

Inspection & Assessment in relation to Bats & Breeding Birds

July 2025

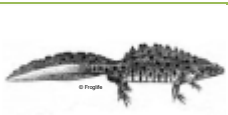
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185 Manchester Road

Rochdale

OL11 3QY

National Grid Reference: SD 89170 12311



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Tyrer Ecological Consultants Ltd will however consider forwarding data that is collected as part of its reports to the relevant wildlife records centre.

As per CIEEM Guidelines, in most cases ecological surveys are likely to be valid for 12 – 18 months. Beyond this, an updated site visit, desk study and/or report are likely to be required.

Executive Summary

As part of a proposed planning application at 185 Manchester Road, Rochdale, Tyrer Ecological Consultants Ltd carried out a daytime preliminary roost assessment in relation to bats with an inclusive inspection for breeding birds in June 2025.

The survey was commissioned by Mosaic Town Planning; proposals are understood to involve the demolition of the current building to support the construction of a new structure.

Detailed methods, findings, conclusions and recommendations are presented throughout the report; however, the reader should be aware of the following **Key** points:

Bats

Based upon the findings of the DBW and associated GLTA, covered through sections 5.0 – 6.0 of the report and supported by **Appendix I**, the building on site is determined to pertain to a bat roost suitability of '**Low**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023). See **Figure 7.1** below for a BCT guidelines extract.

Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey ^a (structures). No further surveys required (trees).	Two separate dusk emergence survey visits ^b .	Three separate dusk emergence survey visits ^b .

*It is recommended that **single dusk emergence surveys** are conducted at **185 Manchester Road** during the active season of bats (May – August, extending into September) in order to establish if, and if so, how it is being used by bats, identify the species present, abundance, roost locations and flight lines around the site following emergence. A total of **three surveyors** will likely be required to adequately monitor all elevations and areas of the building that were identified as containing bat roost potential during the daytime inspection and assessment.*

Breeding Birds:

No impacts are applicable in relation to any Schedule 1 (WCA) specially protected bird species, such as black redstart and no further surveys or recommendations are necessary in relation to specially protected birds.

In relation to wider breeding bird species, no evidence was encountered within the surveyed building, with it considered unsuitable for use by urbanised bird species. No further surveys or recommendations are therefore necessary in relation to breeding bird species.

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1.0 Introduction & Reasons for Survey

- 1.1 As part of a proposed planning application at 185 Manchester Road, Rochdale, Tyrer Ecological Consultants Ltd carried out a daytime preliminary roost assessment in relation to bats with an inclusive inspection for breeding birds in June 2025.
- 1.2 The survey was commissioned by Mosaic Town Planning; proposals are understood to involve the demolition of the current building to support the construction of a new care facility. See **Figure 1.1** for the site location plan.

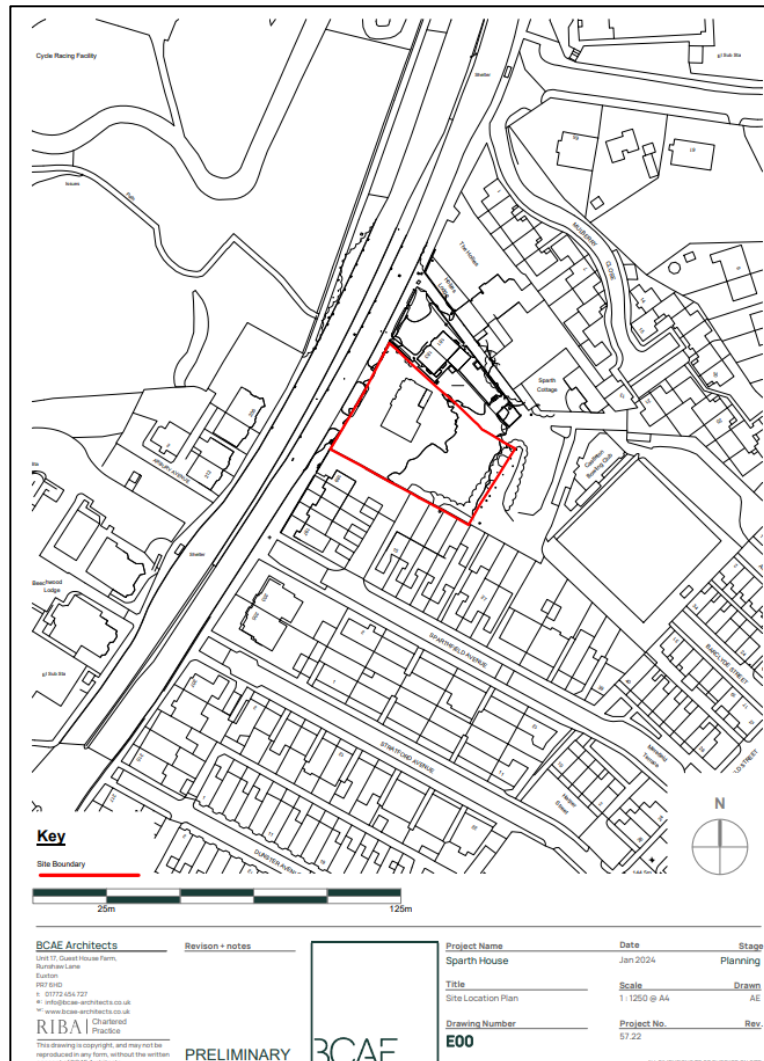


Figure 1.1 – Site location plan © BCAF Architects

- 1.3 The aim of the survey was to ascertain whether the building or surrounding vegetation are of value for bats / bat roosts, whilst an assessment of nesting and general suitability for birds was also carried out. If any potential roost features (PRFs) were found to be suitable for bats, or signs of use were observed, where suitable habitats and / or bat records exist in the locality, then more detailed surveys would be recommended i.e. dusk emergence surveys during the main active season of bats which is May – August (extending into September).
- 1.4 If additional surveys are required following the initial site visit, this report will outline the details of those further requirements, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

- 1.5 If it was determined that bat(s) or their roost / place of rest / shelter will be subsequently impacted by the works then a European Protected Species (EPS) licence would be legally required to proceed with the development.
- 1.6 If evidence indicated breeding birds may be impacted by proposals, tailored recommendations would be made accordingly, species pending.
- 1.7 As part of the local authority's planning policies and obligations to the Planning Framework, ecological surveys are generally required prior to planning permission being granted where protected / priority habitats and species are, or may be present, that could be affected by the proposals for which the application seeks consent. Where more detailed surveys are recommended by the ecologist, following an initial daytime investigation, then Local Planning Authorities (LPA), on the advice of their ecological advisors, will not grant permission until such time that all relevant information is gathered.

2.0 Protected Species & Their Requirements

Bats

- 2.1 All British bats and their **roosts are afforded full protection under the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations (2019) (EU Exit). When dealing with cases where an EPS (all UK bats) may be affected, a planning authority is a competent authority within the meaning of Regulation 7 of the Regulations, and therefore has a statutory duty, as the local authority, to have due regard to the provisions of the Regulations in the exercise of its functions.

2.2 Uses of Buildings by Bats

- a) Summer breeding roost, and day/occasional roost (May – August)
- b) Hibernation roost (October – March)
- c) Transitional or temporary roost (other months)

- 2.3 Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance; climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

*** The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to “a breeding site or resting place of such an animal” and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.*

- 2.4 Up to ten bat species have been regularly recorded within Greater Manchester to date, most of which use built structures, notably occupied residential buildings, for roosting. The most frequently encountered bat species is the common pipistrelle (*Pipistrellus pipistrellus*) and its abundant status in Greater Manchester is reflected throughout the UK.

Breeding Birds

- 2.5 All wild birds, no matter how common, their eggs, young and nests, whilst being built or occupied, are protected under both the Wildlife and Countryside Act (WCA 1981) and Natural Environment and Rural Communities Act (NERC Act 2006).
- 2.6 Any work that would damage an occupied nest, eggs or young of breeding birds, regardless of priority status, must be avoided; any damage to nests that may occur as a result of the development should be outside of the main breeding bird season (March – August). On occasions nests can become unoccupied during the breeding season but the status of the nest(s) should be determined by a suitably experienced ecologist / ornithologist.
- 2.7 Birds listed on Schedule 1 (Sch.1) of the WCA 1981, for example black redstart (*Phoenicurus ochruros*) are afforded a greater level of protection and are also protected from disturbance as well as destruction.

Policy

- 2.8 Paragraph 193 of the National Policy Planning Framework (as revised in December 2024) states:

“When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons¹ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

2.9 This national focus on the conservation of biodiversity and the natural environment is further echoed in Policy G7 of the Rochdale Core Strategy, entitled ‘Increasing the value of biodiversity and geodiversity’, which states:

“We will ensure that sites and features of biodiversity and geodiversity importance are given full and appropriate recognition and protection. Opportunities for enhancing biodiversity and geodiversity, creating new sites and features of interest and improving opportunities for public enjoyment will be supported. No development should result in a net loss of biodiversity or geodiversity interest in the borough and overall development in the borough should result in a net gain.”

This policy goes on to state:

“It is important to ensure that statutorily protected sites are given very strong protection e.g. the borough’s SSSI’s, SPA and SAC’s. Details in respect of requirements for new developments on or adjacent to the European Protected Sites will be contained within the Allocations DPD. Where a development has the potential to affect the conservation interests of a site protected by European legislation, we will require full assessment of any impacts and mitigation measures, including Habitats Regulations Assessment as well as any required Environmental Assessment. For non-statutorily designated sites, development should not adversely affect its core ecological value and extent and wherever possible avoid and fully mitigate any impacts. Proposals should also take full account of protected species interest and the need to maintain existing population levels and minimize unavoidable impacts on either protected species or their habitats. It should be noted that ‘brownfield’ sites can be of significant biodiversity interest, and can also contribute to wider ecological networks, and this must be taken into account.”

¹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

Priority Habitats & Species

- 2.10 In the United Kingdom, legal protection and otherwise legislative recognition is afforded to particular habitats and species based on a variety of ecological factors. These are typically referred to as priority habitats and species and can be identified under a variety of legislation and local policy, notably the UK Biodiversity Action Plan (UKBAP), Section 41 (s.41) of the NERC Act as well as under Local Biodiversity Action Plans (LBAPS).

3.0 Survey Methodology

- 3.1 As part of the Inspection & Assessment in relation to Bats & Breeding Birds report, a desk-top and field-based study is conducted. Methods for both components of the appraisal are given below.

Desktop Study

- 3.2 Prior to a site visit, a desktop study was conducted using online resources to obtain information pertaining to any sites afforded statutory (e.g. SSSI) and non-statutory (e.g. LWS) designations for nature conservation within 2.0 kilometres of the site boundary. To do so, the Multi Agency Geographic Information for the Countryside (MAGiC – provided by DEFRA) was accessed to gather such information; this particular interactive mapping service was also used to locate any locally granted European Protected Species Mitigation Licenses (EPSML) and species records to further inform conclusions concerning such species in the context of the study site and its proposed development.
- 3.3 Historic satellite imagery was reviewed using sources such as Google Earth (© 2024/25) to help establish past use of the land and determine the nature of adjoining and extending habitats; such information aids in the understanding of how the site might interact with its surroundings ecologically and its value in that context, and how the development may impact at a wider scale.
- 3.4 In addition, the Rochdale Borough Council planning portal, including the ‘Map Search’, was utilised to help inform the desktop study by analysis of existing publicly accessible ecological survey results that have been carried out locally within the previous five years.
- 3.5 A commercial data request to the Local Environment Records Centre serving the area – in this case Greater Manchester Record Centre – has not been sourced and is justified through application of the following recent guidance:

1) The Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2020) states:

“It is generally expected that a desk study, including a data search, will be a key part of the ecological surveys or reports produced to inform a planning application. Freely available web-based sources of data and contextual information should always be used; in some cases, it may be acceptable to not undertake a data search with the LERC or other relevant NSS or local interest groups, for example:

- ii) Situations where the **data search would be extremely unlikely to provide information needed to inform the assessment, due to the scale and location of the proposed development**. The appropriateness of excluding a data search will need to be judged on a case-by-case basis as, in most situations, it will be essential to carry out such a search even if the development is very small or is likely to have a low impact. It can be very difficult to demonstrate that a data search would not have provided relevant information without obtaining and reviewing those data.*
- iii) In some cases for Preliminary Roost Assessments of buildings in **low impact / small-scale scenarios**, such as an extension to a residential property, loft conversions (full or partial), installation of Velux/dormer windows, single modern agricultural or similar building conversion or demolition; however, it should not be assumed that data searches are never required for such scenarios and this must be judged on a case by case basis and justified accordingly.*

- 3.6 As exemptions as made **bold** above can be applied at the site, whilst following best practice, it is considered unnecessary to conduct a commercial data request following the desk study effort and daytime assessment at this time, which offers a proportionate level of survey effort. If, however, a data search is considered necessary by the Local Authority advisory body to inform the ecological impact assessment following any further surveys recommended in this report, a proportionate data search should be commissioned with results interpreted into the conclusions and recommendations of a re-issued / updated report.

Field Survey

- 3.7 In context with the above, a diurnal inspection and assessment of the building and the immediate environment in relation to bats and breeding birds was conducted on 5th June 2025 by the following surveyor (see **Table 3.1**):

Table 3.1 – Site surveyor credentials

Name	Description of most relevant credentials
Mr. D. Burrows Qualifying CIEEM	• Senior Ecologist with a range of training and experience, • BSc in Wildlife Conservation and MSc in Conservation & Biodiversity, • Accredited agent on the Class 2 Natural England bat licence of Mrs. K. Wilding (CLS-14227).

Bats

- 3.8 Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023), states:

“The guidelines should be interpreted and adapted on a case-by-case basis according to site-specific factors and the professional judgement of an experienced ecologist. The questions should not be whether the guidelines were followed, but were the defined objectives of the surveys met? Where examples are used in the guidelines, they are descriptive rather than prescriptive.”

- 3.9 The site was assessed for bats; a daytime bat walkover (DBW) was undertaken to observe, assess and record any habitats or features suitable for usage by bats, either as commuting, foraging or roosting provision. Wider connectivity to other habitats was also considered during the DBW.
- 3.10 Buildings and other permanent / semi-permanent structures (where present) were subject to a preliminary roost assessment (PRA), to identify potential areas which may be of value to bats and to determine evidence of use. This typically involves a systematic search of the external aspects of any structure(s), comprising an investigation of features known to be used by bats (for example roofing material, soffits, fascia, lead flashing hanging tiles) using a high-powered torch and close-focus binoculars, where necessary. An internal assessment of the structure(s) was also carried out, with the aid of a high-powered torch and endoscope, where necessary, to identify any evidence of bat use of a structure. Field signs of bats typically comprise bat droppings, urine splashing, fur-oil staining, incidental animal presence, dead specimens and / or the presence of prey items, such as moth wings.
- 3.11 Trees (where present) would be subject to a ground level tree assessment (GLTA) using equipment such as close-focus binoculars and a high powered-torch. Potential roost features (PRFs) can include woodpecker holes, rot holes, hazard beams, other vertical or horizontal

cracks or splits in stems and branches, partially decayed lifted bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached climbing species with stem diameters in excess of 50mm or pre-existing bat / bird boxes. These PRFs can then be determined as PRF-I or PRF-M, dependent on their suitability for individual / low numbers of bats or their capability to host multiple bats.

- 3.12 Criteria for roost assessment are based upon the determinants given in the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023): (see **Figures 3.1 – 3.3** overleaf).
- 3.13 Factors considered during the preliminary roost assessment include:
- Practical experience of the surveyor,
 - Knowledge of bat species relevant to the site location and geographical range,
 - Nature of the immediate / surrounding habitat in relation to foraging opportunities,
 - Presence / absence of roost potential,
 - Value and types of roost potential, if present (i.e. – maternity, hibernation, transitional).

Birds

- 3.14 The site and any built structure(s) on site were inspected for evidence of nesting and suitability for relevant species. Bird species observed and heard were recorded on site, and a search was made for nest material, or areas suitable for nesting – this can take the form of searching structures, woody vegetation, semi-aquatic vegetation such as reeds and / or ground flora. Elevations of any buildings or structures on site were inspected for evidence of birds that show a high dependency upon built structures, many of which are in a state of decline. These might include the following species for example (list non-extensive):
- Starling (*Sturnus vulgaris*): Birds of Conservation Concern (BoCC) red status
 - House sparrow (*Passer domesticus*): BoCC red status
 - House martin (*Delichon urbica*): BoCC red status
 - Swift (*Apus apus*): BoCC red status

- 3.15 Additional to the site's capacity to support generally common species for breeding, the area was also subject to an assessment for wider capacity to support species with extra protection under Sch.1 of the Wildlife & Countryside Act (1981) (as amended), as well as those listed in s.41 of the NERC Act and on the Greater Manchester BAP.

Quality Assurance (QA)

- 3.16 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, the Director of Tyrer Ecological Consultants Ltd, and their assessment is consistent with that of the surveyor Mr. D. Burrows.

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 ^b 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 ^b 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 <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 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.		

Figure 3.1 – BCT guidelines extract on categorisation of roost potential in structures and habitat suitability

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.	
Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Figure 3.2 – BCT extract on tree roost suitability criteria

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.	
Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Figure 3.3 – BCT extract on tree roost categorisation criteria

4.0 Limitations

- 4.1 The survey took place within the optimal season for both bats and breeding birds, therefore there was a good chance of encountering direct evidence of both species such as through fresh droppings or feeding remains for bats, or through the identification of bird nests or breeding behaviour for signs of breeding birds. Thus, timing is not considered a constraint in this instance.
- 4.2 The survey took place during the breeding bird season, typically considered to be March – September, inclusive, therefore incidental breeding bird behaviour has a reasonable probability of being encountered. Despite this, suitability for breeding birds is readily identifiable all year round however, and often, nesting material left from the recent summer can attest to the presence of breeding birds, and as such timing is not considered a constraint in this instance.
- 4.3 In considering all potential survey constraints, no significant limitations were experienced that might adversely influence the results, conclusions, and recommendations of this report.

5.0 Desk Study Results

- 5.1 The application site at 185 Manchester Road (referred to in part as “the site”) is located in Rochdale, approximately 1.40 kilometres southwest of Rochdale town centre (see **Figure 5.1** below). The site has an approximate area of 0.19 hectares (ha) and consists of a residential property with an associated landscaped garden and hardstanding for carparking.



Figure 5.1 – Location of the red line boundary within the landscape (© Google Earth Pro 2024/25)

- 5.2 The immediate habitat (500 metres) is largely sub-urban with typical associated infrastructure including road networks such as Manchester Road directly adjacent to the northwest and Merefield Street approximately 50 metres southeast of the site, various commercial premises and amenity fields and large areas of housing with accompanying landscaped gardens and linear features (hedgerows & treelines etc.), all of which can be found in proximity to the site. Semi-natural habitat is considered within the immediate environment, restricted to amenity fields, interspersed priority deciduous woodland associated with Mandale Park <100 metres north.

Relevant Planning History

- 5.3 No relevant or recent planning applications are visible on the public access system at the site itself; one previous ecological document, a previous bats and breeding birds’ assessment conducted by Tyrer Ecological Consultants in 2023, was produced as part of the current planning application.
- 5.4 One recent planning application has been made in proximity to the site, involving a first-floor extension and single storey rear extension to 61 King Street South immediately to the north-east (25/00218/HOUS²). No ecological documents were submitted as a part of this or any other nearby planning applications within the past five years.

² <https://publicaccess.rochdale.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SSNSNONB01000>

Designated Sites

- 5.5 There is one statutory designated site within 2.0 km of the application site, with this site having multiple designations (see **Table 6.1** below for details).

Site name	Designation type	Interest features
Rochdale Canal (0.71 kilometres southeast)	Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC)	A 25.5-hectare site containing important habitats for submerged aquatic plants and emergent vegetation, including extensive colonies of the nationally scarce Annex II SAC qualifying Floating Water-plantain (<i>Luronium natans</i>), which is representative of the formerly more widespread canal populations of northwest England. The site also supports a diverse assemblage of aquatic flora such as pondweeds (<i>Potamogeton</i> sp.), with nine species present. The species present are indicative of mesotrophic water quality, with evidence of local enrichment. Nationally scarce animal species are also present in the canal, such as a water beetle (<i>Agabus ulingosus</i>) and the Pea Mussel (<i>Pisidium pulchellum</i>). Waterfowl such as Coot (<i>Fulica atra</i>), Moorhen (<i>Gallinula chloropus</i>) and Mallard (<i>Anas platyrhynchos</i>) can also be found here, alongside 12 species of coarse fish and other birds such as Grey Wagtail (<i>Motacilla cinerea</i>) and Kingfisher (<i>Alcedo atthis</i>).

- 5.6 No non-statutory designated sites are present within 2.0km of the site. Despite proximity to statutory designated sites in the wider area, due to their scale, the proposed works are unlikely to have any direct impact upon the sites or their associated interest features; therefore, Natural England (NE) have not been consulted further. Where no impact to SSSI's is predicted however, NE issue the following advice within their standing guidance on SSSI impact zones (NE, 2019):

"It is important to note that the SSSI IRZs only indicate Natural England's assessment of likely risk to the notified features of SSSIs. Where they indicate such a risk is unlikely, this does not mean that there are no potential impacts on biodiversity or the wider natural environment."

Habitats

- 5.7 An online search of MAGiC Maps identified the following priority habitats within a 2.0km search radius (see **Table 5.3** below).

Table 5.3 – Priority habitats located within 2.0km buffer

Habitat Type	Designation	Distance to site
Ancient Woodland	Irreplaceable habitat	1.7km north-west
Deciduous woodland	BAP Priority Habitat	0.04km north-west
Lowland Fens	BAP Priority Habitat	0.73km south-east
Wood-pasture and Parkland	BAP Priority Habitat	0.61km north-east

Bats

- 5.8 An online search of MAGiC Maps revealed that five European Protected Species Mitigation Licences (EPSMLs) for bats have been granted within a 2.0km radius of the site boundary (see **Table 5.4** and **Figure 5.2** below).

Table 5.4 – Bat EPSML data records from MAGiC Maps

Licence Number	Distance from Site	Context (where relevant)
EPSM2009-709	0.87km kilometres north	Destruction of a common pipistrelle resting place
EPSM2011-2750	1.06km northeast	Destruction of a common pipistrelle and soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) resting place
2015-8047-EPS-MIT	1.08km northeast	Destruction of a common pipistrelle, soprano pipistrelle and daubenton (<i>Myotis daubentonii</i>) resting place
EPSM2012-5119	1.56km south	Destruction of a common pipistrelle resting place
2016-20262-EPS-MIT	1.85km south	Destruction of a common pipistrelle resting place

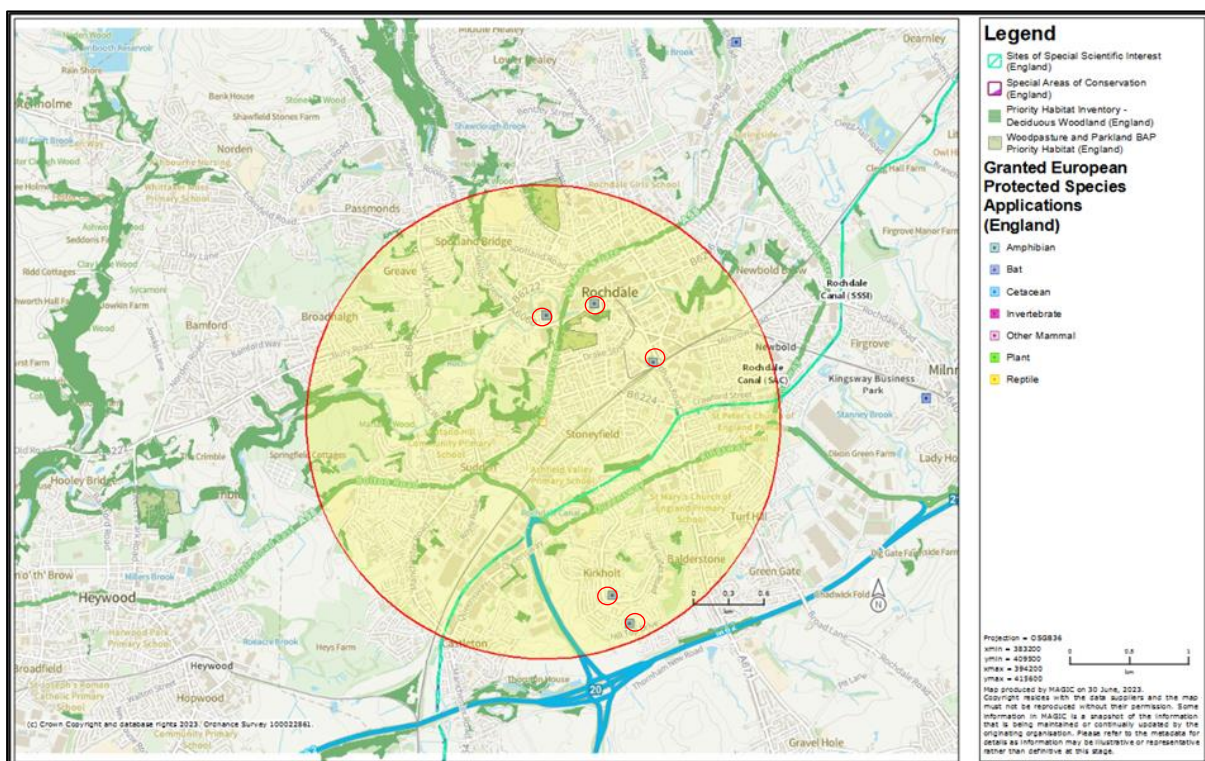


Figure 5.2 – EPSML (circled) and priority habitat data within a 2.0km radius of the application site
(©MAGiC maps 2025)

- 5.9 The collective surrounding environment provides a moderate assortment of opportunities to a variety of protected species groups that are adapted to urbanisation and semi-natural habitats, including but not limited to bats and birds. The group most typically associated with the habitat types within and surrounding the site are bats, namely common pipistrelle (*Pipistrellus*

pipistrellus) bat, which are typically associated with sub-urban environments; additionally, brown long-eared bats are associated with woodlands due to foraging preferences. Despite this, abundant dense urban infrastructure present to the east of the site may act as a significant barrier to dispersal, in addition to Manchester Road to the north of the site potentially limiting the dispersal opportunity from the site to more suitable foraging habitat to the west.

NB: *Where quality habitat is present close to buildings then the percentage use of those buildings, by bats, increases given that roost opportunities are available and vice versa.*

- 5.10 Tyrer Ecological Consultants Ltd have undertaken and been involved in bat surveys within the 2.0km area surrounding the application site; as such, the following biological data (see **Table 5.4**) is readily available to the Ecologist from the company database. All data has been previously submitted to the LERC serving the area, which in this case is Greater Manchester Local Record Centre.

Table 5.4 – LERC submitted biological data records collected by Tyrer Ecological Consultants Ltd

Year	Distance from site	Context (where relevant)
2014	0.99km north-east	Day roosts of up to four, eight and ten common pipistrelles.

Birds

- 5.11 The 2 km site radius falls under the arable and grassland assemblage for farmland birds on MAGiC Maps for curlew (*Numenius arquata*), lapwing (*Vanellus vanellus*), redshank (*Tringa totanus*) and snipe (*Gallinago gallinago*) breeding distributions; the site radius also falls under grey partridge (*Perdix perdix*) and tree sparrow (*Passer montanus*) distribution ranges. Although a significant portion of the surrounding landscape is sub-urban, the site is adjacent to deciduous woodland which is further connected to more woodland and grassland in the wider landscape. The site itself contains a garden with tree features that could support breeding bird species.
- 5.12 The most likely bird species to be found will be those most commonly associated within sub-urban buildings including species adapted to urbanisation such as house sparrow (*Passer domesticus*), house martin (*Delichon urbicum*) and swift (*Apus apus*). Other garden and woodland species are also likely to be present given the close proximity to various woodlands such as song thrush (*Turdus philomelos*) and wren (*Troglodytes troglodytes*).

6.0 Field Study Results

Bats

- 6.1 The surveyed building is a two-storey residential brick-built structure with a hipped and valley rosemary tiled roof with ridge tiles set on mortar, UPVC soffits, sills and lintels with lead flashing on connecting features including the base of the chimney stack. The approximate dimensions of the structure are 18.0 x 11.0 x 7.0 metres (Length x Width x Height). In respect of its condition, the surveyor is not qualified to assess structural state, however the aesthetic condition of the building was adjudged to be good, with minor aesthetic deterioration restricted to the roof. See **Appendix I: Plates 1 - 4**. A garage space with a pitched tiled roof, attached to the southern aspect of the primary building, was included as part of survey and comprised the same construction materials as the main residence with the approximate dimensions of 3.0 x 4.0 x 3.0 metres; the garage was of similar aesthetic condition as previously described.
- 6.2 Internally, the loft space of the main structure is split into two distinct areas, likely a result of the hipped and valley roof construction (see **Figure 7.1** for a visual aid), 'L1' being a loft space on the southern section of the building and 'L2' depicting the northern section. 'L1' was found to be of a timbered cantilevered construction with an open space of approximately 5.0 x 4.0 x 1.5 metres and was found to be dark with no light ingress and hot; bitumen 1F lining was found to be the underlining present. 'L2' is of a timber fink truss construction with an internal dimension of 4.0 x 3.0 x 1.5 metres, and a similar internal condition to 'L1' with the exception of additional light ingress from air vents; however, the space was notably dark. Both spaces had integrated lights and rockwool insultation and were moderately draughty. An internal inspection of the garage space revealed no void, however, given the appearance of the ceiling and general character of the structure it is reasonable to assume a small void is present within the excess space to ridge above the ceiling.



Figure 6.1 – Aerial view showing the two distinct loft spaces (L1 & L2) as well as the southern garage
(adapted from © Google Earth Pro 2024/2025)

- 6.3 Given the nature of the two loft spaces (L1 & L2), in its current condition, it is considered broadly unsuitable for the purposes of breeding loft-dwelling bat species such as the brown long-eared (*Plecotus auratus*), which generally prefer spacious voids with a variation of climatic conditions in order to modulate temperature and for free flight. Notwithstanding this, the void may provide opportunities for purposes other than breeding (transition or day roosts for example). Conversely, the garage building, subject to the presence of a loft void, may provide suitable opportunities (as previously stated) for loft dwelling bats; however, this would be on the condition of viable external access. During the inspection, no evidence of this species is observed to suggest the presence of this genus, despite the immediate and adjacent habitat being considered to offer potential for this species-specific foraging requirements.
- 6.4 Bitumastic 1F underfelt was confirmed as present beneath the tiled roof; where present, bitumen 1F underfelt or other such underlining typically improves a buildings value to bats, notably for crevice-dwelling bats of the *Pipistrellus* genus, whereby the bats roost between linings and the roof cover material provided external access opportunities exist. Conversely, an absence of roof linings can lower a structures value in the same respect. No evidence of such bats was found; however, this is often the case due to the crevice dwelling nature of these species.

NB: *The breeding roosts of Pipistrelle bats are proportionally higher in occupied residential dwellings where the warm, dry conditions favour the requirements of a maternity colony but other structures are also used, especially for hibernation or by male bats which do not need the same conditions as a maternity colony.*

- 6.5 Externally, the building was found to have some damaged tiles on the southern pitch of the building, above L1, which may afford minor roosting value to bats on an opportunistic basis. The remaining aspects of the build were found to be absent of any notable PRFs, with tiles on the remaining elevations appearing to be tight fitting with no obvious gaps present beneath either tiles or lead flashing; with additional features such as soffits, roof verges, lead flashing around the chimney appearing to be tight fitting/ well pointed affording no obvious roosting potential. Similarly, the garage appeared to have no obvious PRFs present within the roof, limiting the viability of any internal lift void being used by bat species.
- 6.6 Considering the limited suitable habitat within the immediate environs, separated by potential significant barriers to dispersal, whilst factoring in the identified PRF on the southern pitch of the roof, the property at 185 Manchester Road as a whole can be categorised as offering ‘**Low**’ potential in respect to bats, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).
- 6.7 From a habitat suitability assessment in relation to bat activity, the site provides moderate value foraging habitat; despite being in a sub-urban environment, the landscaped garden and associated trees could provide foraging and commuting opportunities facilitating the feeding and movement of bats through the landscape.
- 6.8 All trees should be considered of value to commuting and foraging bats, whereby they act as landmarks for navigation and foci around which invertebrate prey species gather.

Breeding Birds

- 6.9 In relation to WCA Schedule 1 specially protected bird species, such as black redstart, no evidence to indicate use of the site by such species or suitability for use was identified.
- 6.10 In relation to common bird species, no evidence, historic or recent, of nesting was discovered at the site. However, the trees would also be suitable to host nests for a variety of common species associated with garden and sub-urban environments.

7.0 Conclusions & Recommendations

Designated Sites

- 7.1 One statutory designated site for nature conservation occurs within 2.0 km of the site, Rochdale Canal, which is designated both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).
- 7.2 No further consultation with Natural England (NE) in relation to specially protected sites are considered necessary.

Bats

- 7.3 Based upon the findings of the DBW and associated GLTA, covered through sections 5.0 – 6.0 of the report and supported by **Appendix I**, the building on site is determined to pertain to a bat roost suitability of '**Low**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023). See **Figure 7.1** below for a BCT guidelines extract.

Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey ^a (structures). No further surveys required (trees).	Two separate dusk emergence survey visits ^b .	Three separate dusk emergence survey visits ^b .

Figure 7.1 – BCT extract on 'Low' suitability criteria

- 7.4 It is recommended that **a single dusk emergence surveys** are conducted at **185 Manchester Road** during the active season of bats (May – August, extending into September) in order to establish if, and if so, how it is being used by bats, identify the species present, abundance, roost locations and flight lines around the site following emergence. A total of **three surveyors** will likely be required to adequately monitor all elevations and areas of the building that were identified as containing bat roost potential during the daytime inspection and assessment.
- 7.5 The applicant should be aware that if, during further surveys, evidence is gathered that confirms bat(s) or their roost(s) are found on site and will be impacted upon, then a Protected Species licence may be required to legally commence with the proposals.
- 7.6 Natural England provides information and guidance about licensing and the following extract is included in that guidance:

"If you intend to apply for a licence for development, you are advised to seek the guidance of a consultant ecologist. Natural England's view is that a licence is needed if the consultant ecologist, based on survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably likely to result in an offence under the Conservation of Habitats & Species Regulations 2019 (as amended).

If the consultant Ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence being committed then no licence is required. However, in these circumstances Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the

activity. If European protected species are found, cease the work until you have assessed whether you can proceed without committing an offence. A licence should be applied for if an offence/s is unavoidable, and the work should not commence until a licence is obtained.

The application should be completed by the developer and a consultant ecologist. The ecologist will need to be able to demonstrate to the satisfaction of Natural England that they have the relevant skills and knowledge of the species concerned."

- 7.7 Where more detailed bat surveys are recommended by the Ecologist, following an initial daytime investigation, then Local Planning Authorities, on the advice of their ecological advisors, may not determine the application until such time that all relevant information is gathered, i.e., by conducting dusk / dawn surveys. The advice that is provided by the ecological advisors is also in accordance with the obligations placed upon Local Authorities by way of its duties under the Conservation of Habitats & Species Regulations 2019 (as amended). Therefore, it would be prudent to make enquiries to the relevant departmental Planning Officer before submitting a Planning Application that includes an ecological survey report that recommends more detailed surveys.
- 7.8 Installation of overly harsh artificial lighting as part of any development that exceeds current levels may have a negative impact upon foraging / commuting bats in the landscape, subject to their presence, particularly if increased light spillage occurs in areas that are currently free from illumination. A bat-sensitive lighting plan is therefore recommended in order to avoid potential impacts to bats. Several options to consider have been listed below, though the reader is referred to the Bat Conservation Trust's 'Bats and Artificial Lighting at Night' guidelines (August 2023) for further information.

Appropriate luminaire specifications: Light sources, lamps, LEDs and their fittings come in a myriad of different specifications which a lighting professional can help to select. However, the following should be considered when choosing luminaires and their potential impact on Key Habitats and features:

- 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 (2700Kelvin or lower) should be adopted to reduce blue light component.
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires can be recessed (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- Waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges.
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered - See ILP GN01.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- 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 residential purposes, a 1 or 2 minute timer is likely to be appropriate.
- Use of a Central Management System (CMS) with additional web-enabled devices to light on demand.
- Use of motion sensors for local authority street lighting may not be feasible unless the authority has the potential for smart metering through a CMS.

- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues.
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

Birds

7.9 No impacts are applicable in relation to any Sch.1 (WCA) specially protected bird species such as black redstart, and no further surveys or recommendations are necessary in relation to specially protected birds, with no evidence of Sch.1 raptors within the site boundary.

7.10 In relation to common birds, no evidence of breeding birds was encountered within the surveyed building, with it considered unsuitable for use by urbanised bird species. No further surveys or recommendations are therefore necessary in relation to common bird species.

NB: *All wild birds (with only minor exceptions) and their nests whilst being built or containing eggs or dependant young are protected from destruction, damage and disturbance under the Wildlife & Countryside Act 1981 (as amended). It is a punishable offence to interfere in any way with an active nest.*

7.11 Where / if active nests are / have been located by the Ecologist, then any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally, this can be aided, for example, via implementation of appropriate buffer zone(s) around the nest site (typically 5 – 10 metres) in which no disturbance is permitted until the nest is no longer in use. This would have to be coordinated through the expert judgement of the professional ecologist and species pending.

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Appendix I: Site Photographs



Plate 1 – *The western elevation of the residential building in addition to the character of the attached garage*



Plate 2 – *The southern aspect of the residential building*



Plate 3 – *General character of the eastern aspect of the residential building*



Plate 4 – *General character of the north gable elevation of the building*



Plate 5 – *General character of the southern elevation*



Plate 6 – *General character of the internal loft void (L1)*



Plate 7 – *General character of the second loft space (L2)*



Plate 8 – *The general character of the sealed UPVC soffit boxes around the building*



Plate 9 – *Picture showing the landscaped garden area with associated trees and shrubs*

Appendix II: Biodiversity Enhancement: General Recommendations

Bats

Integrated bat box

The Habibat Bat Box is a solid box made of insulating concrete with internal roosting space. The box blends seamlessly into brick-built properties and may be incorporated into the fabric of buildings, being best placed on gable elevations.

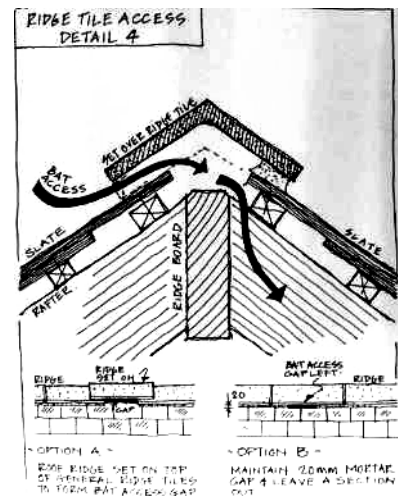
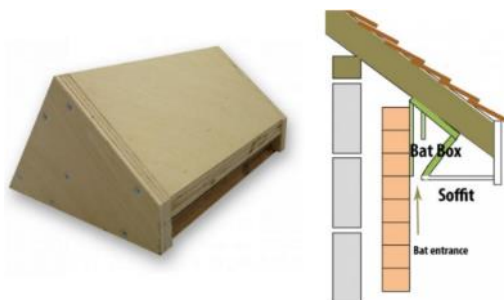


Ridge access

Where appropriated, ridge tile access should be made with the incorporation of traditional Bitumen 1F underfelt immediately beneath ridge tiles. Breathable BRM membrane can cause significant problems where bats are in contact with it, whereby their fine claws become entangled within the fibres of the membrane, entrapping and killing bats.

Soffit access

Where soffits are instated at gable elevations, roost provision may be instated in the form of a soffit bat box with internal roosting space.



Externally fitted boxes

A large number of externally fitted box models for bats exist for buildings and trees. Suitable models for both buildings and trees may include the Eco Kent Bat Box.



Breeding Birds – House Sparrow

The sparrow terrace has been designed to help redress the balance of falling house sparrow numbers. The current UK population is now half of what it previously was in 1980 and this is widely attributed to habitat destruction and lack of suitable nesting spaces. House sparrows are social birds and like to nest in company, therefore, this terrace provides ideal nesting opportunities for three families. The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of buildings.



Breeding Birds – Starling

Starling populations have declined dramatically in recent years and are now on the Red List of birds of high conservation concern. Loss of habitat is one of the major pressures on this species and household renovations and new buildings offer much fewer nesting sites than have previously been available. Providing these birds with a safe and secure habitat and nesting environment is a great way to help ensure their future survival.

This Vivara Pro WoodStone® Starling Nest Box has a 45mm diameter entrance hole which makes it ideal for starlings. It should be sited on an external wall or tree at a height of at least 1.5m using an aluminium nail or screw and wall plug (not included). Site near to vegetation if possible as this will provide additional protection and cover.



Breeding Birds – Swallow

Swallows are a migratory species which can typically be seen in the UK from Spring to Autumn. They create an open topped nest type referred to as a 'cup', often situated within open-sided or dilapidated barn buildings which provide shelter but allow free ingress.

The Vivara Pro Woodstone® Swallow Nest Box recreates these nesting opportunities, and should be situated beneath roofing materials with free access; suitable locations might include overhanging eaves or within an open-sided garage or bin-store.



Breeding Birds – Other

This traditional design has proved to be highly effective in attracting Robins, as well as other small species such as Black Redstart, Spotted Flycatcher and Wren. It is designed to be installed on the walls of houses, barns, garden sheds or other buildings and should be hung so that the entrance is to one side (at an angle of 90° to the wall). The front panel can be easily removed for cleaning.

This type of box should not be made conspicuous on a tree or bush because small predators can enter through the unprotected opening. By hanging on a wall, predators won't be able to reach the box. Alternatively hide the box in Ivy, Honeysuckle or other climbing plants.



Invertebrates – Bee bricks

The Bee Brick can be used in place of a standard brick or block in construction to create habitat for solitary bees. Alternatively, it can be used as a standalone bee house in your garden or wild patch. It will provide much needed nesting space for solitary bee species such as red mason bees and leafcutter bees, both of which are non-aggressive.



Each Bee Brick contains cavities in which solitary bees can lay their eggs before sealing the entrance with mud and chewed-up vegetation. The offspring will emerge the following spring and the cycle will begin again. Each cavity goes part way into the brick, which is solid at the back. Bee Bricks should be placed in a warm sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation obstructing the holes. It is highly recommended that bee-friendly plants should be located nearby so that the bees using the bricks have food, otherwise it is unlikely that the brick will be used.

Available in a choice of four colours: white grey, dark grey, yellow and red.

Specification:

- * Material: Concrete
- * Origin: Cornwall, UK
- * Dimensions: W 215mm x D 105mm x H 65mm
- * Weight: 2.9kg
- * Colours: White grey, yellow, dark grey and red

Native Planting and/or Landscaping

New feature landscaping should incorporate native woody plants as opposed to non-native species that are of significantly less benefit to biodiversity. Species such as Blackthorn (*Prunus spinosa*), Honeysuckle (*Lonicera periclymenum*), Rowan (*Sorbus aucuparia*), Guelder-rose (*Viburnum opulus*) and Hawthorn (*Crataegus monogyna*) are native and will provide a valuable resource for a myriad of wildlife as opposed to non-native, exotic species which are generally much less effective, particularly to pollinator groups including bees, butterflies and moths.

Suitable Trees	Suitable Woody Shrubs
English Oak (<i>Quercus robur</i>)	Hawthorn (<i>Crataegus monogyna</i>)
Rowan (<i>Sorbus aucuparia</i>)	Honeysuckle (<i>Lonicera periclymenum</i>)
Wild Service Tree (<i>Sorbus torminialis</i>)	Guelder Rose (<i>Viburnum opulus</i>)
Silver Birch (<i>Betula pendula</i>)	Elder (<i>Sambucus nigra</i>)
Ash (<i>Fraxinus excelsior</i>)	Wild Privet (<i>Ligustrum vulgare</i>)
Goat Willow (<i>Salix capraea</i>)	Blackthorn (<i>Prunus spinosa</i>)
Beech (<i>Fagus sylvatica</i>)	
Wild Cherry (<i>Prunus avium</i>)	