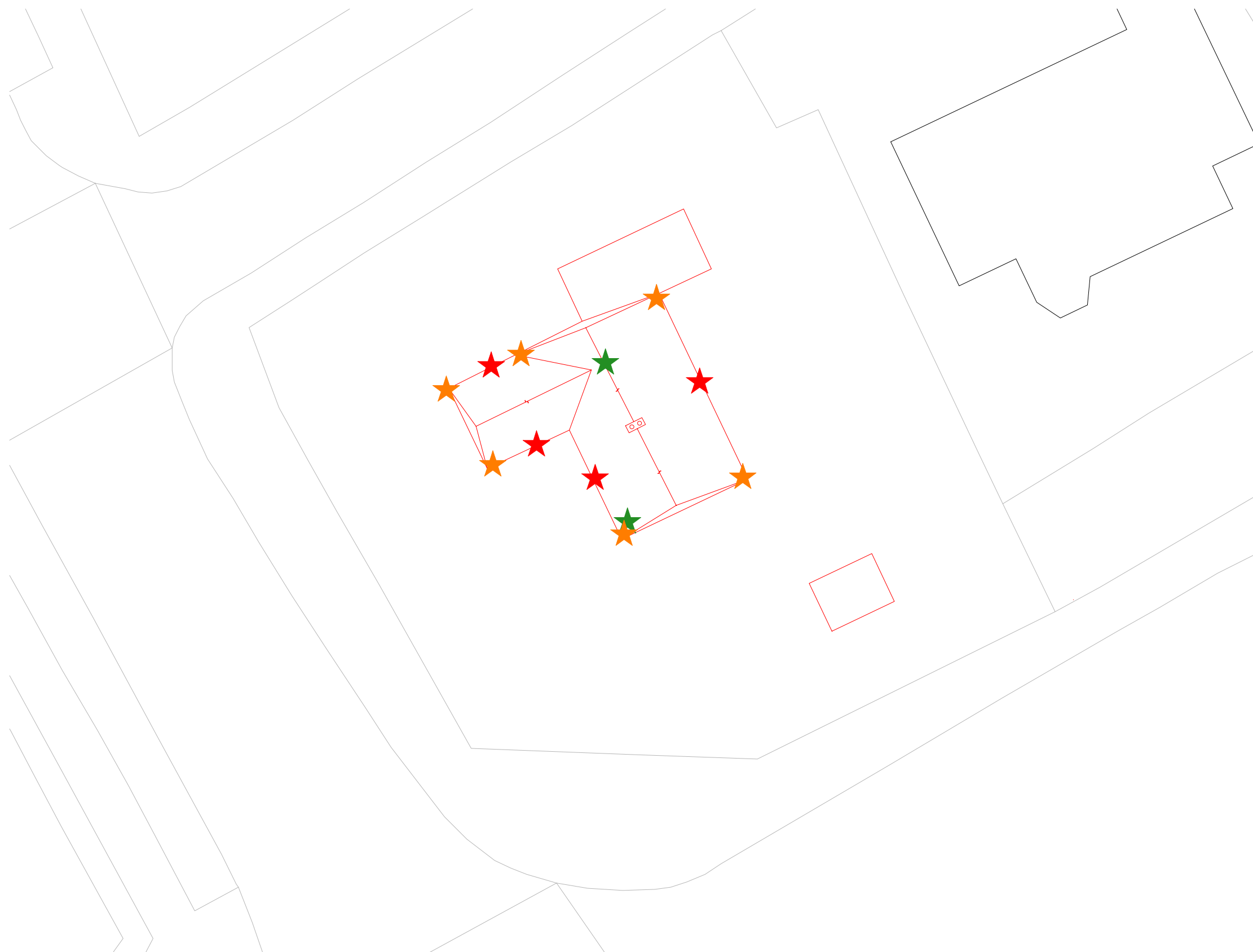
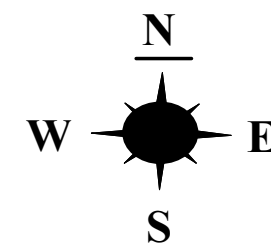
The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
<<https://www.legislation.gov.uk/ukdsi/2019/9780111176573>>

Countryside and Rights of Way Act 2000

<http://www.legislation.gov.uk/ukpga/2000/37/pdfs/ukpga_20000037_en.pdf?view=interweave>

Appendices

Appendix 1: Site Plan Showing Bat Roost Potential



Appendix 1: Bat Roosting Potential Map

Address: 2 War Office Road,
Bamford, Rochdale,
OL11 5HR
JCA Ref: 18436/HC

NOT TO SCALE

KEY	
	Surveyed buildings
	Visible daylight in loft
	Gaps in roof edging
	Gaps under tiles
	Buildings (not surveyed)



Arboricultural & Ecological Consultants

Appendix 2: Proposed Development Plan



ARNSIDE DRIVE

WAR OFFICE ROAD

BURY ROAD

SANDHOLE LANE

LB

Shelter

Shelter

Existing boundary hedge to be retained backed up with pleached tree planting to provide additional height to screening along Bury Road



Bury Road boundary - view from within the site

1 1a

4

2

138

841

Appendix 3: Photographic Evidence



Photo 1: Rear view of the building with chimney present.



Photo 2: Front view of the building.



Photo 3: Flat roofed garage attached to the main building.



Photo 4: Shed present in the rear garden.



Photo 5: Loft space present with roofing membrane and insulation.



Photo 6: An example of the gaps present in the roof edging.



Photo 7: An example of the gaps present in the roof edging.



Photo 8: An example of the gaps present underneath the first line of tiles.



Photo 9: The trees present within the front garden.



Appendix 4: Bat Survey Calendar

Figure 1: Survey timings calendar (taken from BCT: Bat surveys for professional Ecologists, Good Practice Guidelines; 3rd Edition).

Survey type	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Preliminary ecological appraisal - fieldwork												
Preliminary roost assessment - structures ^a												
Emergence/re-entry survey for maternity or summer roosts ^b												
Emergence/re-entry survey for transitional roosts ^b												
Emergence survey for mating roosts ^b												
Hibernation survey - structures ^a												
Preliminary ground level roost assessment - trees ^d												
Potential roost feature (PRF) inspection survey - trees												
Ground level bat activity survey - transects and automated/static												
Pre-, during and post-hibernation - automated/static bat activity survey												
Swarming survey												
Back-tracking survey												
Trapping survey ^e												
Radio tagging and tracking survey ^e												

= optimal period
 = sub-optimal period

= weather or location dependent (i.e. may not be suitable due to spring and autumn conditions in any one year or in more northerly latitudes). Note that October surveys are not acceptable in Scotland.

^a Not including trees

Appendix 5: Glossary

Activity surveys - are used to assess the level of bat activity at a site. This can be done either by using equipment such as an AnaBat device, or manually walking around a site with a heterodyne detector, documenting the number of bat passes and interceptions.

Dawn surveys - begin around 2 hours before and up to sunrise when bats are returning to their roosts from foraging, and swarming behaviour can be seen close to roost entrances.

Dusk surveys - begin around 30 minutes before sunset and up to 2 hours afterwards. These are done in order to see bats emerging from their roost sites at night.

Echolocation – is a system similar to sonar that allows bats to travel and forage even in total darkness. Bats make a call and then listen to the returning echoes in order to build up a map of their surrounding area. This allows bats to gauge the identity and distance of an object by how long the echo takes to return to them.

Habitat - the ecological or environmental area that is inhabited by a particular species of animal, plant or other type of organism.

Hibernation - is a state of inactivity and metabolic depression characterized by lower body temperature, slower breathing, and lower metabolic rate. Hibernating animals conserve energy, especially during winter when food is short, tapping energy reserves, i.e. body fat, at a slow rate.

Hibernacula - typically consist of underground sites, such as caves and cellars, which remain relatively cold and humid. Bats will hibernate to conserve energy over the winter months when falling temperatures cause a drop in the abundance of insects. These will typically be colonised around November to around March.

Insectivorous – is when an organism feeds exclusively on insects.

Nocturnal - a behaviour characterized by being active during the night and sleeping during the day.

Maternity roosts – colonised around late May early June and consist of mature females and their young. These roosts need to be warm and quiet, and are used up until around August, with females typically leaving first and then the young.

Mating roosts – mating begins around late October to November. Males of most species use special mating calls to attract females. These can include purrs, clicks and buzzing.

Roost – a site where bats live during the day, rear young and hibernate. These can be in man made structures, such as buildings, bridges, tunnels, cellars and mines, or natural features such as mature trees and caves.

Roosts in buildings – many types of buildings will be used by bats. The most likely sites are agricultural buildings (e.g. farmhouses and barns), buildings with exposed wooden beams (greater than 20cm thick), buildings with weather boarding and/or hanging tiles, and buildings close to woodland and/or water.

Roosts in trees – these are typically in mature trees with deep sheltered cracks, under loose sections of bark, or in woodpecker holes.

Species – a group of organisms in which all members can interbreed and produce viable offspring.

Summer roosts (non-breeding) - these are generally occupied by groups of males and immature females during the summer, and are usually only occupied for a short period before the group moves to another location.

Swarming – a behaviour exhibited by bats returning to their roost sites at dawn. Bats can be seen repeatedly flying to and from the roost entrance, making it much easier for consultants to identify where roosts are on a building or structure.



Temporary/Transitory roosts – These are used after hibernation (March – April) before mature females disperse to maternity roosts and male/immature females colonise summer (non-breeding) roosts. Similarly, temporary roosts form before hibernation (August -October).

Underground Roosts – these are typically used during the winter and can be mines, caves, tunnels or cellars.

Appendix 6: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

Audrey Bourdais Paull, Graduate Ecologist

BSc (Hons) Zoology

Audrey joined JCA in 2022 after graduating in Zoology from the University of Leeds. Audrey volunteered for many years with various wildlife conservation and rescue organisations, as well as working on various projects to develop a variety of field survey techniques, report writing and data analysis skills. Audrey is looking forward to developing her ecology consultancy experience with JCA, as well as combining her previous dog training and detection work with ecology to expand into ecology detection dogs.

Helen Chambers, Seasonal Ecologist

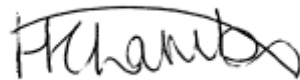
MSc by Research in Environmental Studies, BSc (Hons) Wildlife Conservation with Zoo Biology

Helen joined JCA in 2022 after completing her master's by research degree at the University of Salford. In 2019 Helen graduated with First Class Honours BSc Wildlife Conservation with Zoo Biology, where she gained theoretical knowledge of, and practical experience with, wildlife monitoring and wildlife legislation. She is hoping to further develop her ecological surveying and report writing skills at JCA.



The Information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed



.....
Helen Chambers

29/07/22

Reviewed by



.....
Audrey Bourdais Paull

29/07/22

Reviewed and authorised by



.....
Adam West ACIEEM

01/08/2022

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



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