



Bat Survey Report

Royds Arms

Rochdale

Client:	Design Solutions AP Ltd		
Site Name, Location:	Royds Arms, Rochdale		
Year of Survey:	2025		
Prepared By:	Northwest Ecology		
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This report is prepared by an ecological consultant and does not constitute legal opinion. If legal opinion is required, the advice of a qualified legal professional should be sought.



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Executive Summary

Table 1 summarises the site development proposals, notable ecological features, surveys undertaken and suitability of the site to support bat roosting, foraging and commuting, as well as potential impacts that may occur due to proposals.

An Executive Summary is not a substitute for a bat survey report and this document should be read in full to understand the processes undertaken to identify, quantify and evaluate the potential effects of the proposed development actions on bat species.

Table 1: Executive Summary

Proposals	Change of use of former public house (sui generis) to 5 no. self-contained apartments (Use Class C3). Alterations to roof including increase in ridge height, first floor extension to rear, alteration to fenestration on all elevations with associated car parking, landscaping and bin store.	
Notable Ecological Features	Habitats	The habitats present within the site are limited to developed land, sealed surface and the Royds Arms building. A small area of scattered scrub and urban trees are present to the immediate east and north. No habitats of principal importance are located within the site however, deciduous woodland is located approximately 5m east.
	Connectivity	The River Spodden lies approximately 90m north at the closest point, providing connectivity north to Healey Dell Local Nature Reserve (LNR) and south, where it meets the River Roch. Caldershaw brook lies approximately 570m west, providing connectivity to the west. Woodland habitat to the north and east of site also provide connectivity to Healey Dell LNR, located 530m north.
	Bat Records	Two granted European Protected Species Licences were identified during the desk study, the closest located 1.4km southeast associated with the destruction of common pipistrelle resting place. A minimum of seven bat species have been recorded within 2km, including 44 roost records. The closest roost is located 390m southwest.
Surveys Undertaken	A preliminary roost assessment for bats was undertaken by a licensed ecologist, which included external and internal inspection of the building on site.	
Conclusions	No evidence of bat roosting was discovered during the preliminary roost assessment and no potential roosting features were identified. The building is categorised as having negligible suitability for roosting bats. The trees adjacent to the site are remaining within the proposals. The proposals will not significantly impact foraging and commuting opportunities for bats locally. Proposals may create construction related dust pollution which may indirectly impact deciduous woodland habitat to the east or Healey Dell LNR to the north. These impacts can be minimised through the adoption of standard construction pollution prevention measure. Lighting installed during and post-development may impact suitable foraging and commuting habitat surrounding the site. Implementation of sensitive lighting will ensure that there are no adverse impacts from proposed lighting on surrounding retained foraging / commuting habitats.	



Recommendations	It is recommended that enhancements in the form of bat roost boxes are installed upon the property / retained trees, to provide enhanced opportunities for bat roosting post-development. Suggested bat roost enhancements are described within Table 7. To prevent adverse impacts from construction related pollution, several prevention measures are recommended to minimise impacts to adjacent habitats, such as dust screens, water sprays or mist cannons to dampen down surfaces during activities that generate dust and protecting stockpiles of materials including cement, sand or other powders with covers to prevent wind uptake. Sensitive lighting design is recommended to avoid adverse impacts of lighting on nocturnal and crepuscular species as well as retained habitats, as described within Section 4 of this report.
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1. Introduction

Northwest Ecology was commissioned by Design Solutions AP Ltd in August 2025 to complete a Preliminary Roost Assessment (PRA) for bats at the site known as the Royds Arms, located in Rochdale, Greater Manchester.

This report has been completed to support a full planning application for the conversion of the building to self-contained apartments. This will comprise change of use of the former public house (sui generis) to 5 no. self-contained apartments (Use Class C3), alterations to roof including increase in ridge height, first floor extension to rear and alteration to fenestration on all elevations, with associated car parking, landscaping and bin store.

A bat specific desk study has been undertaken to support this bat survey report.

Scope

This bat survey report has been undertaken with consideration of the current best practice guidelines produced by the Bat Conservation Trust Good Practice Guidelines 2023ⁱ and CIEEM UK Bat Mitigation Guidelines 2023ⁱⁱ. The purpose of this assessment was to:

- Determine the suitability of the site to support bat roosting, commuting and foraging;
- Describe important ecological features for bat species and identify those which may be impacted by the proposals;
- Identify potential impacts and characterise the effects of these;
- Incorporate measures to avoid or reduce these effects;
- Determine whether residual ecological effects are considered significant after avoidance or mitigation;
- Identify appropriate compensation measure to offset significant residual effects; and
- Identify opportunities for ecological enhancement.

Site Location

The site is located at central grid reference SD 88382 14366 and lies within the administrative area of Rochdale Borough Council, Greater Manchester. A red line boundary of the site is shown in Figure 1.

The Royds Arms site lies within the northwest of Rochdale, surrounded by residential development to the south and west. The site is bound by Rooley Moor road to the southwest and Spod road to the north. An abandoned asbestos factory 'Turner Brothers Asbestos' lies 30m north.

The site lies in a largely urban setting, although greenspace is present in the form of Healey Dell Local Nature Reserve (LNR) 530m to the north and woodland habitat adjacent to the east. The River Spodden lies approximately 90m north at the closest point, providing connectivity north to Healey Dell nature reserve and south, where it meets the River Roch. Caldershaw brook lies approximately 570m west, providing connectivity to the west.



Figure 1: Site Location Boundary





2. Methodology

Bat Specific Desk Study

Information regarding designated wildlife sites, notable habitats, previously granted European Protected Species Licenses and existing bat species records, were collated and reviewed to inform this ecological assessment. An absence of records does not indicate the absence of protected species from the search area.

Bat species records dating to 1988 were obtained from Greater Manchester Local Record Centre in August 2025, including records from South Lancashire Bat Group.

Preliminary Roost Assessment

A preliminary roost assessment (PRA) was carried out on 5th August 2025 to identify and record any features that could be suitable for bats to roost. Habitats were also recorded that could be suitable for bats to commute and forage.

Potential roosting structures and foraging / commuting suitability for bats were categorised according to the Bat Conservation Trust Survey Guidelines Good Practice Guidelines 2023ⁱⁱⁱ, detailed in Table 2.

The assessment was undertaken by a licensed ecologist with the aid of torch light, an endoscope and binoculars. Presence of bats and signs of bat presence were searched for during the assessment. Signs of bat presence include droppings, staining, feeding remains and scratch marks.

Table 2: Guidelines for assessing potential suitability of structures and habitats for bats (taken from BCT Good Practice Guidelines 2023)

Suitability Categorisation	Description of roosting habitats in structures	Description of 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	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 roosting 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 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	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.



	hibernation site, but could be used by individual hibernating bats).	
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions 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 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.

Limitations

The survey was undertaken during overcast weather. All external aspects of the building were accessible and all internal spaces were explored during the survey. There were no limitations to the preliminary roost assessment.



3. Results

Desk Study

Pre-existing Bat Records

A review of previously granted species licenses from Natural England was undertaken, covering a 2km buffer from the sites central grid reference, sourced from MAGIC Maps^{iv}. Bat roost records were also collected from Greater Manchester Local Record Centre. Results of the record search are provided in Table 3 and Table 4.

Roost records of up to five different bat species were identified during the desk study. Species included common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, Daubenton's *Myotis daubentonii*, Whiskered *Myotis mystacinus* and Brandt's *Myotis brandtii*. In addition, noctule *Nyctalus noctula*, Nathusius' pipistrelle *Pipistrellus nathusii*, and unconfirmed myotis species *Myotis sp.* were also recorded within 2km but no roosts of these species were identified.

44 records of known roosts were confirmed to be located within 2km, the closest roost records for each species are displayed within Table 4 alongside closest field records (none roosts).

Table 3: Granted European Protected Species Licences (ESPL) within 2km

Species	Licence reference	Licence Dates	Licensable activities	Distance from site
Common pipistrelle	EPSM2009-709	08/04/2009 – 31/12/2010	Destruction of a resting place	1.4km southeast
Common pipistrelle, Daubenton's, Soprano pipistrelle	2015-8047-EPS-MIT	24/03/2015 – 31/08/2020	Destruction of a resting place	1.6km southeast

Table 4: Bat species / roost records, provided by Greater Manchester Local Record Centre

Species	Number of records	Number of roost records	Distance from site (closest record)	Distance from site (closest roost record)
Common pipistrelle	130	9	350m north	900m north
Soprano pipistrelle	11	5	650m north	650m north
Nathusius' pipistrelle	1	0	1.2km southeast	N/A
Pipistrelle species	125	25	75m southwest	390m southwest
Daubenton's bat	16	3	300m east	1.5km southeast
Whiskered bat	5	1	1.5km north	2km southwest
Whiskered / Brandt's	1	1	1.9km southwest	1.9km southwest
Myotis species	1	0	375m east	N/A
Noctule	11	0	1.4km northwest	N/A



Designated Sites

The desk study revealed five designated wildlife sites, as described within Table 5. No designated sites identified during the desk study were designated primarily for bat species.

The site does lie within the Impact Risk Zone of Rochdale Canal Site of Special Scientific Interest (SSSI) however, the development type does not fall within the risk criteria, as outlined within Table 6.

Table 5: Designated wildlife sites

Site Name	Designation	Distance from site	Reason for designation
Locally Designated Wildlife Sites			
Healey Dell	Local Nature Reserve	530m north	Designated for its woodland and riparian habitat surrounding the River Spodden.
Nationally Designated Wildlife Sites			
Rochdale Canal	Site of Special Scientific Interest	2.75km southwest	Designated for supporting important habitats for submerged aquatic plants and emergent vegetation, including extensive colonies of the nationally scarce species floating water- plantain <i>Luronium natans</i> . The site also supports a diverse assemblage of aquatic flora, notably its assemblage of pondweeds, <i>Potamogeton spp</i> ; nine species of which are found in the canal.
Internationally Designated Wildlife Sites			
Rochdale Canal	Special Area of Conservation	2.75km southwest	Designated for presence of Annex II species floating water-plantain <i>Luronium natan</i> .
South Pennine Moors	Special Area of Conservation	6.4km east	Designated for the present of Annex I habitats European dry heath, blanket bogs, old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> , as well as northern Atlantic wet heaths with <i>Erica tetralix</i> and transition mires and quaking bogs.
South Pennine Moors Phase 2	Special Protection Area	6.4km east	Designated for supporting a breeding bird assemblage that includes short-eared owl <i>Asio flammeus</i> (0.3% of the GB breeding population, 1990), merlin <i>Falco columbarius</i> (2.2% of the GB breeding population, 1995) and European golden plover <i>Pluvialis apricaria</i> (1.3% of the GB breeding population, count date unknown).

Table 6: Impact Risk Criteria for Rochdale Canal

Risk Criteria	Risk Criteria Description
Infrastructure	Airports, helipads and other aviation proposals.
Minerals, Oil and Gas	Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction.
Air Pollution	Any industrial/agricultural development that could cause air pollution (including: industrial processes, livestock & poultry units with a floorspace > 500m ² , slurry lagoons > 750m ² & manure stores > 3500 tonnes).
Combustion	General combustion processes >50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/combustion.



Habitat Connectivity

The river Spodden lies 90m north at its closest point, leading north to Healey Dell LNR and south where it meets the river Roch. This river provides connectivity and foraging opportunities for bat species locally and to the north this river remains a darkened corridor where it is surrounded by woodland including Healey Dell LNR.

Healey Dell LNR is located 530m north and provides connectivity northward to farm land, further woodland habitat and waterbodies including Pickshaw Dams and Spring Mill Reservoir 2.25 and 2.6km north respectively, all of which provide highly suitable foraging and commuting habitat as well as potential roosting opportunities within the woodland.

Caldershaw brook lies approximately 570m west within Caldershaw Green park, which also supports woodland and grassland habitat, providing connectivity to the west.

No habitats of principal importance are located within the site however, deciduous woodland, listed within the Priority Habitat Inventory, is located approximately 5m east. This woodland does provide connectivity to Healey Dell through the now abandoned Turner Brothers Asbestos Factory 30m north of site.

Preliminary Roost Assessment

External Inspection

The building on site is of stone construction, built in the mid to late 1800s, with a pitched, tiled roof and brick extension to the rear (northern) aspect. The building has been subject to vandalism and therefore the majority of doors and windows are currently boarded. A number of first floor windows on the south and east aspect are open or have been smashed. Street lighting from Rooley Moor road lights up the south and west aspects of the property.

Exterior stone and brick work is in relatively good condition with no gaps in the mortar or cracks within the brickwork / stonework that would provide crevice features or access points for roosting bats.

Roof tiles and ridge tiles are also in relatively good condition, with no lifted or missing tiles noted (Figure 6). All gable end tiles on west and east aspect are tight to the walls with no missing mortar (Figure 7) or access points providing opportunities for roosting bats.

Figure 2: Southern aspect



Figure 3: Northern aspect

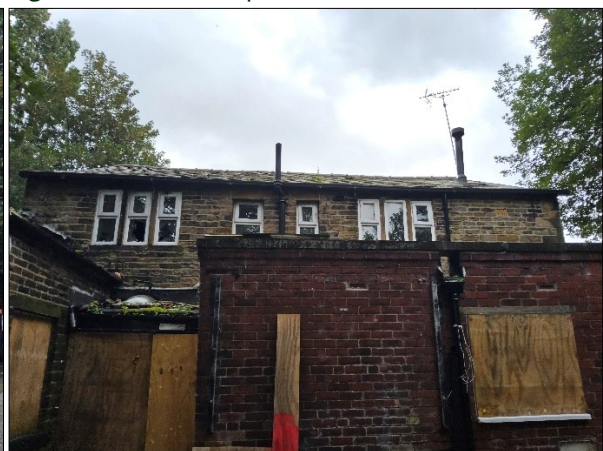




Figure 4: Western aspect



Figure 5: Eastern aspect



Figure 6: Roof and ridge tiles, southern aspect



Figure 7: Gable end, western aspect



Internal Inspection

Internally there is a large amount of light leak throughout the property originating from the broken windows, some of which have been boarded but still allow in light. From the ground level, windows on all aspects of the property allow in large amounts of light (Figures 8 – 10), this also shines into the second floor as the ground floor ceiling is in disrepair and missing in places.

A staircase leads to the second floor which is open to the roof beams. There is no separate roof void. Upstairs windows are open, allowing in wind and large fluctuations in temperature. Windows are not boarded and light fills the space. All beams were clean and void of staining or scratch marks. No bat droppings or feeding remains, were noted during the survey.



A cellar is present (Figure 13), used previously for keg and supply storage. The ceiling and walls are smooth render and painted white. The space remains unlit however there are no suitable crevices or hanging features for bat species. The cellar has received high levels of disturbance and therefore will have experienced disturbance and high fluctuations in temperature from body heat. No droppings, feeding remains, staining or scratch marks were identified within the cellar.

Figure 8: Ground level, light spill south aspect



Figure 9: Ground level, light spill western aspect



Figure 10: Ground level, light spill northern aspect



Figure 11: Exposed roof void from second floor



Figure 12: Second floor, exposed roof void above



Figure 13: Cellar





Foraging and Commuting Assessment

A small area of scrub and scattered trees are present to the east and north of the property. This area is somewhat lit from surrounding street lighting but does provide some opportunities for foraging and commuting bats, particularly pipistrelle species which are not particularly light averse.

More suitable habitat in the form of deciduous woodland to the east, Healey Dell LNR to the north and the river Spodden provide optimal opportunities offsite for foraging and commuting and will not be directly impacted by the development proposals.

The trees within and adjacent to site are not being lost to the development and will remain on site. Proposals will not significantly impact availability of foraging and commuting opportunities for bat species locally.

Figure 14: Scrub and scattered trees to east of building



Categorisation

No suitable potential roosting features were identified during the external or internal building inspection and no evidence of bat presence such as staining, droppings, scratch marks or feeding remains were detected.

Light spill into the property from the windows, exposure to the elements through broken windows and high human disturbance from vandalism create an unsuitable environment for roosting. High levels of vandalism will also cause fluctuations in temperature due to body heat.

The small area of scrub and trees to the east and north of the site do provide some suitable foraging for bat species however, the deciduous woodland to the east, Healey Dell LNR to the



north and the river Spodden provide more suitable and undisturbed, unlit commuting and foraging habitat that is more likely to be utilised by bats locally.

In line with Bat Conservation Trust Survey Guidelines Good Practice Guidelines, the building is categorised as having negligible suitability for roosting bats. No obvious features are present within the site that are likely to be used by roosting bats.



4. Conclusions and Recommendations

This section assesses the potential impacts on bat species associated with the proposals and describes appropriate and proportionate measures for impact avoidance, mitigation and / or compensation required.

Potential Impacts

Designated Wildlife Sites

Five designated wildlife sites were identified during the desk study. No identified designated sites list bat species as their primary reason for designation.

Rochdale Canal SSSI and SAC, as well as South Pennine Moors SAC and South Pennine Moors Phase 2 SPA are located over 2km from the site and due to the distance from site and relative low impact, small-scale nature of the proposals, no direct or indirect impacts are anticipated on any international or national designated site.

Healey Dell LNR is located 530m north and there is potential for construction related dust pollution and lighting (both during and post construction) to impact the LNR. Sensitive and directional lighting as well as standard construction related pollution prevention measures such as dust screens and water sprays can minimise impacts of construction related pollution.

Foraging and Commuting Habitats

Trees adjacent to the site are to be retained and will not be impacted by proposals. Priority habitat deciduous woodland located approximately 5m east may be impacted by construction related pollution. As above, standard construction related pollution prevention measures such as dust screens and water sprays can minimise impacts of construction related pollution on adjacent habitats.

There is potential to impact foraging and commuting habits used by bats locally through lighting installed during and post development. Sensitive lighting implemented throughout the development timeline will ensure that commuting and foraging habitats suitable for bat species are not adversely impacted by the development.

Roosting Habitats

The building to be impacted onsite offers negligible roosting suitability and therefore no impacts to bat roosting are anticipated as a result of the development proposals. Roosting enhancements in the form of bat boxes will ensure that additional opportunities for roosting bats are available post-development.

In the unlikely event that a bat is found roosting within the building during works, all works must cease immediately, an ecologist must be contacted for further advice and a licence from Natural England will be required.

Recommendations

Sensitive Lighting

Sensitive lighting is recommended to avoid adverse impacts of artificial light at night on crepuscular and nocturnal species as well as retained / created habitats. Key lighting design



principals and recommendations are listed below and can be implemented in appropriate combinations when determining proposed lighting for the development:

- Where appropriate, external security lighting should be set on motion sensors and set to as short a possible a timer as the risk assessment will allow. For most general purposes, a 1 or 2 minute timer is likely to be appropriate.
- Lighting should be directed away from the north and east where identified suitable foraging and commuting habitat is present.
- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used;
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- A warm white light source (2700 Kelvin or lower) should be adopted to reduce blue light component;
- Light sources should feature peak wavelengths higher than 550 nanometres to avoid the component of light most disturbing to bats;
- Internal luminaires can be recessed (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill;
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control should be considered;
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt;

Pollution Prevention Measures

To prevent adverse impacts from construction related pollution, several prevention measures are recommended to minimise impacts to adjacent habitats, as described below:

- Dust Screens enclosing the site or placing fine dust mesh near dust sources can contain dust particles from spreading offsite;
- Using water sprays or mist cannons to dampen down surfaces, especially during activities that generate dust, such as demolition or material cutting;
- Protecting stockpiles of materials including cement, sand or other powders with covers to prevent wind uptake.

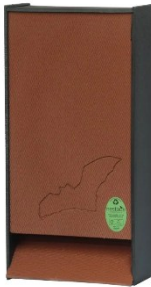
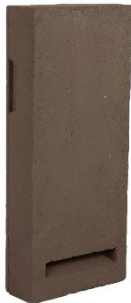
Roost Opportunity Enhancement

It is recommended that enhancements in the form of two bat roost boxes, either in-built during conversion or externally mounted upon the property / retained trees adjacent to the north and east, are installed to provide enhanced opportunities for bat roosting post-development. Suggested enhancement are described within Table 7.

Table 7: Bat box enhancement specifications

Bat Box description and specification	Photograph
Option 1 – Integrated Eco Bat Box	



Designed to be built into a new build or renovation, this bat box is sized to approximately six standard UK bricks, they can be built directly into walls where they will be held in place by the surrounding mortar / sealant. No additional fixings are required and, once in position, the boxes are self cleaning as any bat droppings will fall out of the opening at the base. The box can be purchased with either a cavity or crevice design. The cavity box has a single internal space 60mm wide whilst the crevice box has two internal chambers which are each 20mm wide. Choose from either a red, black or green finish. Weight: 3kg Height: 44cm, Width: 21.5cm, Depth: 11.1cm Available suppliers: NHBS, Wildcare, The Nest Box Company Approximately £60 - £70	
Option 2 – Vivara Pro Build-in Woodstone Bat Tube	
Designed to be built in to external walls or beneath a rendered surface. It is designed to provide the maximum internal space across two crevices. The crevices can be reached via the crawl-in entry slot in the front facing. It is manufactured from hard-wearing woodstone® and plywood with removable side panels so that several boxes can be placed side by side if appropriate. Woodstone® is a mixture of sawdust from FSC wood sources and concrete, and it is designed to last for durability and temperature stability. Weight: 6kg Height: 50cm, Width: 21cm, Depth: 7.7cm Available suppliers: NHBS, Wildcare Approximately £40 - £50	
Option 3 - Beaumaris Bat Box	
Can be externally mounted on either building or trees, this box is designed specifically for crevice dwelling species such as pipistrelles and myotis species known to occur locally. The woodstone® construction provides durability and stable internal temperature conditions. This box is available in two sizes, midi and maxi – specifications of which are described below. Weight: 4.4kg (midi), 8kg (maxi) Height: 40cm, Width: 29cm, Depth: 7cm (midi) Height: 50cm, Width: 38cm, Depth: 7cm (maxi) Available suppliers: Wildcare, NHBS, CJ Wildlife Approximately £40	
Option 4 – Chillon Bat Box	



This box can be externally mounted upon buildings or trees and accommodates up to 15 Pipistrelle bats and provides cavity roost space suitable for individuals or small groups of cavity dwelling bat species.

This box is comprised of woodstone®, which is constructed from a mix of concrete and wood fibres, guaranteeing longevity and durability as well as providing thermal stability for roosting bats.

This box requires no maintenance as droppings fall from the open entrance below.

Weight: 5kg

Height: 46.2cm, Width: 31.5cm, Depth: 13.2cm

Available suppliers: Wildcare, NHBS, CJ Wildlife

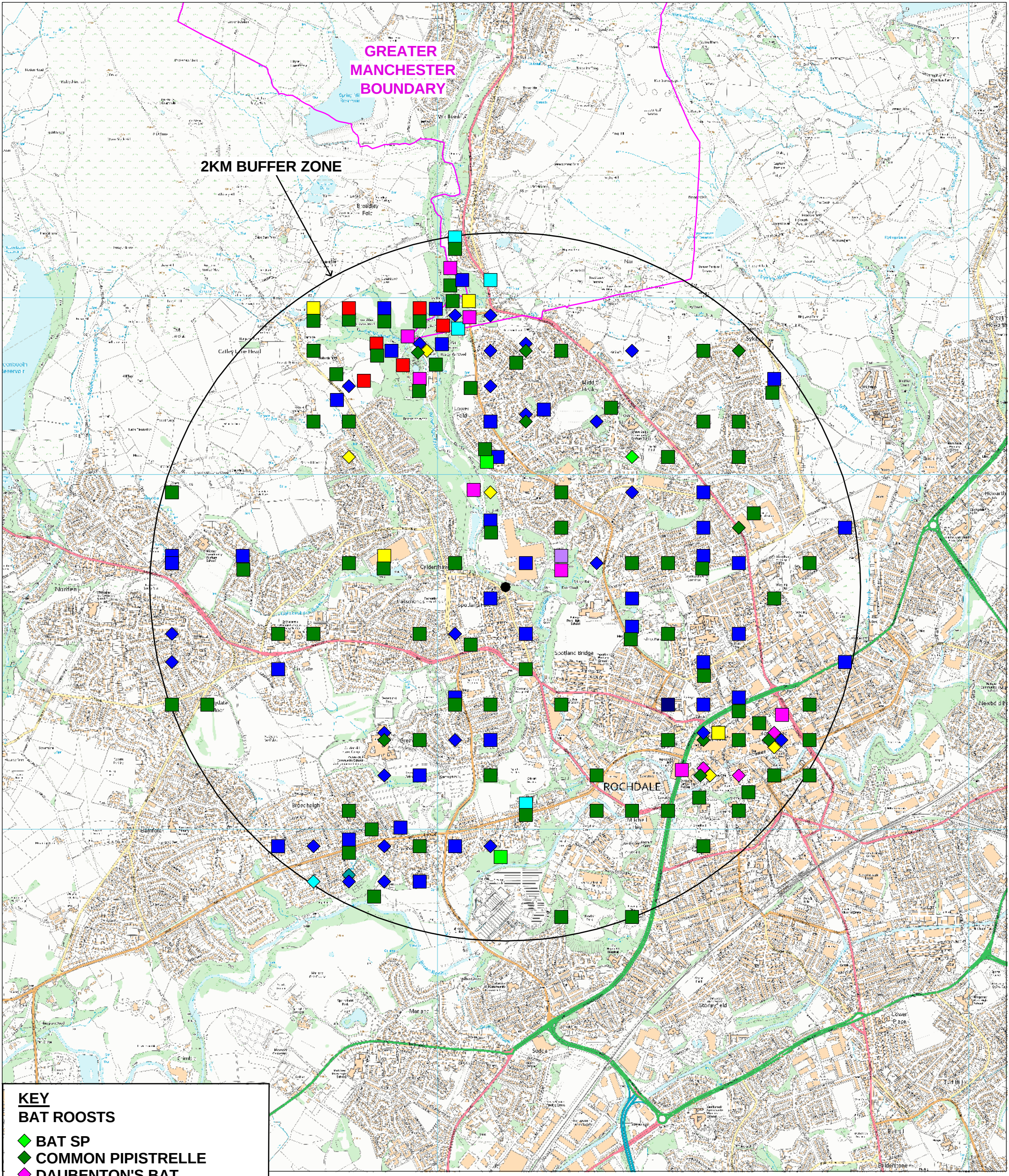
Approximately £40





Appendix A – Drawings

Bat Species Records Map – Greater Manchester Ecology Unit, date 08/08/2025



KEY

BAT ROOSTS

- ◆ BAT SP
- ◆ COMMON PIPISTRELLE
- ◆ DAUBENTON'S BAT
- ◆ PIPISTRELLE SP
- ◆ SOPRANO PIPISTRELLE
- ◆ WHISKERED BAT
- ◆ WHISKERED/BRANDT'S BAT

BATS OTHER SIGNS

- BAT SP
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- MYOTIS SP
- NATHUSIUS'S PIPISTRELLE
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE
- WHISKERED BAT

GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD 88382 14366
ROYDS ARMS - MAP 1

SCALE 1:20,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

THE MAP IS BASED UPON ORDNANCE SURVEY MATERIAL WITH
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Greater Manchester
Ecology Unit

Telephone 0161 342 4409
Email: gmeu@tameside.gov.uk

Date Produced: 08/08/2025



Appendix B – Relevant Legislation



National Planning Policy Framework (NPPF) 2024

The NPPF 2024 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 Conserving and enhancing the natural environment. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes and sites of biodiversity value, recognise the wider benefits from natural capital and ecosystem services and minimising impacts on and provide net gains for biodiversity. Further guidance is provided within Government Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System.

The Wildlife and Countryside Act 1981 (as amended)

Protection of certain wild animals.

If any person intentionally kills, injures or takes any wild animal included in Schedule 5, he shall be guilty of an offence.

If any person has in his possession or control any live or dead wild animal included in Schedule 5 or any part of, or anything derived from, such an animal, he shall be guilty of an offence.

A person is guilty of an offence if intentionally or recklessly—

- a) he damages or destroys any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- b) he disturbs any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- c) he obstructs access to any structure or place which any such animal uses for shelter or protection.

A person is guilty of an offence if they—

- a) sell, offer or expose for sale, or has in his possession or transports for the purpose of sale, any live or dead wild animal included in Schedule 5, or any part of, or anything derived from, such an animal; or
- b) publish or cause to be published any advertisement likely to be understood as conveying that he buys or sells, or intends to buy or sell, any of those things.

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019

Protected Species

Certain animals and their breeding sites or resting places are protected under Regulation 43 of the 2017 Regulations, which makes it illegal to:

- Deliberately capture, injure or kill any such animal or to deliberately take or destroy the eggs of such an animal;
- Deliberately disturb such an animal; and
- Damage or destroy a breeding site or resting place of such an animal.



Disturbance is defined in the 2017 Regulations as an activity which is likely to impair a species' ability to survive, to breed or reproduce, to rear or nurture young or, in the case of animals hibernating or migratory species, to hibernate, migrate or which may affect significantly the local distribution or abundance; of the species.

A bat's resting place is known as a roost site. Because bats tend to be faithful to roost sites but their biology is such that different roost site characteristics are preferred at different times of the year by different species for different functions, a bat roost is considered to be afforded protection even when it is not occupied.

Natural Environment & Rural Communities Act 2006

The Natural Environment and Rural Communities Act (NERC Act)^v received Royal Assent on March 30 2006. Amongst other measures, it created a 'Biodiversity Duty' to ensure due regard to the conservation of biodiversity. This Duty applies to all local authorities, community, parish and town councils police, fire and health authorities, and utility companies.

Section 41 of the NERC Act refers to a published list of habitats and species which are of principal importance for the conservation of biodiversity in England.

Bat species are listed as Section 41 UK Priority Species include barbastelle *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, noctule *Nyctalus noctula*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, greater horseshoe bat *Rhinolophus ferrumequinum* and lesser horseshoe bat *Rhinolophus hipposideros*.

Local Biodiversity Action Plan

All bat species are listed within the Greater Manchester Biodiversity Action Plan (GMBAP). The GMBAP aims to provide an over-arching document across all ten districts in Greater Manchester including Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Trafford, Tameside and Wigan.

The GMBAP has been created to promote the conservation, protection and enhancement of biological diversity in Greater Manchester for current and future generations.

The Greater Manchester audit identified those species and habitats that are of local conservation importance and require action in order to conserve and protect them. Habitats and species selected for the GM BAP were included for the following reasons:

- They are priority habitat or species within the UK BAP and occur in the GM area.
- They are considered to be of conservation concern locally within GM.

All bat species are considered to be of conservation importance in Greater Manchester.



References

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

ⁱⁱ Reason, P.F. and Wray, S. (2023). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1*. Chartered Institute of Ecology and Environmental Management, Ampfield.

ⁱⁱⁱ Collins, J. (ed.) (2023) Table 4.1, P46. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

^{iv} Multi-Agency Geographic Information for the Countryside (MAGIC), mapping software, available at <https://magic.defra.gov.uk/>. Accessed 08/08/2025.

^v Natural Environment and Rural Communities Act, 2006.
<https://www.legislation.gov.uk/ukpga/2006/16>