

MARKET PLACE, MIDDLETON

Preliminary Bat Roost Assessment Report

June 2025

DRAFT



Report Control Sheet

Project Name: Market Place, Middleton
 Project Reference: CW20-3104
 Report Title: Preliminary Roost Assessment Report
 Report Reference: CW20-3104 PRA 001
 Printing Instructions: Print at A4 Portrait, Double Sided.

<i>Rev</i>	<i>Date</i>	<i>Description</i>	<i>Prepared</i>	<i>Reviewed</i>	<i>Approved</i>
1	30/06/2025	Draft report sent to Client for comment	SB	KB	KB

Collington Winter Environmental Ltd disclaims any responsibility to Mr Moghimi and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with Mr Moghimi and according to the proposed plans supplied by the client or the client's agent upon commencement of the project.

The contents of this report are valid at the time of writing. As the ecological value of a site is constantly evolving and changing, if more than twelve months have elapsed since the date of this report, further advice must be taken before reliance upon on the contents. Notwithstanding any provision of the Collington Winter Environmental Ltd Terms & Conditions, Collington Winter Environmental Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the report date.

This report is confidential to Mr Moghimi and Collington Winter Environmental Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

CONTENTS

1. INTRODUCTION.....	5
1.1. SCOPE & PURPOSE	5
1.2. LOCATION & SITE CONTEXT	5
1.3. OBJECTIVES	6
2. METHODOLOGY	7
2.1. DESK STUDY	7
2.2. PRELIMINARY ROOST ASSESSMENT	7
2.3. SURVEY LIMITATIONS	8
3. SURVEY RESULTS	9
3.1. DESK STUDY	9
3.2. PRELIMINARY ROOST ASSESSMENT	10
<i>Building 1 (B1)</i>	10
4. RECCOMENDATIONS	15
4.1. FURTHER SURVEYS	15
4.2. LIGHTING MITIGATION	15
5. SUMMARY	16
6. BIBLIOGRAPHY	17

1. INTRODUCTION

1.1. SCOPE & PURPOSE

- 1.1.1. Collington Winter Environmental Ltd was commissioned by Mr Moghimi to undertake a Preliminary Roost Assessment (PRA) at Market Place, Middleton, M24 6AE. This report has been produced to inform planning permission at the site for the change of the first and second floors from light industrial/office space to three self-contained flats together with alterations to front and rear fenestration and creation of outdoor amenity space
- 1.1.2. The author of this report is Shona Bancroft, Graduate Ecologist at Collington Winter. The report has been peer-reviewed by Katie Bird, Associate Director, who holds a Level 2 bat license and is experienced managing planning applications and bat mitigation schemes and has produced many ecological reports to inform planning decisions.

1.2. LOCATION & SITE CONTEXT

- 1.2.1. The site is located directly in the centre of the town Middleton, a borough of Rochdale, Greater Manchester. The site comprises a small shop and takeaway, with additional living space located on the first and second floors, as well as a storage area at the rear of the building. The surrounding area comprises a network of small industrial/office builds, a small parcel of woodland directly adjacent to the rear of the property, a stretch of the River Irk and Public Open Space (POS).
- 1.2.2. Significant areas of greenspace are available directly adjacent to the site on the northern aspect. The Whit Brook is also located approximately 160 m southeast of the site boundary, along with the River Irk which is located approximately 125 m south of the site boundary. This mosaic of habitats is anticipated to attract an abundance of invertebrate prey to be exploited by foraging bats, in what is otherwise a very busy urban environment. The parcels of woodland, and the river will provide suitable linear commuting features for bats within the local area.
- 1.2.3. The habitat connectivity from the site to more valuable habitats within the local area is assessed as suitable, with a parcel of woodland and open greenspace located directly adjacent to the northern aspect of the site. Although other suitable habitat features are not directly connected to the site due to roads, these roads immediately surrounding the site are all minor highways and are not anticipated to act as significant anthropogenic dispersal barriers, particularly for urban dwelling bats such as pipistrelles.



Figure 1.2.1 Site Location and habitat connectivity.

- Blue square indicates site location.
- Red lines indicate linear features connecting areas of optimal habitat.
- Blue area indicates optimal habitat along the river Irk and White brook.
- Green areas indicate woodland habitat for foraging and roosting
- Yellow areas indicate open grassland area with surrounding linear features, that provide commuting

opportunity.

1.3. OBJECTIVES

1.3.1. The objectives of the PRA are as follows:

- Identify any areas of bat roosting potential within the building
- Assess the value of the building for roosting bats
- Search for signs of bats
- Provide recommendations on any further surveys or mitigation required for bats

2. METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- Locations of granted European Protected Species Licences (EPSLs) within 5 km of the site based on consultation with Magic.gov.uk.
- Consultation of local council strategic development plans and other planning considerations.

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. A Preliminary Bat Roost Assessment (PRA) of the site was undertaken by Shona Bancroft BSc (Hons) and completed under the guidance of Katie Bird MEnvSci, ACIEEM who holds a Level 2 Bat Survey Licence from Natural England (Reference 2020-48950-CLS-CLS) on the 13th June 2025 at 10:30am. The weather was dry and clear; temperature was 24 degrees Celsius.

2.2.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.

2.2.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).

2.2.4. Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1 below (Collins 2023).

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^a and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^a and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

^a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2016 and Jansen *et al.*, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

2.3. SURVEY LIMITATIONS

- 2.3.1. Due to the nature of bats being a transient species, this report offers only a snapshot in time. It is therefore only valid for a maximum of 12 months from date of issue, Collington Winter Environmental Ltd cannot guarantee the accuracy of the information contained within it should this report be used outside of this period.
- 2.3.2. Due to the height of the building and it's positioning, the entire roof was not fully visible only the edges of the roof were visible from the ground.

DRAFT

3. SURVEY RESULTS

3.1. DESK STUDY

3.1.1. There are several statutory designated sites within a 3 km radius of locally and regionally importance (Figure 3.1.1):

- Alkington Woods Local Nature Reserve (LNR) is located approximately 0.83 km southwest of the site boundary. The reserve is designated for its variety of habitat types including woodland, grassland, marsh and standing water. These habitat types create valuable features for a number of local wildlife species.
- Hopwood Woodlands LNR is located approximately 1.43 km north of the site boundary. The reserve comprises a number of smaller woodland areas surrounding the grounds of Hopwood Hall. The woodland habitats provide valuable greenspace for a number of wildlife species within the local area.
- Rochdale Canal Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC) are located approximately 1.72 km west of the site boundary. The site is designated for its presence of submerged aquatic plants and emergent vegetation, including extensive colonies of the nationally scarce SAC species floating water plantain (*Luronium natans*). The site also has a rich but generally common-place invertebrate assemblage in excess of 112 species and a number of waterside birds utilise the stretch for breeding.

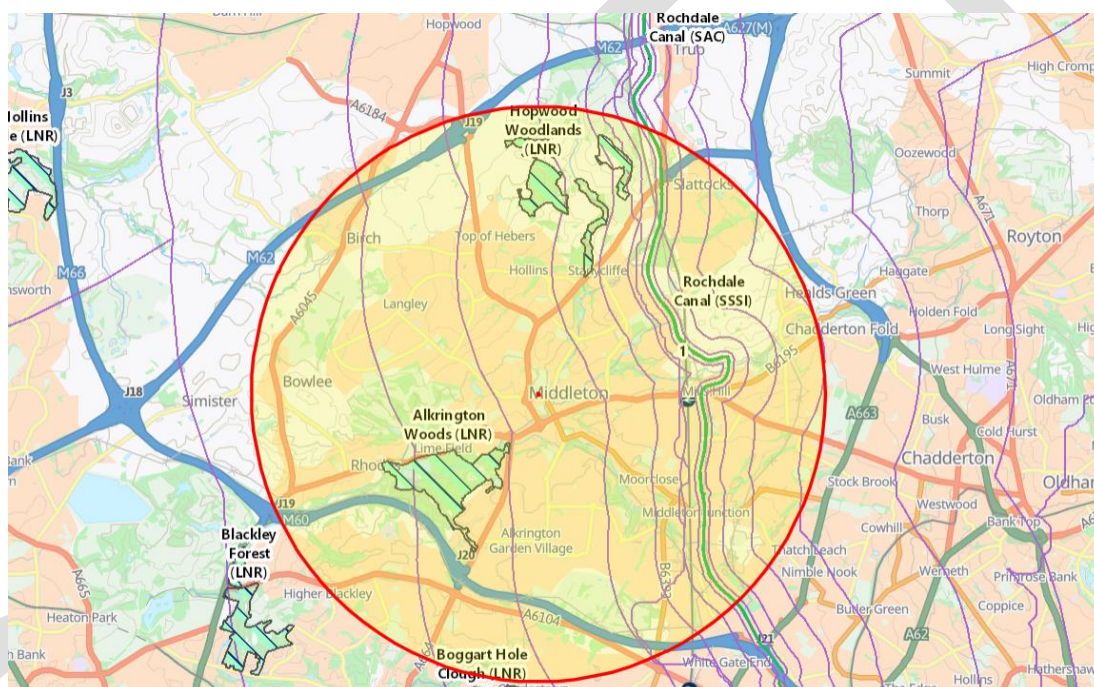


Figure 3.1.1 Statutory Designated Sites within 3 km from the site

3.1.2. The proposed development falls into the impact risk zone of Rochdale Canal SSSI and SAC, however consultation with Natural England is not required (see Figure below of screenshot, obtained from Magic.gov.uk, 2025).



Impact Risk Zones for Sites of Special Scientific Interest

For local planning authorities to determine if a proposed development is likely to affect a terrestrial Site of Special Scientific Interest and when to consult Natural England.

You do not need to consult Natural England on the proposed development at this location.

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

3.1.3. There were 13 records of EPSLs located within 5 km of the site based on consultation with Magic.gov.uk (see

Table 3.1.1).

Table 3.1.1 Granted European protected species licenses within 1 km.

Case reference of granted application	Species on the licence*	Distance from site (KM)	Direction from Site	Licence Start Date	Licence End Date	Does the Licence				
						impact on a breeding site	allow damage of breeding site	allow damage of a resting place	allow destruction of breeding site	allow destruction of a resting place
2015-8774-EPS-MIT	C-PIP	0.68	NE	13/04/2015	01/06/2020	Y	N	N	Y	Y
2014-2836-EPS-BDX	C-PIP	1.89	S	25/08/2014	25/09/2014	Y	Y	N	Y	N
EPSM2010-2397	C-PIP	2.04	N	10/01/2011	31/10/2013	Y			Y	Y
2019-42984-EPS-MIT	C-PIP	3.29	SE	09/10/2019	30/09/2023	Y	N	N	Y	Y
2018-36862-EPS-MIT	C-PIP	3.45	SE	01/09/2018	31/10/2019	N	N	N	N	Y
2020-48009-EPS-MIT	C-PIP	3.57	NW	08/09/2020	30/11/2020	N	N	N	N	Y
2014-1364-EPS-BDX	C-PIP	3.75	SW	01/10/2014	31/03/2015	N	N	N	N	N
2014-1562-EPS-BDX	C-PIP	3.75	SW	01/10/2014	31/03/2015	Y	N	N	Y	Y
2019-42233-EPS-MIT	C-PIP	4.24	SE	06/09/2019	31/01/2020	N	N	N	N	Y
2019-42233-EPS-MIT-1	C-PIP	4.24	SE	05/02/2020	31/03/2020	N	N	N	N	Y
2018-33756-EPS-MIT	C-PIP	4.26	SE	01/03/2018	31/05/2019	N	N	N	N	Y
2018-33756-EPS-MIT-1	C-PIP	4.26	SE	13/04/2018	31/07/2019	N	N	N	N	Y
2017-28510-EPS-MIT	C-PIP	4.37	SE	27/04/2017	30/11/2017	N	N	N	N	Y

Species on the licences locally	Species name	Latin
C-PIP	Common Pipistrelle bat	<i>Pipistrellus pipistrellus</i>

3.2. PRELIMINARY ROOST ASSESSMENT

Building 1 (B1)

3.2.1. The two-storey building comprises a rendered southern aspect with the remainder of the building comprising redbrick. No loft void is located within the building and the ceilings are fully vaulted comprising plasterboard and a white paint. An extension to the main building is located on the northern aspect, which comprises just the ground floor and is made up of red brick and a metal corrugated roof.

EXTERNAL

3.2.2. Externally the property did display some area of natural wear and tear. There were several potential features observed which allowed for bat roosting and access, as crevice features, (details of all features and findings are found in the photographs in Section 3.3):

- The southern elevation offered potential roosting features (PRFs) for bats. Damage to the rendering and fascia boards was identified along the 2nd floor. Previous fascia boards have fallen off along the aspect leaving exposed wood which has become rotten over time, allowing for gaps to appear both within the wood and where it has begun to lift away from the wall. Furthermore, damage to the rendering has resulted in exposed brickwork and further damage to the mortar has created gaps along the aspect and around the 2nd floor windows.
- The western elevation comprised solid red brick and external ventilation pipes. The brickwork displayed areas of damaged brickwork and missing mortar, with most of the damage isolated to the righthand side of the aspect. The damaged brickwork and mortar created small crevices that could be utilised by crevice dwelling species such as common pipistrelle which are known to be present within the surrounding area following the data search. The roof ridge also displayed several slipped tiles and missing mortar that has created small gaps underneath as a result.

- The northern elevation of the main building comprised a solid red brick exterior and displayed areas of missing mortar along the brickwork. The missing mortar did create small gaps and crevices which bats could utilise as potential features. An extension is also present joining onto the northern aspect of the main building. The extension is currently utilised for storage. Externally there is damage to the brickwork as well as missing bricks that lead to internal access, missing areas of metal corrugated roof also allow for direct internal access to the ground floor extension.
- During inspection the eastern elevation identified gaps along the roof edge where mortar is missing between the verge tiles and the brickwork. This defect has resulted in small cavities allowing for access beneath the roof tiles that could be utilised by individual bats.

INTERNAL

- 3.2.3. Internally the main building, the ceiling was fully vaulted with fully plaster boarded with no loft space. No further PRFs within the main building was observed.
- 3.2.4. On internal examination of the ground floor rear extension/ storage area multiple internal access points were identified in relation to the missing and lifted sections of corrugated roof and damage to the external brickwork. Although no direct evidence of bats (e.g. droppings or feeding remains) were identified within this section during the survey the presence of structural gaps of this nature requires further investigation. The remainder of the internal inspection uncovered no further potential roosting features, internally.
- 3.2.5. As a result of the building displaying multiple potential roosting features that could be utilised by individual bats due to their size and surrounding habitat, but is unlikely to support a roost of high conservation value, the building was assessed as providing **moderate** roosting potential.

3.3. PHOTOGRAPHS

- 3.3.1. Please refer to Table 3.3.1 below for photographs and Figure 3.3.1 for a PRF map.

Table 3.3.1 Photographs of the building

Feature	Photograph
Southern aspect – Fascia board damage and damaged rendering.	

Western aspect –
damage to mortar
and brickwork



Northern Aspect -
Extension



Eastern aspect



Figure 3.3.1 – Map of PRFs identified on the building

- Red line indicates boundary of the property at Market Place, Middleton.
- Green dots relate to gaps in corrugated roofing that lead to internal access
- Yellow dots indicate potential roost features relating to damaged brickwork/ missing mortar gaps identified externally.
- Blue dots indicate potential roost features relating to fascia boards externally

4 RECOMENDATIONS

4.1. RECOMMENDED FURTHER SURVEYS

- 4.1.1 The building was found to provide bat roosting potential and therefore, in accordance with Best Practice guidance (Collins, 2023) further nocturnal surveys should be undertaken between May-September (inclusive) to determine usage by roosting bats. B1 was assessed as providing **moderate bat roosting potential**; therefore, a minimum of two further surveys are recommended, with at least one survey completed between May-August.
- 4.1.2 The results of the further surveys will determine if any mitigation is required for roosting bats. If roosting bats are located within the building, a Natural England Mitigation Licence may be required for development to proceed. The Licence can only be obtained once planning permission has been granted and all wildlife conditions discharged. However, the bat emergence surveys must be undertaken prior to planning permission being applied for as they are a material consideration.

4.2. LIGHTING MITIGATION

- 4.2.1 An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:
- Keep site lighting to minimum levels.
 - Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
 - Lighting should feature peak wavelengths greater than 550nm.
 - Light placement should be downward facing to prevent excess horizontal or vertical light spill.
 - The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
 - Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
 - Column heights of lighting can be considered to minimise light spill.

5 SUMMARY

- 5.1.1 Moderate bat roost suitability was assigned to the building as the structure displays some characteristics conducive to bat roosting, but lacks the optimal features required for frequent or large-scale bat use (i.e. maternity roost). The structure includes potential roosting opportunities, such as cracks, and crevices identified within the missing mortar and damaged fascia boards, which could support occasional or seasonal use by bats. A minimum of two emergence surveys are to be completed in order to confirm if a bat roost is present and whether further mitigation is necessary.
- 5.1.2 **It is recommended that no works to the building is completed until the further surveys are carried. If works proceed without the further surveys, there is a risk of breaching relevant legislation.**

DRAFT

6 BIBLIOGRAPHY

- Bat Conservation Trust (2023). Bats and Artificial Lighting at Night: Bats and the Built Environment Series.
- Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. The Bat Conservation Trust, London.
- Downs, N. C. et al (2003) The effects of illuminating the roost entrance on the emergence behaviour of *Pipistrellus pygmaeus*. Biological Conservation 111, 247-252.
- Mitchell-Jones (2004). Bat Mitigation Guidelines: Working Today for Natura Tomorrow. English Nature.
- Mitchell-Jones and McLeish (2004). Third Edition Bat Workers' Manual.
- Packman, C., Zeale, M., Harris, S. & Jones, G. (2015). Management of bats in churches – a pilot. English Heritage Research Project: 6199.
- 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.

DRAFT