

DALE STREET, MILNROW

Preliminary Bat Roost Assessment Report

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Report Control Sheet

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1. INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Howe Rigout and Construction to undertake a Preliminary Roost Assessment (PRA) at Dale Street, Milnrow. This report has been produced to inform planning permission for at the site to convert the top floor into apartments.

1.1.2. The author of this report is Katie Bird MEnvSci, ACIEEM Associate Director at Collington Winter Environmental Ltd. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is situated at Dale Street, Milnrow within an urban district of Rochdale.

Figure 1.1 Site Location



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 (EPSL) within 5 km of the site based on consultation with magic.gov.uk.

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. A Preliminary Bat Roost Assessment (PRA) of the site was undertaken by Caitlin O'Connor who holds a Level 1 Natural England Bat Licence (Reference 2023-11812-CL17-BAT).

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).

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 in insect populations available to foraging bats).
Negligible*	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 ¹ 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 ²).	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 ¹ 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 ¹ 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.

2.3. BIRD SURVEY

2.3.1. An assessment for nesting bird potential was completed as part of the survey effort. This includes a search for field signs of historic nesting and other potential field signs of nesting birds.

2.4. SURVEY LIMITATIONS

2.4.1. Some of the southern aspects of the roof could not be seen from the ground level due to the topography. However, consultation with the client outlined the roof was re-roofed approximately 4 years, indicating the roof is likely to be of similar condition across its extent.

3. SURVEY RESULTS

3.1. DESK STUDY

3.1.1. The site is located within a suburban area of Rochdale, in a village known as Milnrow. The site is surrounded by residential and commercial properties on all aspects, with larger commercial units to the south of the site, approximately 70m from the site boundary. Limited foraging and commuting habitats are within the immediate area, and urban bat species are most likely to be present. Pockets of public open space is within proximity to the site, whilst an area of agricultural fields are located approximately 460m west of the site which will provide suitable foraging and commuting value within the wider area.

3.1.2. The following EPSLs were located within 5 km of the site based on consultation with Magic.gov.uk:

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
2015-8047-EPS-MIT	C-PIP DAUB S-PIP	W	3.2	24/03/2015	31/08/2020	N	N	N	N	Y
2016-19740-EPS-MIT-1	C-PIP	NW	3.4	01/04/2016	31/03/2021	N	N	N	N	Y
2016-19740-EPS-MIT-2	C-PIP	SW	3.5	20/06/2016	01/04/2021	N	N	N	N	Y
EPSM2009-709	C-PIP	N	3.4	08/04/2009	31/12/2010	N	-	-	N	Y
EPSM2012-5119	C-PIP	SW	3.5	13/11/2012	30/11/2013	N	-	-	N	Y
EPSM2011-2750	C-PIP;S-PIP	W	2.6	15/02/2011	31/07/2013	N	-	-	N	Y
EPSM2009-525	C-PIP;S-PIP	W	3.5	26/05/2009	31/08/2009	N	-	-	N	Y
2015-8632-EPS-MIT	C-PIP	N	3.4	27/03/2015	01/10/2020	N	N	N	N	Y

Species on the licence*	Species name	Latin
C-PIP	Common pipistrelle	<i>Pipistrellus pipistrellus</i>
S-PIP	Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>
BLE	Brown long-eared bat	<i>Plecotus auritus</i>
DAUB	Daubenton's bat	<i>Myotis daubentonii</i>

3.2. PRELIMINARY ROOST ASSESSMENT

3.2.1. Please refer to the Appendix for a PRF map.

External

3.2.2. A three-storey building constructed with sandstone bricks. Larger sandstone block corner stones related to the quoins, windowsills, and lintels. All sandstone brick work was in good condition with no cracks or missing mortar observed across most of the building's extent. The windows and doorways were flush to the brickwork also.

3.2.3. Multiple points of missing sections of stones at the top of the building were identified and it is not possible to confirm whether these points will provide internal access or a PRF. See PRF1 on the map for locations.

3.2.4. The roof is pitched comprising of slate tiles, with eight skylights situated on the eastern and western aspect which were fully flush to the tiles. Generally, the roof appeared to be in good condition, where it was possible to inspect. It is possible some defaults in the roof structure were present on the southern aspect. One lifted slate tile was identified on the eastern aspect (see PRF2).

3.2.5. Additional PRFs was present in relation to the wooden fascia boarding, where gaps were observed between the board and brickwork which may provide suitable crevice for roosting bats. PRF3 relates to a crevice situated between a small wooden panel which was located under plasterboard to the south.

3.2.6. A crevice was located above a window on the southern aspect, created between lintel and external wall and appears to lead updates (see PRF4).

- 3.2.7. Numerous small grates were present on the southern aspect but was considered unsuitable for bat access due to the size of the entrance points.

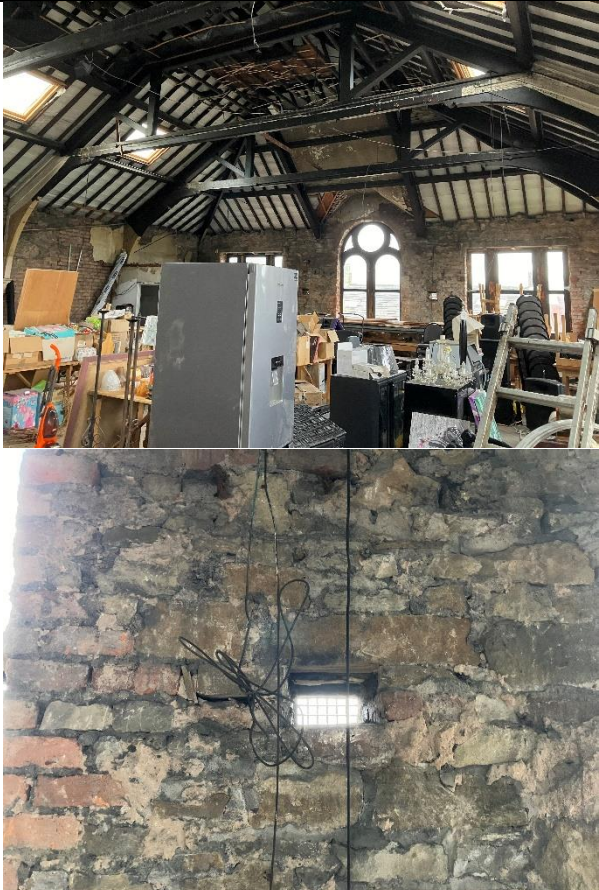
Internal

- 3.2.8. The ground and first floor comprised multiple units which were vacant or in use as commercial units. No potential access points to the units were observed.
- 3.2.9. The third floor comprised one room with the exposed roof structure, with no loft present. The roofing felt comprised a breathable membrane and was in good condition. The room was natural well-lit. The brick work within the large room comprised bare red brick walls which were in average condition, though some crevices within the brick work was observed which may provide suitable conditions for roosting bats. In addition, some holes were identified that may lead to a cavity but was not possible to inspect. Suitable crevices were also present within the wooden joists of the main timber frames.
- 3.2.10. Butterfly parts were located on the southern aspect of the room, mainly concentrated on the south western corner. However, no bat droppings were identified across the room, but two rodent droppings recorded.
- 3.2.11. Please refer to Table 3.1 for photographs.

Table 3.1 Building Photographs

Feature	Photograph
Southern aspect of the building	
Western aspect of the building	

<i>Eastern aspect of the building</i>	
<i>PRF1</i>	
<i>PRF2</i>	
<i>PRF3</i>	

<i>Internal of the upper floor.</i>	
<i>Butterfly wings</i>	

Summary

- 3.2.12. The following survey identified multiple PRFs mainly in relation to the external aspect of the structure. Generally, the third-floor room was well-sealed and no potential access points were identified to provide access to the internal PRFs identified during the survey. Due to the number of PRFs identified on the external aspect, the building was assessed as having **moderate** bat roosting potential as defined as:
- 3.2.13. *“A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitats but unlikely to support a roost of high conservation status”.*

3.3. NESTING BIRD SURVEY

- 3.3.1. No nesting birds were observed during the survey; however, the survey was completed outside of the surveying season and would not be identified at this time of the year. Where the foraging remains were identified within the southwestern aspect, a bird skeleton was identified indicating the remains related to foraging birds.
- 3.3.2. Bird netting was installed on the northern aspect of the building and was understood to have been installed by the owner within the last 12 months. No historic nests were identified across the surveyed areas also.

3.3.3. No potential access points to the third floor were present for birds to access. It is likely that re-roofing works and netting has stopped birds being able to access the internal aspect. Overall, the building was considered unsuitable for nesting birds.

4. RECOMMENDATIONS

4.1. FURTHER SURVEYS

- 4.1.1. If the external PRFs identified during the survey are to be impacted by the proposed development, further surveys are recommended:
- 4.1.2. The building was found to provide bat roosting potential and therefore, in accordance with Best Practice guidance (Collins, 2023) further nocturnal/ re-entry surveys should be undertaken between May-September (inclusive) to determine usage by roosting bats. It was assessed as moderate bat roosting potential; therefore, a minimum of two further surveys are recommended, with at least one survey completed between May-August.
- 4.1.3. The results of the further surveys will determine if any mitigation is required for roosting bats. If roosting bats are located within any of the buildings, 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

- 4.3.1. Any proposed lighting/existing lighting should follow the guidance outlined in the Institute for Lighting Engineers document "Guidance for the Reduction of Obtrusive Lighting" (2005) and BCT's "Bats and Artificial Lighting at Night" (2023).
- 4.3.2. 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 cowl, 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.

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Drawing Title:

Potential Roosting Feature Map

Key:

-  Surveyed Building
-  PF1—Missing parts of bricks
-  PRF2—Lifted tile
-  PRF3 - Wooden panel feature
-  PRF4—Crevice in lintel and external wall

Notes:

Scale: NTS

Drawn by	KB
Checked by	CO
Approved by	OC



Base Map: Google Earth 2024

Site:
Dale Street, Milnrow

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