



Indigo^{Ltd}
S u r v e y s

Wham Street, Heywood

Preliminary Roost Assessment (PRA)

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Revision 1

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Disclaimer

This report has been prepared by Steven Whitcher for the sole use of the commissioning party. The report may not be relied upon by any other party without written agreement from Steven Whitcher.

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 the demolition of a series of existing buildings off Wham Street in Heywood and the residential development of the site. A Preliminary Roost Assessment (PRA) of the buildings on site was commissioned to support the application for planning permission.
Results	The Greater Manchester Ecology Unit returned abundant records of bats and bat roosts within the surveyed area, although no records specific to the buildings covered by this survey. Building 1 was assessed to provide a low potential for roosting bats due to the voids in the verges and roof of the building. Building 2 was assessed to provide negligible opportunities for roosting bats due to the construction of the building, which provides no suitable cracks or voids. Building 3 was assessed to provide negligible opportunities for roosting bats due to the lack of suitable roosting features and the regular disturbance within the building. The non-permanent structures on the site were assessed to provide negligible potential for roosting bats. The land surrounding the buildings was assessed to provide a low value foraging and commuting habitat for bats due to the urban nature of the site and the likely presence of high levels of lighting throughout the area.
Recommendations	Buildings 2 and 3 and the non-permanent structures on the site were assessed to provide negligible potential to support roosting bats. Therefore, there is no requirement for further surveys of the buildings or a Natural England licence to cover the proposed demolition/removal of the buildings. Building 1 was assessed to provide a low potential to support roosting bats. Therefore, it is recommended that no works commence on this building prior to further bat surveys being carried out, in line with the Bat Conservation Trust (BCT) Good Practice Guidelines (2016). It is recommended that a sensitive lighting scheme is implemented during the development, in line with BCT and Institute of Lighting Professionals (ILP) Guidance (2018). It is recommended that consideration is given to including roosting opportunities in the new buildings on the site as an enhancement for the area. The opportunities should ideally take the form of bat bricks installed into the fabric of the building.
Conclusions	If further surveys are carried out in advance of the works commencing to ensure that any bat roosts are identified and a Natural England licence is obtained, where required, the impact of the development on roosting or foraging bats will be negligible.

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought for the demolition of a series of existing buildings off Wham Street in Heywood and the residential development of the site.

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

2.2. Site Description and Location

2.2.1. The site comprises a series of buildings located off Wham Street in Heywood. Figure 1 shows the location of the buildings and includes references for each building that are used throughout this report.

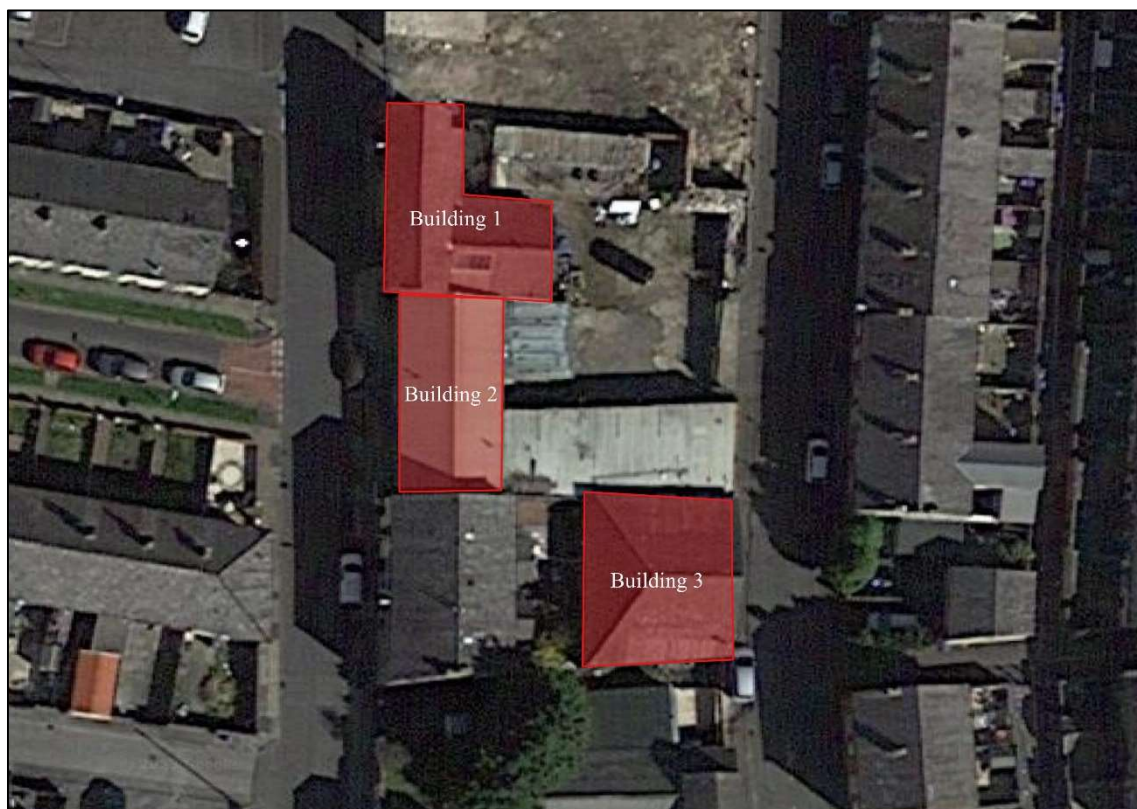


Figure 1: Showing the buildings covered by this survey, including references.

2.2.2. Building 1

2.2.2.1. Building 1 comprises a two-storey building with a single storey extension to the rear. The building is currently used as a boxing gym.

2.2.2.2. The walls of the building comprise brick cavity walls with the gutter supported on brick corbels with a small wooden fascia board above. The windows and doors around the building are a mixture of uPVC and wood framed units.

2.2.2.3. The roof of the building comprises a tiled pitched roof.



Figure 2: The front (western) elevation of Building 1.



Figure 3: The rear (eastern) elevation and roof of Building 1.



Figure 4: The lined loft space within Building 1.

2.2.2.4. Internally the building displays two loft spaces extending throughout the roof void of the two-storey sections of the building. One loft space displays exposed rafters with a partial bituminous felt lining with the other loft space being fully boarded out for storage.

2.2.3. Building 2

2.2.3.1. Building 2 comprises a single-storey industrial unit adjoined to the southern elevation of Building 1. The industrial unit is currently in use.

2.2.3.2. The walls of the building comprise brick to 1m with corrugated metal above. The building has metal guttering and open eaves.

2.2.3.3. The roof of the building comprises a pitched corrugated metal roof.



Figure 5: The front (western) elevation of Building 2.



Figure 6: The rear (western) elevation of Building 2.



Figure 7: The interior of Building 2.

2.2.3.4. Internally the building predominantly comprises a single room that is open to the inside of the walls and roof with an exposed metal frame. To the south of the building there are a series of separated rooms, although these do not extend into the roof void.

2.2.4. Building 3

2.2.4.1. Building 3 comprises a single-storey industrial unit that is currently in use by a fabrication company.

2.2.4.2. The walls of the building comprise solid brick walls with the only door being a large metal door in the eastern elevation. Wooden fascia boards are present along the top of the walls around the building.

2.2.4.3. The roof of the building comprises a pitched and hipped tiled roof.



Figure 8: The eastern elevation of Building 3.



Figure 9: The roof of Building 3.



Figure 10: The interior of Building 3.

2.2.4.4. Internally the building comprises a single room that is open into the roof void with exposed queen post timbers and no lining on the inside of the tiles.

2.2.5. The land surrounding the buildings comprises densely urban land on all sides of the site including residential housing, highways and industrial areas.

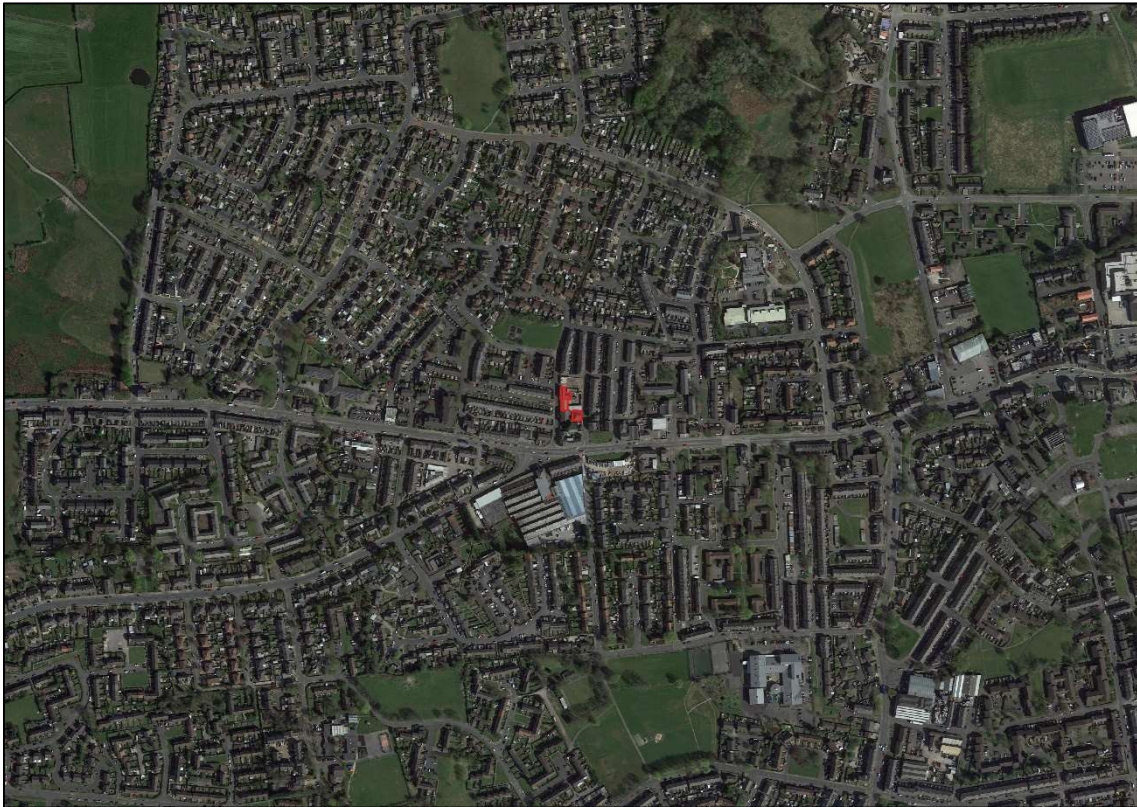


Figure 11: Showing the site in context with the wider surrounding area.

2.3. Proposals

2.3.1. The proposals are to demolish the existing buildings and to residentially develop the site.

2.3.2. Existing and proposed site plans are included in Appendix I of this report.

3. Methodology

3.1. Desk Study

3.1.1. A desk study to identify existing records of bats within 2km of the survey area was carried out with the Greater Manchester Ecology Unit (GMEU).

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

3.2. Field Study

3.2.1. A field survey of the site was undertaken by Steven Whitcher (MCIEEM) on the 23rd May 2023. The Preliminary Roost Assessment (PRA) was carried out in accordance with the Bat Conservation Trust Good Practice Guidelines, 3rd edition (2016) 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 cloudy with a light breeze (BWS-1) and a temperature of 15°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.

4. Results and Interpretation

4.1. Desk Study

4.1.1. GMEU returned abundant records of bats and bat roosts within the surveyed area, although no records specific to the buildings covered by this survey.

4.1.2. The closest records are field records of common pipistrelle (*Pipistrellus pipistrellus*) including a record for SD 845 108, which lies immediately to the north of the site. The closest roost record refers to the presence of a common pipistrelle maternity roost located approximately 200m to the north.

4.1.3. A single record of a granted Natural England licence was identified on the MAGIC website within the 2km search area. The record is located 1.3km to the southwest of the site and refers to a 2011 licence covering common pipistrelle.

4.1.4. No statutory designated sites were identified within the 2km search area on the MAGIC website.

4.2. Field Study

4.2.1. The results for each of the buildings on the site have been outlined separately below.

4.2.2. Building 1

4.2.2.1. The walls of Building 1 were generally found to be in a good condition with no visible cracks or voids. The window and door frames were also found to be tightly sealed into the brickwork.

4.2.2.2. The wooden fascia boards on the building were found to be tightly sealed to the brickwork.



Figure 12: The northern elevation of Building 1.



Figure 13: The eastern elevation of Building 1.

4.2.2.3. The verges of the building displayed occasional areas of missing mortar leaving voids that would allow bats access to the wall tops or roof voids. The voids were covered with cobwebs at the time of this survey with no bat field signs visible on the walls below the voids.



Figure 14: Voids in the verge to the south of Building 1.



Figure 15: Voids in the verge to the east of Building 1.

4.2.2.4. The roof of the building was found to display some minor movement in the centre of the building creating small voids underneath the tiles. The remaining areas of the roof were found to be in a good condition with tight fitting roof tiles and the ridge tiles in place and mortared.



Figure 16: Signs of movement in the roof of Building 1.



Figure 17: Looking along the roof of Building 1.

4.2.2.5. Internally the loft spaces of Building 1 were accessible and were found to be generally clean with no bat field signs identified.

4.2.2.6. Overall, Building 1 was assessed to provide a low potential for roosting bats due to the voids in the verges and roof of the building. Therefore, the proposed demolition of Building 1 will potentially have a significant impact on any bats or bat roosts present in the building.

4.2.3. Building 2

4.2.3.1. The walls and roof of Building 2 were found to be in a good condition with the construction of the building providing no cracks or crevices suitable for roosting bats, although the open eaves provide opportunities for bats to access the interior of the building.

4.2.3.2. The interior of the building was found to be open to the inside of the wall and roof sheets with an exposed metal frame. No bat field signs were identified throughout the interior of the building.



Figure 18: The exterior of Building 2.



Figure 19: The interior of Building 2.

4.2.3.3. Overall, Building 2 was assessed to provide negligible opportunities for roosting bats due to the construction of the building, which provides no suitable cracks or voids. Therefore, there will be no impact on roosting bats during the demolition of the building.

4.2.4. Building 3

4.2.4.1. The walls of Building 3 were found to be in a generally good condition with occasional minor cracks and voids but no significant voids that would provide opportunities for roosting bats.

4.2.4.2. The fascia boards around the building were found to be intact and tightly sealed to the brickwork.

4.2.4.3. The verge of the building was predominantly intact, although occasional minor voids were identified due to small areas of missing mortar.



Figure 20: The brickwork of Building 3.



Figure 21: The brickwork and fascia board of Building 3.

4.2.4.4. The roof of Building 3 was found to be in a generally in a good condition with tight fitting roof tiles and the ridge/hip tiles in place and mortared. Occasional broken or slipped tiles were identified although due to the lack of an internal lining these were assessed to provide minimal potential for roosting bats.

4.2.4.5. The interior of the building was found to be regularly disturbed with no bat field signs identified. The eaves of the building were open displaying light from the exterior and the timbers were predominantly tight fitting, leaving no visible voids around the joints.



Figure 22: The roof of Building 3.



Figure 23: The interior of Building 3.

4.2.4.6. Overall, Building 3 was assessed to provide negligible opportunities for roosting bats due to the lack of suitable roosting features and the regular disturbance within the building. Therefore, there will be no impact on roosting bats during the demolition of the building.

4.2.5. In addition to the permanent structures on the site occasional non-permanent structures were also present in the form of cargo containers and large areas of covered metal racking. These buildings were assessed to provide negligible potential for roosting bats and therefore the removal of these buildings will not impact on roosting bats.



Figure 24: Cargo containers present on the site.



Figure 25: Areas of metal racking behind the buildings.

4.2.6. The land surrounding the buildings was assessed to provide a low value foraging and commuting habitat for bats due to the urban nature of the site and the likely presence of high levels of lighting throughout the area.

4.2.7. A thorough assessment of the foraging and commuting activity on and around the site was not carried out during this survey.

4.2.8. The proposals are to demolish the existing building and to residentially develop the site. Therefore, the works are unlikely to have an impact on foraging or commuting bats

through the loss or fragmentation of suitable foraging habitats. There may be an increase in lighting during the development although due to the likely presence of high levels of current lighting around the site the impact of this is considered minimal.

5. Recommendations

5.1. Buildings 2 and 3 and the non-permanent structures on the site were assessed to provide negligible potential to support roosting bats. Therefore, there is no requirement for further surveys of the buildings or a Natural England licence to cover the proposed demolition/removal of the buildings.

5.2. Building 1 was assessed to provide a low potential to support roosting bats. Therefore, it is recommended that no works commence on this building prior to further bat surveys being carried out, in line with the Bat Conservation Trust (BCT) Good Practice Guidelines (2016).

Table 7.1 Recommended timings for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability	Moderate roost suitability	High roost suitability
May to August (structures) No further surveys required (trees)	May to September ^a with at least one of surveys between May and August ^b	May to September ^a with at least two of surveys between May and August ^b

Figure 26: Table 7.1 from the Bat Conservation Trust Good Practice Guidelines (2016).

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey ^a (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey ^b	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn. ^b

Figure 27: Table 7.3 from the Bat Conservation Trust Good Practice Guidelines (2016).

5.2. For a building with a low potential to support roosting bats the guidelines require a single survey to be carried out during the peak survey season, which is May to August. The survey should be carried out by sufficient surveyors and equipment to cover all areas of potential around the building, which is assessed as two surveyors.

5.3. Following the survey further recommendations should be made regarding the requirement for additional surveys or a Natural England licence.

5.4. It is recommended that a sensitive lighting scheme is implemented during the development, in line with BCT and Institute of Lighting Professionals (ILP) Guidance (2018).

5.5. It is recommended that consideration is given to including roosting opportunities in the new buildings on the site as an enhancement for the area. The opportunities should ideally take the form of bat bricks installed into the fabric of the building.

6. Conclusions

6.1. If further surveys are carried out in advance of the works commencing to ensure that any bat roosts are identified and a Natural England licence is obtained, where required, the impact of the development on roosting or foraging bats will be negligible.

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.

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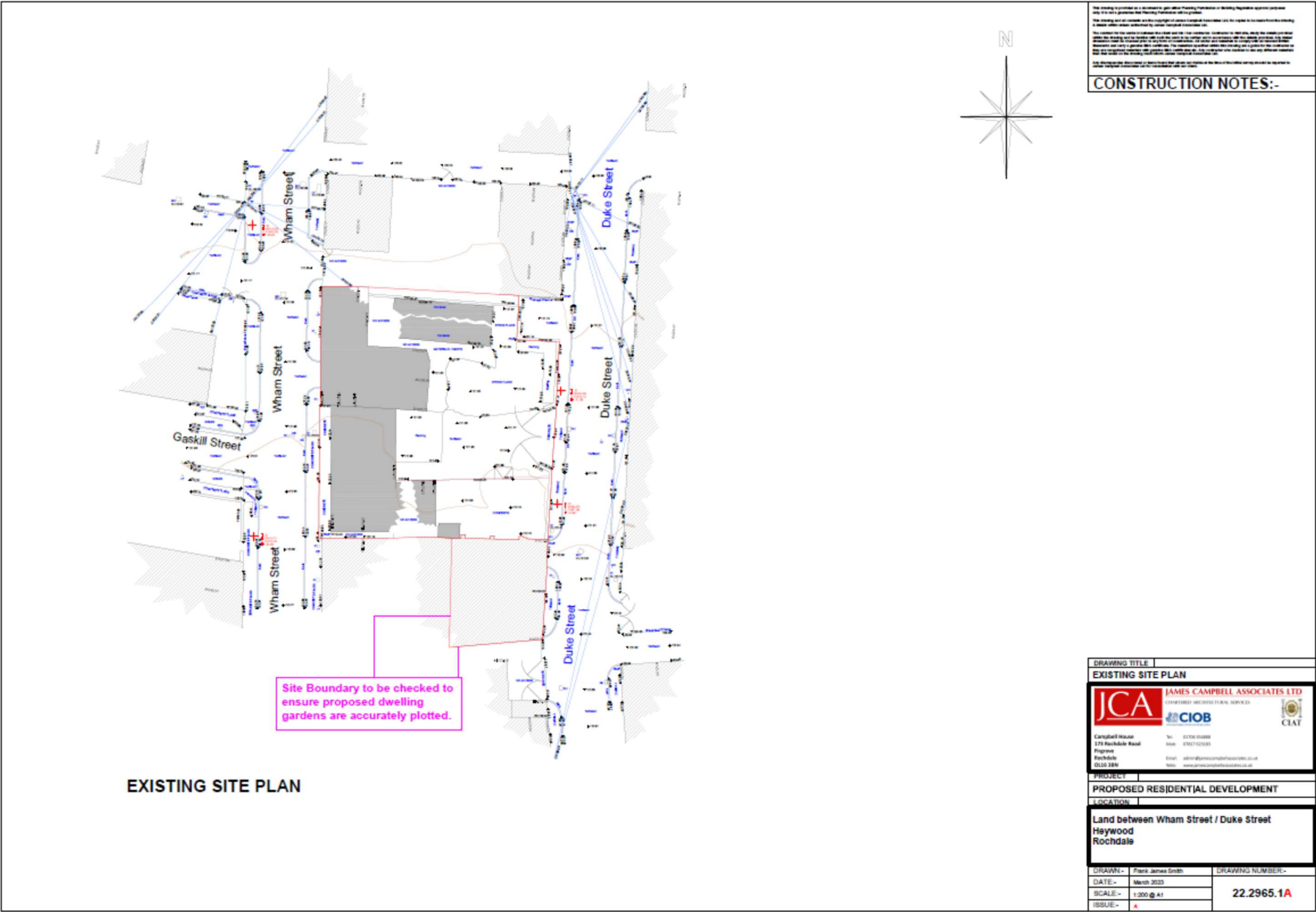
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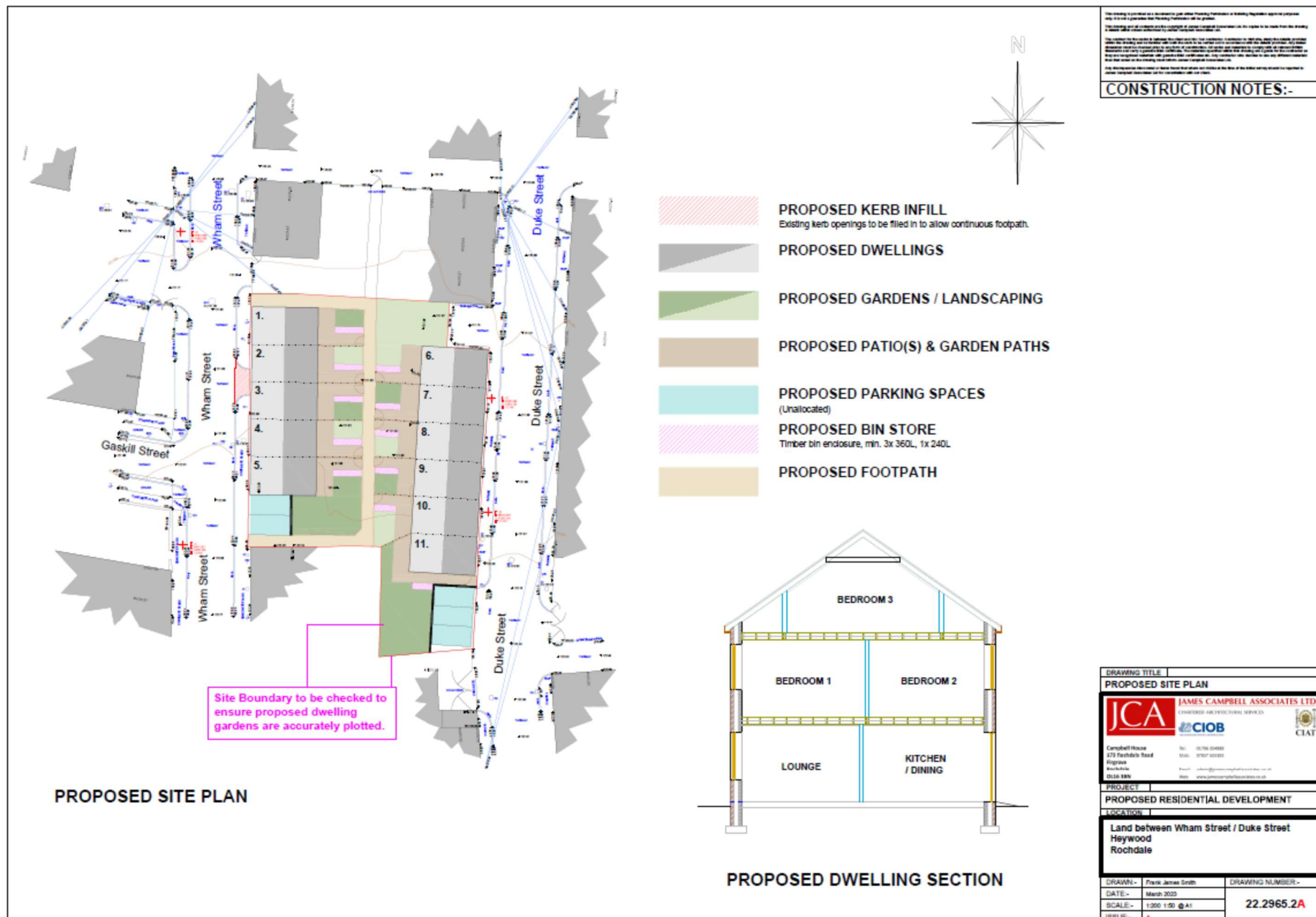
The Habitats Directive. Available at http://www.ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm (Accessed 5th April 2022).

National Planning Policy Framework (2019). Available at <http://www.gov.uk/government/publications/national-planning-policy-framework--2> (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 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 175 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 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 incorporate biodiversity improvement in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

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 or 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.’*