

Land South of Cowm Top, Castleton, Rochdale

Technical Note: Bat Roost Report Addendum

Project	8666 – Land South of Cowm Top, Castleton	Purpose	Updated Aerial Bat Roost Assessment		
Location	Rochdale				
Client	GLP Trows LLP and BDW				
Doc Ref	Version	Authored	Checked	Approved	
8666.005	2.0	PJB	JC	JC	

1.0 Introduction

- 1.1 TEP was initially commissioned by GLP Trows LLP and BDW in December 2018 to undertake a suite of ecological surveys and technical appendices of Land South of Cowm Top, Castleton, Rochdale, Greater Manchester (central grid ref: SD 89183 10288),
- 1.2 A Full planning Application (ref 22/01190/FUL) was submitted for the development of the land south of Cowm Top Lane, Castleton, Rochdale for up to 495 dwellings. The overall site is a Residential developer site which also includes associated access, car parking, landscaping and infrastructure.

Survey History

- 1.3 To date TEP have completed the following ecological surveys
- Ecological Impact Assessment
 - Preliminary Roost Assessment for Bats - Buildings
 - Ground Level Tree Assessment for Roosting Bats
 - Nocturnal Bat Emergence Surveys - Buildings
 - Nocturnal Bat Activity Transect & Automated Static Detector Surveys
 - Breeding Bird Surveys
 - Reptile Surveys
 - Biodiversity Net Gain (BNG) Assessment
- 1.4 A review of the ecological technical reports and survey data was undertaken to inform the final submission.

- 1.5 Upon review some of the bat data and reporting¹ was found to be out of date and would need re-evaluation.

Bat Nocturnal and Transect Survey

- 1.6 Discussions were held with GMEU (See Annex C) who replied stating that updated nocturnal transect surveys would not be required as given the activity captured on the initial survey and no real change in habitat, additional bat transect surveys will not inform any more than we already know regarding connectivity and species diversity, therefore updated nocturnal surveys were not required. However, re assessment of trees initially identified with bat roost potential would require further surveys.

Preliminary Ground Level Tree Assessment for Bats

- 1.7 A ground-level inspection of all trees within the site, including those along the site boundaries, was initially undertaken to assess their potential to support roosting bats. The inspection was completed by Licensed Bat Ecologist in 2019 and updated as part of the 2022 habitat survey. Binoculars were used to search for any field signs of bats or features with bat roosting potential. This was undertaken in line with Bat Conservation Trust (BCT) guidance (Collins, 2016²).
- 1.8 The Preliminary Bat Roost Assessment identified three trees with features to support Low bat roost potential – T1, T2 and T3. Refer to Annex B³ for location. An updated aerial tree assessment was commissioned in June 2024 to re-assess the features and roosting potential. The inspections were completed on 26th June 2024.

¹ Bat Activity Report – TEP ref: 7403.02.004 (2020)

² Collins J. 2016. Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition. Bat Conservation Trust.

³ G8666.007 Phase 1 Habitat Survey Map

2.0 Results

Aerial Tree Survey

- 2.1 The aim of a tree climbing bat survey was to reclassify potential roost features (PRFs) and determine the presence/absence of bats at the time of the survey and the need for further survey and/or mitigation.
- 2.2 The process involves inspecting PRFs by eye using torches and endoscopes by licensed ecologists to look for roosting bats or signs of roosting bats such as bat droppings, staining, markings and feeding remains. In addition, the inspection of each PRF will evaluate its overall suitability to support roosting bats. This considers the size, shape and orientation of the PRF in addition to presence of competitor species and external factors such as prevailing weather conditions and artificial light sources. Results of the survey are given in Table 2-1.

Table 2-1: Aerial Tree Survey Assessment Results

Tree ID:	Initial potential:	Updated Potential:	Actions:
T1 (oak tree)	Low (PRF-I)	Negligable	None
T2 (Oak Tree)	Low (PRF-I)	PRF-I	Assessed as having roosting potential for individual bat during the summer. Soft felling under supervision of bat licensed ecologist
T3 (Oak Tree)	Low (PRF-I)	Negligable	None

- 2.3 Photographs of the trees are shown in Figures 1 to 3. Details of the field survey sheets can be found at Annex A.

Figure 1: Tree T1 Oak Tree



Figure 2: Tree T2 Oak Tree

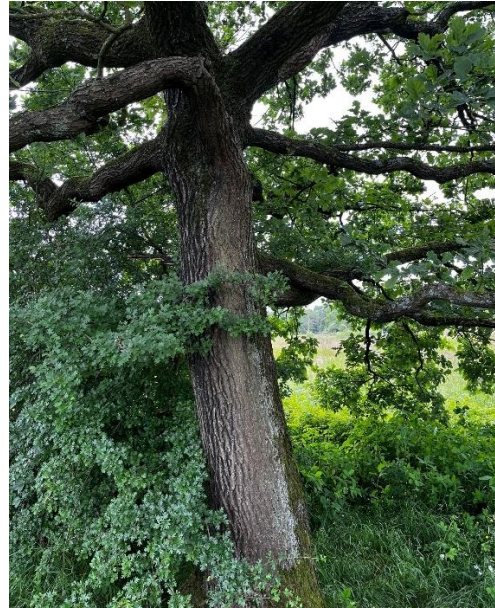


Figure 3: Tree T3 Oak Tree



3.0 Evaluation and Recommendations

- 3.1 All bat species and their roosts are legally protected in the UK. All bats are listed as European protected species of animals in Conservation of Natural Habitats and of Wild Fauna and Flora, better known as the Habitats Directive. There is also protection for bats and roosts in England and Wales under the Wildlife & Countryside Act 1981 (as amended).
- 3.2 Three trees were assessed for their bat roosting potential. Of these trees only one tree T2 was found to have bat roosting potential for individual bat species during the summer months only (PRF-I). The remaining trees (T1 and T3) were found to contain negligible potential for roosting bats.
- 3.3 During site clearance, if tree T2 is to be removed this will need to be undertaken under supervision of a bat licensed ecologist.
- 3.4 No further surveys are required.

Annex A:

Aerial Tree Survey Field Notes

PRF Recording Form



SITE NAME/Project Code		Trans Farm			
DATE		27/6/24			
Site Area		-			
TREE ID NUMBER		T1			
TREE SPECIES		Oak			
Limitations e.g. dead tree, dense ivy, fauna		None			
PRF NUMBER		N/A - None present			
PRF TYPE					
PRF on STEM / LIMB					
DIRECTION PRF FACES					
MEASUREMENTS	PRF HEIGHT (m)				
	DPH (Diameter at PRF Height)				
	ENTRANCE	Height (cm)			
		Width (cm)			
	INTERNAL	Height (cm)			
		Width (cm)			
Depth (cm)					
ROOSTING EVIDENCE	Droppings: yes or no? (look in base)				
	Bats (look in cavity)	Species			
		Number of bats			
		Torpid or awake			
		Above / below / to side of entrance			
Distance from entrance (cm)					
INTERNAL CONDITIONS: (Tick as many of the following as are applicable.)	SMELL	None	Pleasant	Not unpleasant	Unpleasant
	SUBSTRATE	Smooth	Bobbly	Bumpy	Rough
		Clean=	Waxy	Blackened	Polished
		Dirty=	Dusty	Debris	Sludgy
	HUMIDITY	Dry	Damp	Wet	Mildew
	APEX SHAPE	Dome	Spire	Peak / wedge	Flat
		Chambered	Tube	COMPETITORS	
BRIEF DESCRIPTION OF FEATURE		N/A			
PHOTO REFS					
BRP after Climbing Summer		Neg			
BRP after Climbing Winter		Neg			
Additional Notes		- No PRFs identified			

PRF Recording Form



SITE NAME/Project Code		Trow 5 Farm			
DATE		27/06/24			
Site Area		—			
TREE ID NUMBER		T2 (H4)			
TREE SPECIES		Oak			
Limitations e.g. dead tree, dense ivy, fauna		None			
PRF NUMBER		1			
PRF TYPE		TEAR OUT			
PRF on STEM / LIMB		Limb			
DIRECTION PRF FACES		NW			
MEASUREMENTS	PRF HEIGHT (m)		3m		
	DPH (Diameter at PRF Height)		25		
	ENTRANCE	Height (cm)	50		
		Width (cm)	6		
	INTERNAL	Height (cm)	50		
		Width (cm)	10		
Depth (cm)		6			
ROOSTING EVIDENCE	Droppings: yes or no? (look in base)			No	
	Bats (look in cavity)	Species		—	
		Number of bats		—	
		Torpid or awake		—	
		Above / below / to side of entrance		—	
		Distance from entrance (cm)		—	
INTERNAL CONDITIONS: (Tick as many of the following as are applicable.)	SMELL	None	Pleasant	Not unpleasant	Unpleasant
		☒			
	SUBSTRATE	Smooth	Bobbly	Bumpy	Rough
		☒			
		Clean=	Waxy	Blackened	Polished
		☒			
		Dirty=	Dusty	Debris	Sludgy
	HUMIDITY	Dry	Damp	Wet	Mildew
		☒	☒		
	APEX SHAPE	Dome	Spire	Peak / wedge	Flat
		☒			
		Chambered	Tube	COMPETITORS	
	BRIEF DESCRIPTION OF FEATURE	upwards facing tear.out, Open and Exposed, unlikely to be used			
PHOTO REFS					
BRP after Climbing Summer		PRF - I			
BRP after Climbing Winter		PRF - I Neg			
Additional Notes		No other features identified, several overlapping limbs that don't form features			

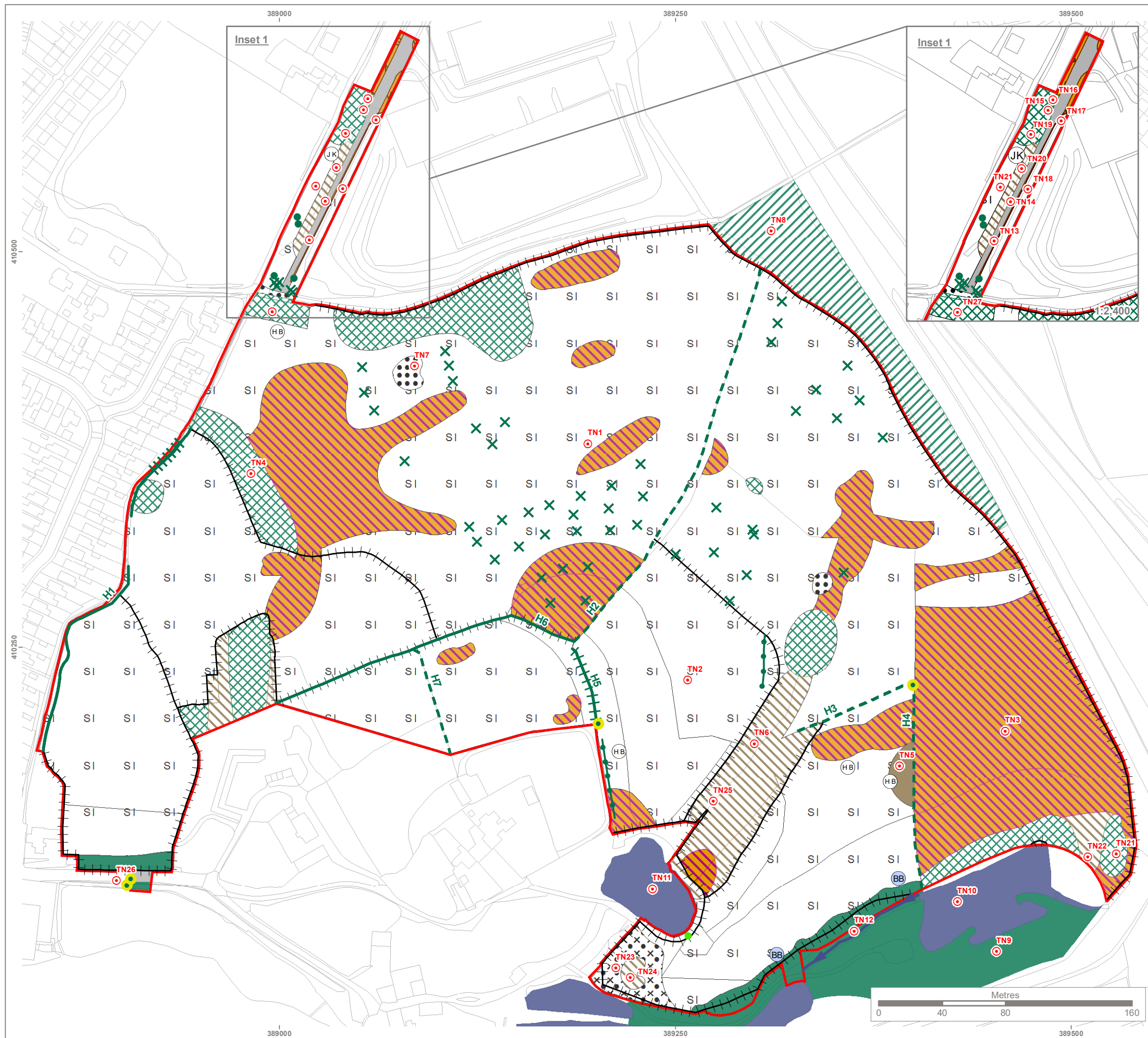
PRF Recording Form



SITE NAME/Project Code		Trows Farm			
DATE		27/6/24			
Site Area		-			
TREE ID NUMBER		T3 (H5)			
TREE SPECIES		Oak			
Limitations e.g. dead tree, dense ivy, fauna		None			
PRF NUMBER		None identified			
PRF TYPE		-			
PRF on STEM / LIMB		-			
DIRECTION PRF FACES					
MEASUREMENTS	PRF HEIGHT (m)				
	DPH (Diameter at PRF Height)				
	ENTRANCE	Height (cm)			
		Width (cm)			
	INTERNAL	Height (cm)			
		Width (cm)			
		Depth (cm)			
ROOSTING EVIDENCE	Droppings: yes or no? (look in base)				
	Bats (look in cavity)	Species			
		Number of bats			
		Torpids or awake			
		Above / below / to side of entrance			
		Distance from entrance (cm)			
INTERNAL CONDITIONS: (Tick as many of the following as are applicable.)	SMELL	None	Pleasant	Not unpleasant	Unpleasant
	SUBSTRATE	Smooth	Bobbly	Bumpy	Rough
		Clean=	Waxy	Blackened	Polished
		Dirty=	Dusty	Debris	Sludgy
	HUMIDITY	Dry	Damp	Wet	Mildew
	APEX SHAPE	Dome	Spire	Peak / wedge	Flat
		Chambered	Tube	COMPETITORS	
BRIEF DESCRIPTION OF FEATURE		No PRFs identified			
PHOTO REFS					
BRP after Climbing Summer		Neg			
BRP after Climbing Winter		Neg			
Additional Notes		A few possible features checked e.g. small knot holes but there aren't PRFs			

Annex B:

G886.0007 - Phase 1 Habitat Map

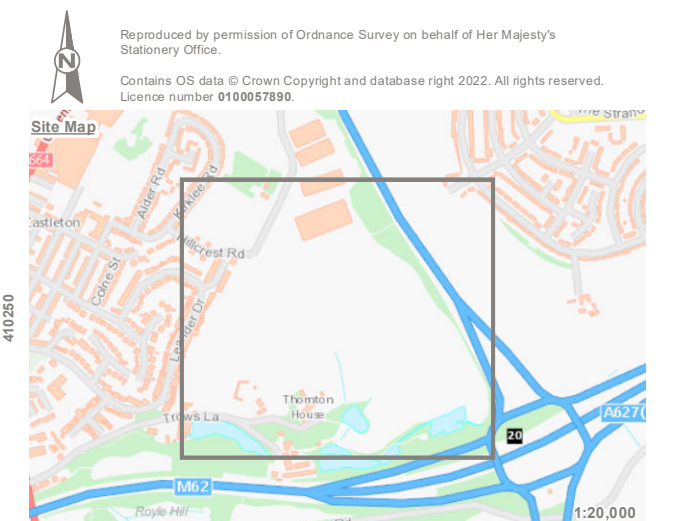


KEY

- Site boundary
- Target note
- Native blue bell
- Himalayan balsam
- Japanese knotweed
- Scattered scrub
- Scattered broad-leaved tree
- Scattered coniferous tree
- Broad-leaved tree with low bat suitability
- Running water
- Species-poor intact hedge
- Species-poor defunct hedge
- Species-poor hedge and trees
- Fence
- Semi-natural broad-leaved woodland
- Plantation broad-leaved woodland
- Dense/continuous scrub
- Modified neutral grassland
- Marsh/marshy grassland
- Poor semi-improved grassland
- Continuous bracken
- Tall ruderal
- Standing water
- Bare ground with ephemeral/short perennial
- Bare ground
- Hardstanding

Note:

The locations of habitats and habitat features are indicative.



Rev	Description	Drawn	Approved	Date



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Project
Cown Top, Rochdale

Title
Phase 1 Habitat Survey

Drawing Number
G8666.007

Drawn	Checked	Approved	Scale	Date
SP	MK	IH	1:2,400 @ A3	10/11/2022

Annex C:

Email Correspondence with GMEU (07/06/2024)

From: [Derek Richardson](#)
To: [Peter Bonney](#)
Cc: [Suzanne Waymont](#)
Subject: RE: Advice on need for additional updated surveys
Date: 07 June 2024 13:09:09
Attachments: [image003.png](#)

Hi Peter

I would agree that that, providing the habitats on the site have not substantively changed in the interim (and I don't think they have?), updating the nocturnal transect surveys will only inform what is already known about bat populations and distribution on the site. These surveys would not therefore need to be updated to inform the planning submission.

Yours

Derek Richardson

Derek Richardson
Principal Ecologist

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From: Peter Bonney <PeterBonney@tep.uk.com>
Sent: 07 June 2024 12:25
To: Derek Richardson <derek.richardson@tameside.gov.uk>
Subject: Advice on need for additional updated surveys

Morning David,

Tried to call you earlier in the week but unfortunately missed your return call as out on site.

In a nutshell, I have a site in Rochdale (Land South of Cowm Top Lane) Application 22/01190/FUL) and am in the process of updating all the ecological reports required for final submission. The majority of ecological documents and surveys are still valid, however I will be re assessing trees for bat roosting potential identified in the initial survey in 2019. My main question is whether to undertake updated nocturnal transect surveys?

The initial transect undertaken of the site indicated that the dominant species assemblage was pipistrelle (89%). See below.

3.0 RESULTS

Transects

Bat Assemblage

- 3.1 The walked transect across the site recorded a species assemblage of at least three species across the three nocturnal bat activity surveys undertaken: pipistrelle species (PIPSPE); noctule (NYCNOC); and Myotis species (MYOSPE). Pipistrelle bats produced 89% of the contacts recorded during transects. Figure 2 summarises the composition of the species assemblage recorded over the three transect surveys.

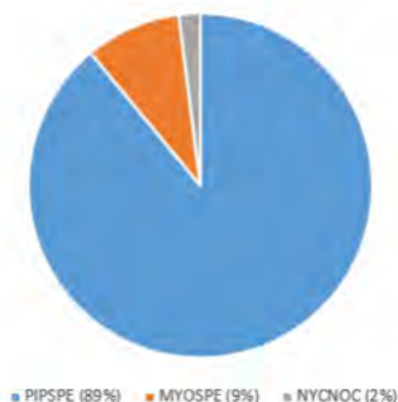


Figure 2: Species assemblage recorded during transects

Seasonal Variation in Activity

- 3.2 The abundance and diversity of bats was highest during Visit 2 in June 2019. Figure 3 summarises the abundance and diversity of bats recorded over the three transect surveys.

With the majority of the activity found to be along woodland corridors and edge to the south of site, all of which will be retained. Also the post development plans will include enhancement and creation of new woodland corridors and open areas to the west and new central corridor containing trees/scrub and grassland within the central section of the site to maintain connectivity.

I have consulted with our bat specialists here at TEP with regards to species abundance and assemblage and we are of the opinion that updating the nocturnal transect surveys will only

inform what we already know, ie majority of activity will be from pip species and contained to the south within retained woodland and woodland edge, and given that the development will include the creation of dark corridors and creation of additional foraging habitat.

I would very much like your opinion on this...

Regards

Peter Bonney BSc (Hons) MCIEEM

Principal Ecologist

Ecology

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