



Indigo Ltd
S u r v e y s

244 Harbour Lane, Rochdale

Preliminary Roost Assessment (PRA)

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SD 92819 11997

251436

18th June 2025

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Revision 1

Table of Contents

1. Summary	2
2. Introduction.....	3
2.1. Purpose.....	3
2.2. Site Description and Location.....	3
2.3. Proposals	5
3. Methodology	6
3.1. Desk study.....	6
3.2. Field survey.....	6
3.3. Limitations/Constraints.....	6
4. Results and Interpretation	7
4.1. Desk Study	7
4.2. Field Study	7
5. Recommendations.....	9
6. Conclusions.....	10
7. References.....	11
Appendix I. Development Plans	12
Appendix II: Planning Policy and Species Legislation Summary	14
Appendix III: Bat Activity Survey Locations	16

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In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Summary

Purpose	Planning permission is being sought for alternations to the existing Grade II listed building at 244 Harbour Lane in Rochdale. The alterations include the refurbishment of the roof structure and repointing of the stonework, along with internal modifications. A Preliminary Roost Assessment was commissioned to support the application for planning permission.
Results	One granted Natural England licence was identified within 2km of the site. The building was assessed to provide a moderate potential to support summer roosting bats, due to voids in the walls and roof of the building. The building was considered unsuitable for hibernating bats due to the lack of external access to the cellar space. The land surrounding the site was assessed to provide a low value foraging and commuting habitat for bats due to the urban nature of the land and the close proximity of the site to the M62 motorway.
Recommendations	It is recommended that no works commence on the building prior to further bat activity surveys being carried out to confirm the presence or absence of roosting bats. It is recommended that a sensitive lighting scheme should be implemented during all phases of the proposed works. It is recommended that consideration is given to including roosting opportunities for bats in the building during the proposed works.
Conclusions	The building provides opportunities for roosting bats with further surveys required to accurately identify the presence or absence of bat roosts in the building and the likely impact of the proposed works.

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought for alternations to the existing Grade II listed building at 244 Harbour Lane in Rochdale. The alterations include the refurbishment of the roof structure and repointing of the stonework, along with internal modifications.

2.1.2. A Preliminary Roost Assessment (PRA) was commissioned to support the application for planning permission.

2.2. Site Description and Location

2.2.1. The site comprises 244 Harbour Lane in Rochdale, an existing Grade II listed residential property that has been empty for approximately two years.



Figure 1: Showing the location of the building covered by this survey.

2.2.2. The building comprises a three-storey semi-detached residential property.

2.2.3. The walls of the building comprise solid stone walls with wooden windows in the northern and southern elevations and doors in the southern and eastern elevations. Wooden fascia boards are present along the northern and southern elevations of the building.

2.2.4. The roof of the building comprises a stone tiled pitched roof that has been bitumen sealed and covered with roofing felt.

2.2.5. Internally the building comprises living spaces over three floors with a roof void above and a cellar below. The roof void displays king post timbers with wooden lath and occasional

areas of bitumen felt on the underside of the slates. The cellar comprises a small, vaulted space accessible from the interior.



Figure 2: The southern elevation of the building.



Figure 3: The northern elevation of the building.



Figure 4: The roof void within the building.

2.2.6. The land immediately surrounding the building comprises the attached residential property to the west, the parking area associated with the building to the south, Harbour Lane to the east and land associated with the adjacent residential properties to the north.

2.2.7. The wider surrounding area comprises urban areas associated with the town of Milnrow to the north, east and west with the M62 motorway to the south.



Figure 5: Showing the location of the building in context with the wider surrounding area.

2.3. Proposals

2.3.1. The proposals are for alterations to the building, including the refurbishment of the roof, window replacement and pointing. Internal modifications will also be carried out to reconfigure the living spaces.

2.3.2. Plans showing the existing and proposed layout of the building are included in Appendix I of this report.

3. Methodology

3.1. Desk Study

3.1.1. A desk study for statutory designated sites including bats as qualifying features was carried out through the MAGIC website.

3.1.2. The MAGIC website was searched for records of existing European Protected Species (EPS) licences within 2km of the site.

3.2. Field Study

3.2.1. A field survey of the site was undertaken by Steven Whitcher (MCIEEM) on the 9th June 2025. The Preliminary Roost Assessment (PRA) was carried out in accordance with the Bat Conservation Trust Good Practice Guidelines, 4th edition (2023) and was also advised by BTHK Bat Roosts in Trees - A Guide to Identification and Assessment for Tree-Care and Ecology Professionals (2018) and BRHK Bat Roosts in Rock – A Guide to Identification and Assessment for Climbers, Cavers & Ecology Professionals (2021).

3.2.2. The weather at the time of the survey was cloudy with a light breeze (BWS-1) and a temperature of 14-16°C.

3.2.3. During the survey all buildings, structures and trees were searched for bat roosting potential or evidence of existing roosts, including:

- Checking buildings, structure and trees for cracks, voids or other Potential Roost Features (PRF).
- Looking for signs of staining or worn areas indicating a roost entrance.
- Searching for droppings, foraging remains such as wings or other field signs.

3.2.4. The inspection included a visual inspection using a bright torch (1 million candle power), ladders and also an inspection with binoculars, a pole camera and an endoscope, where applicable.

3.2.5. The habitat around the site was also assessed for its suitability to support foraging and commuting bats by looking at the value of the surrounding habitat and the connectivity of the site to the wider area.

3.3. Limitations/Constraints

3.3.1. This PRA was carried out as a daytime survey and therefore does not provide accurate information on bat emergence or entry or on foraging and commuting activity in the surrounding area.

3.3.2. A search for existing bat records within 2km of the site was not commissioned as part of the survey. Therefore, an assessment of the impact of the development on known bat roosts in the area was not carried out as part of the survey.

4. Results and Interpretation

4.1. Desk Study

4.1.1. One granted Natural England bat licence was identified within 2km of the site on the MAGIC website. The record refers to a 2015 licence covering common pipistrelle (*Pipistrellus pipistrellus*) and brown long eared bat (*Plecotus auritus*) located 650m to the northwest.

4.2. Field Study

4.2.1. The walls of the building were found to be in a generally good condition although occasional pointing voids were identified high on the gable end of the building.

4.2.2. Due to the uneven nature of the stonework voids were identified leading behind the wooden fascia boards along the northern and southern elevations of the building with pointing voids also identified behind the fascia.

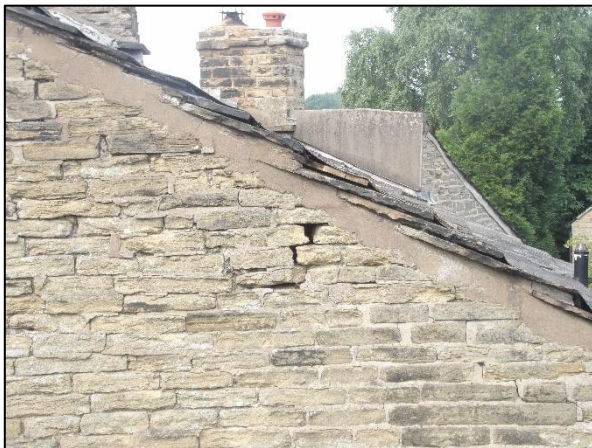


Figure 6: Stonework voids in the gable end of the building.



Figure 7: Voids behind the fascia boards.

4.2.3. The roof of the building was generally found to be sealed by the bitumen sealant and roofing felt, providing no access between the slates for bats. The verge of the roof displayed voids between the slates and underneath the roofing felt, due to the non-uniform nature of the stone slates.



Figure 8: The felt covered roof of the building.



Figure 9: Voids along the verge of the building.

4.2.4. No bat field signs were identified around the exterior of the building during the survey although the voids present provide opportunities for bats to access the walls, roof and potentially the roof void of the building.

4.2.5. The roof void within the building was found to be dusty and cobweb covered, with cobwebs across the space, implying that nothing regularly flies within the space. No bat field signs were identified throughout the roof void.

4.2.6. The cellar was inspected and found to be a small, damp space with no external access. Therefore, the cellar was not considered likely to provide a suitable habitat for summer roosting or hibernating bats.



Figure 10: The roof void within the building.



Figure 11: The cellar below the building.

4.2.7. Overall, the building was assessed to provide a moderate potential to support summer roosting bats, due to voids in the walls and roof of the building. The building was considered unsuitable for hibernating bats due to the lack of external access to the cellar space.

4.2.8. The proposed works include the refurbishment of the roof structure and repointing works to the stonework. Therefore, the proposed works will have a significant impact on any bat roosts present in the building.

4.2.9. The land surrounding the site was assessed to provide a low value foraging and commuting habitat for bats due to the urban nature of the land and the close proximity of the site to the M62 motorway. A thorough assessment of the foraging and commuting activity around the site was not carried out as part of the survey.

4.2.10. The proposed works are the refurbishment of the building, with no impact on the surrounding land. Therefore, if a sensitive lighting scheme is implemented during the works the impact on foraging and commuting bats is considered likely to be negligible.

5. Recommendations

5.1. It is recommended that no works commence on the building prior to further bat activity surveys being carried out, in line with the Bat Conservation Trust (BCT) Good Practice Guidelines (2023).

5.2. For a building with a moderate potential to support roosting bats the guidelines require two surveys carried out during the peak survey season, which is May to August, from sufficient vantage points to cover all areas of potential around the building, which is considered to be two vantage points. The surveys must be spaced apart by at least three weeks. The recommended vantage points are shown on the plan in Appendix III of this report.

5.3. Further recommendations regarding the need for additional surveys or for a Natural England licence to cover the proposed works should be made on completion of the surveys.

5.4. It is recommended that a sensitive lighting scheme should be implemented during all phases of the proposed works, in line with BCT and Institute of Lighting Professionals (ILP) Guidance (2023).

5.5. It is recommended that consideration is given to including roosting opportunities for bats in the building, in the form of voids in the stonework or bat bricks, during the proposed works.

6. Conclusions

6.1. The building provides opportunities for roosting bats with further surveys required to accurately identify the presence or absence of bat roosts in the building and the likely impact of the proposed works.

7. References

BTHK (2018). Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals. Exeter: Pelagic Publishing.

BRHK (2021). Bat Roosts in Rock – A Guide to Identification and Assessment for Climbers, Cavers & Ecology Professionals. Pelagic Publishing, Exeter.

Collins, J. (ed.)(2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London.

Bat Conservation Trust and Institute of Lighting Professionals (2023) Guidance Note 08/23: Bats and artificial lighting at night. ILP, Rugby

CIEEM (2017) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester.

Legislation and Policy.

Conservation of Habitats and Species Regulations 2017. Available at <http://www.legislation.gov.uk/ukxi/2017/1012/contents/made> (Accessed 5th April 2022).

Countryside Rights of Way Act 2000. Available at <http://www.legislation.gov.uk/ukpga/2000/37/contents> (Accessed 5th April 2022).

The Habitats Directive. Available at http://www.ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm (Accessed 5th April 2022).

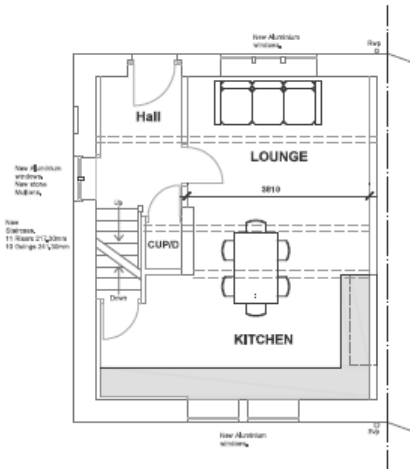
National Planning Policy Framework (2021). Available at <http://www.gov.uk/guidance/national-planning-policy-framework> (Accessed 5th April 2022).

Natural Environment and Rural Communities (NERC) Act 2006. Available at <http://www.legislation.gov.uk/ukpga/2006/16/contents> (Accessed 5th April 2022).

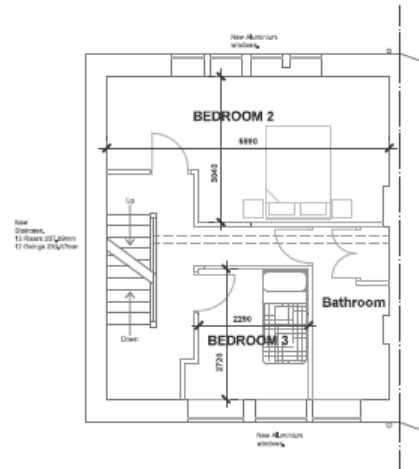
The Wildlife and Countryside Act 1981. Available at <http://www.legislation.gov.uk/ukpga/1981/69> (Accessed 5th April 2022).

Appendix I: Development Plans

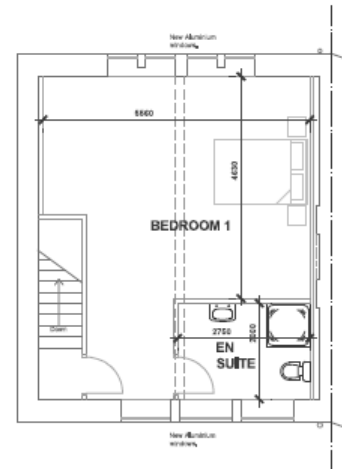




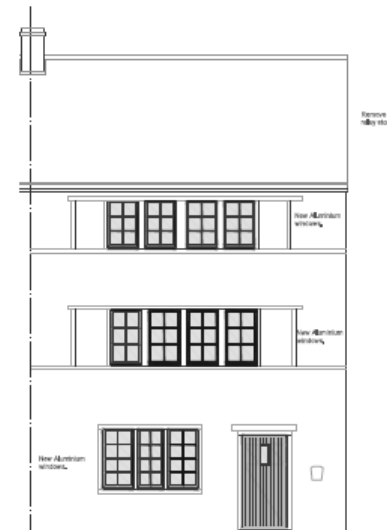
PROPOSED GROUND FLOOR PLAN V1



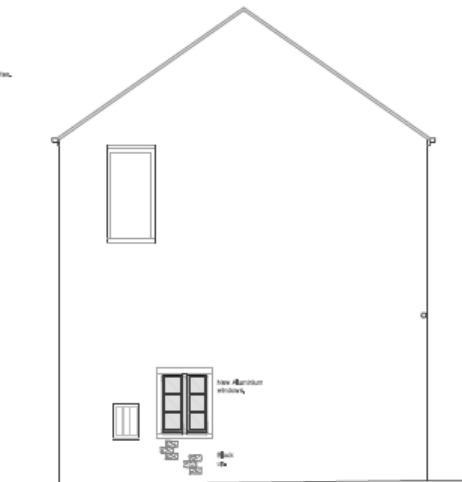
PROPOSED FIRST FLOOR PLAN V1



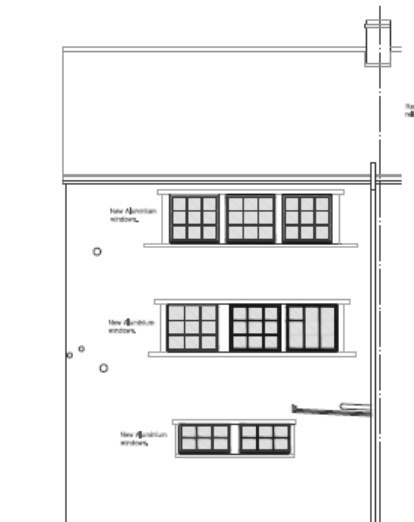
PROPOSED SECOND FLOOR PLAN V1



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

This drawing is provided as a guide only. It is not to be used for construction purposes without the approval of the relevant authorities. The drawing is not to be used for construction purposes without the approval of the relevant authorities. The drawing is not to be used for construction purposes without the approval of the relevant authorities.

CONSTRUCTION NOTES:-

DRAWING TITLE	
SCHEME 1 PROPOSED DETAILS	
JCA JAMES CAMPBELL ASSOCIATES LTD CHARTERED ARCHITECTURAL SERVICES CIAB CIAT	
Campbell House 175 Rochdale Road Manchester M16 9JN Tel: 0161 275 0000 Mobile: 07970 021000 Email: info@jamescampbellassociates.co.uk Web: www.jamescampbellassociates.co.uk	
PROJECT	
PROPOSED INTERNAL ALTERATIONS	
LOCATION	
244 Harbour Lane Millnrow Rochdale	
DRAWN BY	DATE
Martin D. Ashworth	September 2024
SCALE	1:50 @ A1
ISSUE	A
DRAWING NUMBER	
24.3389.SC1.1A	

Appendix II: Planning Policy and Species Legislation Summary

1. Planning Policy

1.1. The National Planning Policy Framework (NPPF, 2019) sets out the governments planning policies and how they should be applied. Section 15 of the policies refers to ‘Conserving and enhancement the natural environment’. This outlines how local authorities should deal with biodiversity when considering planning applications.

1.2. NPPF paragraph 193 States:

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 reasons 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.*

2. Legislation Summary

Site	Legislation	
Locally Designated Sites	Locally designated sites are not covered by any statutory legislation but are protected by local development plans.	
Statutory Sites	Statutory sites are protected in different ways depending on the reason for the sites designated with sites being covered by legislation including the Wildlife and Countryside Act 1981 and the Habitats Directive.	
Species and Habitats of Principal Importance	Species and habitats of principal importance are covered by the Natural Environment & Rural Communities Act 2006.	
Species	Legislation	Offences include
Badgers	Protection of Badgers Act 1992	○ Wilfully kill, injure, take, possess or cruelly ill-treat a Badger, or attempt to do so; ○ To intentionally or recklessly interfere with a sett (this includes disturbing Badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it).
Bats	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately kill, injure or capture a bat; ○ Deliberately disturb bats; ○ Damage or destroy a breeding site or resting place of a bat. ○ 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.
Birds	Wildlife and Countryside Act 1981	○ Intentionally kill, injure, or take any wild bird; ○ Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or ○ Intentionally take or destroy an egg of any such bird.
Crayfish	Wildlife and Countryside Act 1981	○ Obstruct access to any structure or place which a crayfish uses for shelter or protection; or ○ Disturb a crayfish while occupying a place which it uses for that purpose.
Great Crested Newts	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Intentionally or deliberately capture, injure, kill, or disturb the species; ○ Intentionally or recklessly damage, destroy or disturb a GCN in a place of shelter or protection, or obstruct access to such a place; or ○ Damage or destroy a breeding site or resting place.
Hazel Dormice	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately capture, injure or kill a dormouse; ○ Deliberately disturb dormice; ○ Damage or destroy a breeding site or resting place of a dormouse ○ Obstruct access to any structure or place which a dormouse uses for shelter or protection; or ○ Disturb a dormouse while occupying a structure or place which it uses for shelter or protection
Otters	Conservation of Habitats and Species Regulations 2017 (as amended) Wildlife and Countryside Act 1981	○ Deliberately capture, injure or kill any wild otter; ○ Deliberately disturb wild otters; ○ Damage or destroy a breeding site or resting place of an otters. ○ Disturb an otters while it is occupying a structure or place which it uses for shelter or protection; or ○ Obstruct access to such a place.
Red Squirrels	Wildlife and Countryside Act 1981	○ Kill, injure or take a red squirrel; ○ Damage, destroy or obstruct access to any structure or place which a red squirrel uses for shelter or protection; or ○ Disturb a red squirrel while it is occupying a structure or place which is used for that purpose.
Reptiles (non EPS)	Wildlife and Countryside Act 1981	○ Intentionally kill or injure a reptile.
Water Voles	Wildlife and Countryside Act 1981 Natural Environment & Rural Communities (NERC) Act 2006	○ Intentionally capture, kill or injure water voles; ○ Intentionally or recklessly damage, destroy or block access to their places of shelter or protection; or ○ Disturb water voles while occupying a place of shelter used for that purpose.

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: *‘It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.’*

Appendix III: **Bat Activity Survey Locations**

