



e3p

Preliminary Roost Assessment and
Nocturnal Bat Survey Report

Fieldhouse Industrial Estate, Rochdale

Reference: 80-955-R1-1

Date: August 2022



PRELIMINARY ROOST ASSESSMENT AND NOCTURNAL BAT SURVEY REPORT

Fieldhouse Industrial Estate
Rochdale

Prepared for:
Biz Space

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EXECUTIVE SUMMARY

Site Address	Fieldhouse Industrial Estate, Fieldhouse Road, Rochdale, OL12 0AA
Coordinates	E 389831, N 414762
Site Area	Approximately 6 ha
Current Site Use	The wider site comprises a series of active commercial units. A waterbody is located within the northern corner of the site with associated scrub. Residential housing is present to the west of the site. A tree lined footpath borders the site to the east. An area of public open space is located south of the site boundary.
Proposed Development	Three of the on-site buildings (D8, F13, F14-15) are proposed for demolition.
Results	Two of the on-site buildings (F13 and F14-15) were assessed as having low bat roosting potential. As such, a single dusk emergence survey was undertaken. No nocturnal bat surveys were required for the third building (D8) as this was observed to have negligible bat roosting potential. A single common pipistrelle pass was observed during the dusk survey, and another common pipistrelle was heard but not seen. No bats were observed emerging from the either building and no bats were observed within proximity to any potential roost features.
Conclusions and Recommendations	No further surveys, or a Natural England Bat Licence, are required for the demolition to proceed. In the unlikely instance that any bats are located within either building during the works, works should cease, and a suitably qualified ecologist should be contacted.



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1. INTRODUCTION

1.1. BACKGROUND

E3P has been instructed by Biz Space to undertake a Preliminary Roost Assessment (PRA) and Nocturnal Bat Survey at Fieldhouse Industrial Estate, Rochdale, hereafter referred to as “the site”.

This report has been produced by Graduate Ecologist, Ciara Bass BSc (Hons) who has experience completing nocturnal bat surveys across the UK.

1.2. PROPOSED DEVELOPMENT

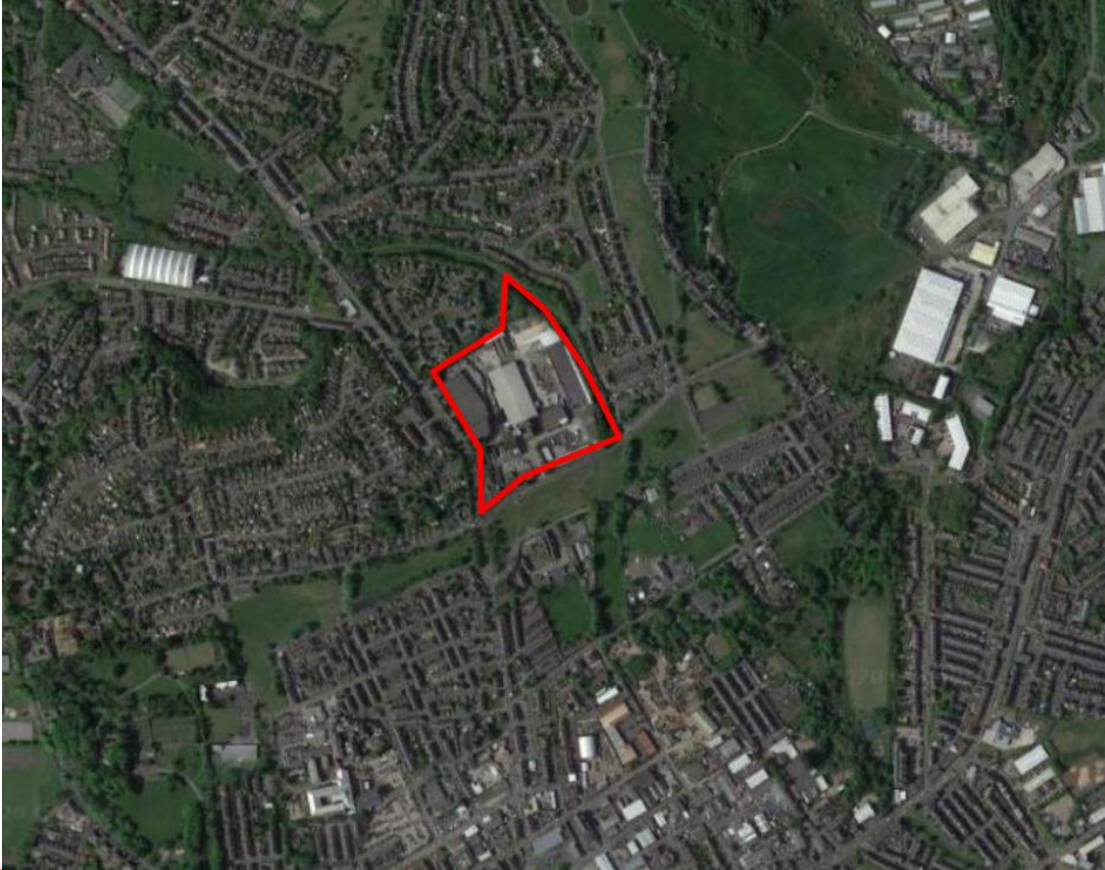
Three of the on-site buildings (D8, F13, and F14-15) are to be demolished to facilitate the construction of a residential development. Please see Appendix II for the building locations.

1.3. SITE LOCATION

The site is located north of Rochdale within a residential and commercial area. Residential housing is present to the west of the site. An area of grassland, designated as public open space, is located south of the site boundary. A waterbody is located within the northern corner of the site. A tree lined footpath borders the site to the east. Grassland fields are situated approximately 280 m east of the site. Buckley Wood Reservoir is located approximately 575 m north-east of the site boundary. Please see Figure 1.1 for an approximate site location and Appendix II for the location of the units surveyed.



FIGURE 1.1 APPROXIMATE SITE LOCATION



1.4. OBJECTIVES

The objectives of the PRA are as follows:

- ✦ Determine if bats currently, or could potentially, utilise the building for roosting.
- ✦ Determine whether further surveys (e.g., nocturnal bat surveys) and/or further mitigation is necessary for development to proceed.

The objectives of the nocturnal bat surveys were to identify:

- ✦ Any existing roosts within the site.
- ✦ Potential impacts of the proposed development on bats.
- ✦ The need for mitigation.

The survey findings are detailed in this report, as well as any recommendations.



2. METHODOLOGY

2.1. DESK STUDY

The following sources of information and ecological records were consulted:

-  MAGIC – A government web-based interactive mapping system, demonstrating European Protected Species Licences and Natural England Licences which have been previously granted within England (Accessed August 2022).
-  Local data records retrieved from the Greater Manchester Ecology Unit (GMEU).

A 1 km search area was utilised for the desk study, with this being deemed an appropriate distance considering the size of the development and the surrounding habitat.

2.2. PRELIMINARY ROOST ASSESSMENT

A PRA was undertaken on the 3rd August 2022 by Celia Barlow who holds a valid Natural England Class 1 Bat Survey Licence (2017-32202-CLS-CLS), with assistance from Ciara Bass. The weather was dry and overcast.

The survey involved undertaking a systematic search of the buildings externally, searching for signs of bats, and/or spaces where bats would be able to access. The methodology followed that described in *Bat Surveys for Professional Ecologists, 3rd Edition* (Collins, 2016). Internal access to the buildings could not be gained due to health and safety restraints and the buildings could not be deemed structurally sound.

The buildings were categorised for their bat-roosting potential (Collins, 2016) as described in Table 2.1.

TABLE 2.1 BAT-ROOSTING POTENTIAL ASSESSMENT (COLLINS, 2016).

CATEGORY	DESCRIPTION
NEGLECTIBLE	A structure with no potential bat roosting features.
LOW	A structure with one or more potential roost sites. However, the potential roost sites do not provide suitability for large numbers of bats (i.e., for maternity or hibernation) and would only provide suitability for occasional use.
MODERATE	A structure with one or more potential roosting features, which could support bats, but is of a suitability meaning that it would be unlikely to support a roost of high-conservation status.
HIGH	A structure with several potential roosting features which would be able to support a large number of bats on a regular basis and for longer periods of time. This would include maternity and hibernation roosts.



2.3. NOCTURNAL SURVEYS

A single bat emergence survey was undertaken on buildings F13 and F14-15 following guidance set out in Collins (2016). The survey was conducted using appropriate handheld bat detectors suitable for commercial use and undertaken by competent and suitably trained bat surveyors.

TABLE 2.2 EMERGENCE/RE-ENTRY SURVEY DETAILS

SURVEY	DATE	SUNSET/SUNRISE	SURVEY TIMINGS	WEATHER CONDITIONS	NUMBER OF SURVEYORS
DUSK EMERGENCE	03/08/2022	21:02	20:47-22:32	18°C, 10% cloud cover, slight breeze, dry	2

During the survey, two suitably qualified bat surveyors were positioned around the buildings to observe the areas of highest bat-roosting potential. Celia Barlow, who holds a Class 1 Natural England Bat Licence (2017-32202-CLS-CLS), acted as the lead surveyor.

Please refer to Appendix II for the approximate locations of the surveyors.

2.4. LIMITATIONS

The PRA was undertaken utilising suitable binoculars and ladders to access all areas where safe to do so. Internal access to the buildings could not be gained due to health and safety concerns. This is not deemed to be a major constraint.

The nocturnal bat survey was completed following guidance set out in Collins (2016) and carried out by competent and trained surveyors in the optimum weather conditions. However, due to the survey being conducted by observation during low light conditions, this may cause constraint of visual assessments. No surveyors were visually constrained during the survey, other than that of low light conditions, and all potential roosting features were observed throughout the survey period.



3. RESULTS

3.1. DESK STUDY

The site comprised active commercial units, with associated access roads and car parks. An area of public open space, identified as grassland with some scattered trees, is located directly south of the site. This space extends east to west for approximately 850 m, providing valuable commuting opportunities for various bat species. It also connects the site to Syke Woods, an area of broadleaved woodland located approximately 200 m east of the site, as well as a mosaic of Deciduous Woodland and Woodpasture and Parkland Biodiversity Action Plan (BAP) Priority Habitats located approximately 480 m west of the site. These areas are expected to offer important foraging, roosting and commuting opportunities for local bat species.

3.2. LOCAL SPECIES RECORDS

Based on information from GMEU, species present within the local area include common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*), pipistrelle species (*Pipistrelle sp.*), and bat species. Three pipistrelle species records were located within 100 m of the site boundary. The closest bat roost was identified approximately 475 m west of the site boundary and was a pipistrelle species roost.

3.3. MAGIC REVIEW

No European Protected Species Licences were located within the 1 km search area. The closest was located approximately 1.07 km north-east of the site, active between 2016 and 2021 for the destruction of a non-breeding common pipistrelle roost.

3.4. PRELIMINARY ROOST ASSESSMENT RESULTS

A detailed description of the buildings on-site can be found in Appendix I. The locations of the buildings can be found within Appendix II. A summary of the PRA survey results can be found in Table 3.1.

TABLE 3.1 BUILDING ASSESSMENT

BAT ROOST POTENTIAL	BUILDING REFERENCES
NEGLIGIBLE	D8
LOW	F13, F14-15

As per Collins (2016) guidelines, one emergence was recommended on the buildings found to have low roosting potential. Considering this, a single nocturnal survey is required on Buildings F13 and F14-15 to assess whether they are currently being used by roosting bats.

3.5. NOCTURNAL BAT SURVEY RESULTS

The following subsections provide a summary of bat activity noted on the dusk emergence survey. Please refer to Appendix III for the full survey forms.



3.5.1. DUSK EMERGENCE SURVEY 3RD AUGUST 2022

During the dusk emergence survey on buildings F13 and F14-15, a very low level of bat activity was recorded. Only two common pipistrelle species were observed, both from V1: one was seen flying west to east at 21:31, approximately 29 minutes after sunset, and another common pipistrelle was heard but not seen at 21:49, approximately 47 minutes after sunset.

No emergences were recorded during the survey.



4. CONCLUSIONS AND RECOMMENDATIONS

During the dusk emergence survey, a low level of bat activity was recorded, with only two common pipistrelle bats recorded.

During the survey no bats were identified emerging from either building and no bats were observed in relation to the potential roost features. The two common pipistrelles were recorded approximately 29 and 47 minutes after sunset respectively, indicating that bats may be roosting locally but not within the site itself or adjacent to the site.

As only two bats were heard during the survey, only one of which was seen, it can be concluded with reasonable certainty that no bats are located within the buildings. Therefore, no further assessment, mitigation or licencing is required for the works to proceed. In the unlikely event that a bat is found inside either building during the works, all works are to cease immediately. Following this, a suitably qualified ecologist should be contacted, and further advice sought from Natural England.



5. REFERENCES

-  Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd edition. The Bat Conservation Trust, London.
-  JNCC (2004). The Bat Workers Manual. 3rd Edition.
-  Mitchell–Jones (2004). Bat Mitigation Guidelines. English Nature.

END OF REPORT



APPENDIX I

BUILDING DESCRIPTIONS

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BUILDING REF.	DESCRIPTION	ASSESSMENT	PHOTOGRAPH
D8	A red brick building with a pitched roof, comprising corrugated steel sheets on the western aspect and asbestos on the northern and southern aspects. The brick was well-sealed throughout. Roller shutter doors and security lighting were located on the western aspect, meanwhile two caged windows were found on the southern aspect. The east of the building was inaccessible due to heavy foliage and fencing. The inside of building was also inaccessible due to health and safety restraints. No features were identified which could support roosting bats.	Negligible	



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BUILDING REF.	DESCRIPTION	ASSESSMENT	PHOTOGRAPH
F13	A red brick-built building with a pitched slate roof. Slipped roof tiles were present which could provide occasional opportunities for crevice dwelling bat species. Brickwork was well sealed, except on the northern aspect, where some crevices around the window were located. Internal access to the building could not be gained due to health and safety restrictions. The building provided opportunities for crevice dwelling bat species on an occasional basis.	Low	



BUILDING REF.	DESCRIPTION	ASSESSMENT	PHOTOGRAPH
F14-15	A red brick building with a parapet roof. The brickwork was well sealed throughout and windows on the eastern aspect had been sealed with breezeblock. Some cement had chipped around the windowpanes on the eastern and northern aspects. This provided no roosting potential on the eastern aspect as gaps were only superficial, whereas on the northern aspect, gaps were larger and deeper and hence could provide some bat roosting potential. Internal access to the building could not be gained due to health and safety restrictions. Overall the building could support crevice dwelling bat species on an occasional basis.	Low	



APPENDIX II

BUILDING NUMBERS AND VANTAGE POINTS

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APPENDIX III

SURVEY FORMS

SURVEY FORMS

DUSK EMERGENCE SURVEY 3RD AUGUST 2022

Date: 03/08/2022

Sunset: 21:02

Start time: 20:47

End time: 22:32

Weather conditions: Dry, 18°C start, 16°C end, 10% cloud cover, light breeze

Surveyor: Celia Barlow (V1)

TIME	SPECIES	ACTIVITY
21:31	Common pipistrelle	Flew from behind surveyor west to east
21:49	Common pipistrelle	Heard not seen

Surveyor: Ciara Bass (V2)

TIME	SPECIES	ACTIVITY
No activity recorded		

