

1 Drake Street,

Rochdale

Bat Dusk Emergence Survey

2025



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Client	Paul Butler Associates
Project Title	1 Drake Street, Rochdale
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Executive Summary

Development Details

The client is proposing residential development at 1 Drake Street, Rochdale, hereafter referred to as the 'site'.

This report describes the status of roosting bats at the site and assesses the potential impacts of the development on bats. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Ecological Interest

No evidence of roosting bats was recorded during the survey.

Outcomes

The proposed development is unlikely to impact bats or their roosts. No further survey work or mitigation is required.

General precaution measurements and enhancement opportunities are provided in this report.



1. Introduction

1.1 Project Brief

1.1.1 Rachel Hacking Ecology Ltd (RHE) was commissioned in 2025 by Paul Butler Associates (the Client) to carry out a Dusk Emergence Survey at 1 Drake Street, Rochdale, OL6 1LU (the 'site'). The site comprises an historic grade 2 listed building, originally built in 1810 and further developed in the 20th century. The site is located at O.S. grid reference: SD 89757 13391 (see Figure 1).



Figure 1. Map showing the location of the site courtesy of © OpenStreetMap Contributors

1.2 Scope of Work

1.2.1 The Client commissioned RHE to carry out a Dusk Emergence Survey at the site.

1.3 Aims of the Survey

1.3.1 The aims of the survey were to:

- Establish the status of roosting bats at the site.
- Inform impact assessment and mitigation requirements.



2. Methods

2.1 Dusk Emergence Survey

- 2.1.1 A dusk emergence survey was undertaken on 22nd May 2025. Five surveyors and four infra-red cameras monitored the site to ensure complete coverage for any emerging bats. The emergence survey began 15 minutes before dusk and continued for 75 minutes after dusk. The surveyors used Echometer Touch 2 Pro bat detectors and were assisted with Nightfox Whisker infra-red cameras as night vision aids (NVA's).

2.2 Assessment Criteria

- 2.2.1 Surveys were undertaken in accordance with current guidelines¹. Interpretation of survey findings and assessment of roosting potential was undertaken using professional judgement and criteria described in published guidance^{1,2}.

2.3 Site Visit Information

Survey Details

- 2.3.1 The lead surveyor was Matthew Bottomley (Ecologist). Matthew has over two years professional experience leading bat surveys and is an accredited agent under licence 2019-42937-CLS-CLS. Matthew was assisted by Victoria McKay, Ryan Gordon, Becky Campbell, Joe Samuels (Assistant Field Ecologists) all of whom are suitably trained and have experience conducting similar surveys.

Site Conditions

- 2.3.2 The weather at the time of the survey was dry with a few clouds and an average temperature of 12°C. The site conditions were appropriate for a full assessment to be undertaken. Sunset was at 21:14, the survey began at 20:56 and ended at 22:36.

Surveyor Positions

- 2.3.3 Figure 2 shows the locations of the surveyors (yellow stars) and infra-red cameras (red circles) during the survey.

¹ Collins, J. (Ed.) (2023) *Bat Surveys for Professional Ecologists-good practice guidelines*. 4th edn. The Bat Conservation Trust, London.

² Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

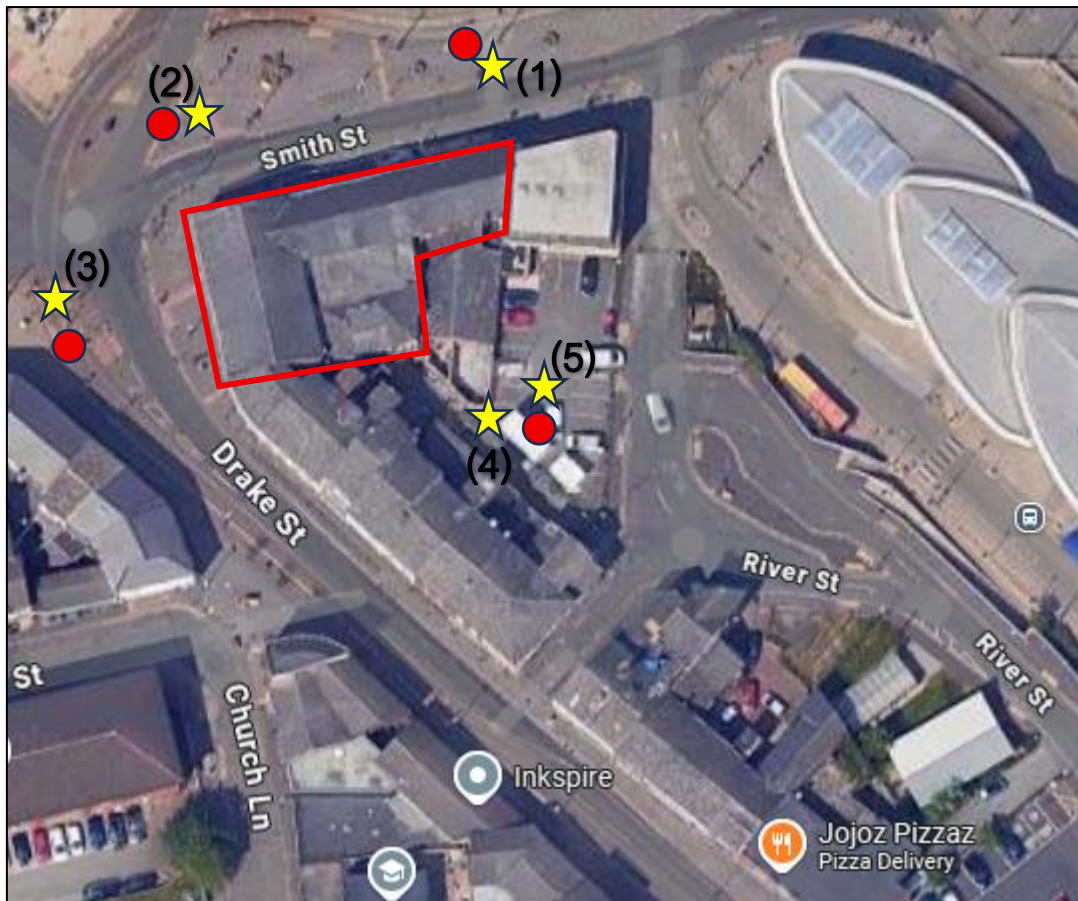


Figure 2 Showing positions of surveyors (yellow stars) © GoogleMaps

- 2.3.4 Photographs of the surveyors' field of view at the darkest point of the survey for each position (see reference no). are contained in Appendix 2.

3. Results

- 3.1.1 No emergence was recorded from the building during the survey.
- 3.1.2 No bat activity was recorded during the survey.

4. Assessment

4.1 Methods

- 4.1.1 The survey was undertaken at an appropriate time of year under suitable conditions. One NVA was used to cover the field of view of two surveyors, as the camera could suitably cover both areas of the roof. Furthermore, the building was illuminated by external streetlights throughout the survey, meaning any potential emerging bats would have been able to be observed throughout the night.
- 4.1.2 The survey methods enabled a robust assessment, and a high degree of confidence is placed on the results.

4.2 Interpretation of Results

- 4.2.1 No evidence of roosting bats was identified during the dusk emergence survey. It is concluded that the site does not currently support roosting bats.
- 4.2.2 The proposed development is unlikely to result in any impacts to bats or their roosts. No further bat surveys are required.



5. Recommendations

General Precautions

- 5.1.1 It is not always possible to prove absence of roosting bats. Bats can roost in suitable features opportunistically and are not always identified during surveys. It is recommended that roof coverings are removed with due caution. Should a bat/bats be identified at any time, work should stop in that area and a suitably qualified ecologist contacted to attend site and advise how to proceed.
- 5.1.2 This report is considered to be valid for two years. After this, a suitably qualified ecologist should be consulted to assess its validity. An assessment update may be required.

Enhancement Opportunities

- 5.1.3 The site could be enhanced for bats by installing a bat box as part of the proposed development. This could either be an integral box, built into the brickwork, or an externally mounted box. Bat boxes should be installed at eaves height, facing southeast to southwest, but not directly above windows or doorways.



Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2025) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 187 and 193, shown below:

- 187. Planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
 - c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
 - d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;
 - e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
 - f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 193. When determining planning applications, local planning authorities should apply the following principles:
 - a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;



- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁷⁰ and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Legislation

All bat species are protected under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit), which make it an offence to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place of a bat.

The Wildlife & Countryside Act 1981 (as amended) contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

Proposed development works that are likely to disturb or destroy bats or their roosts will need to obtain a licence from the relevant Statutory Nature Conservation Organisation (e.g., Natural England) prior to work commencing.



Appendix 2: Surveyor Field of View

Table 1. Surveyor Field of Views	
Surveyor Position	Field of View
1	
2	

